



TOWN OF HUDSON

Planning Board



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NOTICE OF PROPOSED ZONING AMENDMENTS FOR 2025 TOWN MEETING

The Town of Hudson Planning Board held **two public hearings on Wednesday, January 8, 2025, and Wednesday, January 22, 2025 at 7:00 p.m.** in the “Buxton Community Development Conference Room” located at Town Hall for proposed Zoning Amendments for the 2025 March Town Ballot. The following amendments were recommended by the Planning Board for the 2025 Town Ballot:

Item# 1 (Article 22) Rural Residential District

Establish a new Rural Residential District (RR) to encompass portions of the existing G-1 District generally east of the Circumferential Highway ROW, south of the Clement Industrial Park and the R1 and R2 Districts on or about Sullivan Road, and north/northwest of Gowing Road and change portions of the G-1 District on or about Sheffield Street, Greenfield Drive, Clement Road, Telolian Drive, James Way and Orchard Park Lane to R-2 to reflect the established character of those neighborhoods.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Rural Residential District as follows:

Full Name Short Name

Rural Residential RR

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection D to read as follows and to re-letter the remainder of the section accordingly:

D. Rural Residential (RR) District. The RR District encompasses more rural areas of Hudson characterized by conservation land, open space, and low density residential uses. The district is intended to preserve the rural character of these areas while providing opportunities for low density single-family residential development.

Amend Section 334-Attachment 1, Table of Permitted Uses to include a new RR District and to provide that only the following uses are Permitted Uses:

- A.1 Single-Family Residential
- B.1 Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area
- B-2 Facilities for the sale of produce, and wine and dairy products
- C-2 Religious Use
- C-3 Cemeteries (permitted by Special Exception only)

- C-4 Municipal
- C-5 Water towers, reservoirs and sewer and water pumping stations
- C-7 Schools, public/private

Amend Section 334-Attachment 2, Table of Permitted Accessory Uses to include a new RR District and to provide that only the following Accessory uses are permitted:

Traditional secondary accessory uses and structures, including garages, toolsheds, parking areas, recreational facilities, outdoor in-ground swimming pools and other customary uses and structures.

Home Occupations (permitted by Special Exception only)

Family day-care home

Nonprofit Recreational facilities including membership clubs (permitted by Special Exception only where secondary to and developed as a part of a residential subdivision or site plan)

Garaging or parking on one light commercial vehicle

Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new RR District and with the following dimensional requirements:

Minimum lot area (square feet)	87,120
Minimum lot frontage (lineal feet)	200 Ft
Building setbacks (front/side/rear in feet)	50/30/30

Recommended by the Planning Board (7-0)

Item# 2 (Article 23) Definition for Snow Dump

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as follows:

SNOW DUMP

An area where snow, transported from an off-site location, is deposited for storage or disposal.

Recommended by the Planning Board (7-0)

Item# 3 (Article 24) Amend Section 334-15 Parking, to clarify the prohibition against outdoor parking and storage of more than one (1) uninspected vehicle.

Existing Section 334-15 B (1) reads as follows:

- B. Parking Prohibited. Parking or storage of vehicles or trailers in excess of the amounts specified in this section is prohibited.
 - (1) Outdoor storage of more than one unregistered motor vehicle per residential unit.

Amend Section 334-15 B (1) to read as follows (language to be removed shown in ~~bold-strikeout~~; language to be added shown in *bold italics*):

B. Parking Prohibited. Parking or storage of vehicles or trailers in excess of the amounts specified in this section is prohibited.

(1) Outdoor storage of more than one unregistered *or uninspected* motor vehicle per residential unit.

Recommended by the Planning Board (7-0)

Item# 4 (Article 25) Amend Section 334-15 B. Parking Prohibited, and Article II Terminology, to define tractor trailers and prohibit the parking or storage of tractor trailers in certain residential zoning districts.

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as Follows:

Commercial Trailer: shall mean a trailer that is designed to be hitched or attached to, or lifted and to transport, carry, haul, or store property, goods, cargo, or other commercial items.

Amend Section 334-15 Parking, to include a new Section 334-15 B. (5) to read as follows:

The parking or storage of any commercial trailer that requires a king pin to be hitched to a vehicle. This is prohibited in any residential or TR, R-1, or R-2 district. This regulation shall not be construed as prohibiting such trailers from loading or unloading in such districts in servicing uses therein.

Recommended by the Planning Board (7-0)

Item# 5 (Article 26) Amend Section 334-31 A to allow the reconstruction of a nonconforming structure where it is found to be “unsafe.”

Existing Section 334-31 A reads as follows:

A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally, or structurally modified, provided that such alterations, reconstruction, extension, or structural modification does not make any portion or portions of the existing structure more nonconforming. A nonconforming structure cannot be reconstructed after demolition, except when the structure was demolished by an act of God, fire, or flood. A nonconforming building or a building occupied by a nonconforming use may be strengthened and made safe. [Amended 3-9-2004]

Amend Section 334-31 A to read as follows (language to be removed shown in ~~bold strikeout~~; language to be added shown in *bold italics*):

A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally, or structurally modified, provided that such alterations, reconstruction, extension, or structural modification does not make any portion or portions of the existing structure more nonconforming. A nonconforming structure cannot be reconstructed after demolition, except when the structure was demolished by an act of God, fire or flood *or is found unsafe as determined by the Building Inspector or his/her designee*. A nonconforming building or a building occupied by a nonconforming use may be strengthened and made safe. [Amended ~~3-9-2004~~ *3-11-2024*]

Recommended by the Planning Board (7-0)

Item# 6 (Article 27) Amend Section 334-9 B (4) to replace the term “Retail and service” to “Commercial” to be consistent with the Table of Permitted Uses.

Existing Section 334-9 B (4) reads as follows:

§ 334-9 Land use classifications.

A. For the purposes of this chapter, all uses or activities are considered to fall into one of five land use classifications. The Table of Permitted Principal Uses in Article V, § 334-21, further divides each land use class into various related categories.

B. Use classifications shall be as follows:

- (1) Residential.
- (2) Community facilities.
- (3) Agricultural.
- (4) Retail and service.
- (5) Industrial.

Amend Section 334-9 B (1) to read as follows (language to be removed shown in ~~bold-strikeout~~; language to be added shown in *bold italics*):

§ 334-9 Land use classifications.

A. For the purposes of this chapter, all uses or activities are considered to fall into one of five land use classifications. The Table of Permitted Principal Uses in Article V, § 334-21, further divides each land use class into various related categories.

B. Use classifications shall be as follows:

- (1) Residential.
- (2) Community facilities.
- (3) Agricultural.
- (4) ~~Retail and service~~ *Commercial*.
- (5) Industrial.

Recommended by the Planning Board (7-0)

Item# 7 (Article 28) Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new lot width requirement to read as follows:

Minimum Lot Width	R1	R2	TR	B	I	G	G-1	RR*
	120	120	90	150	150	150	200	200*

Amend the Table of Minimum Dimensional Requirements, to include a new note 3 to read as follows:

3. Minimum lot width is measured between the side lot lines at the minimum front yard setback line.

* Contingent on passage of Article 2

Recommended by the Planning Board (7-0)

Item# 8 (Article 29) Amend Article II Terminology, Section 334-6 Definitions to update the definition of “Abutter” to reflect recent changes in state law:

Existing Section 334-6 in relevant part reads as follows:

ABUTTER

Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board as defined in RSA 672:3. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "ABUTTER" means the officers of the collective or association, as defined in New Hampshire RSA 356-B:3, XXIII

Amend Section 334-6 in relevant part to read as follows (language to be removed shown in **bold** ~~strikeout~~; language to be added shown in **bold italics**):

ABUTTER

Any person whose property adjoins or is directly across the street or stream from the land under consideration by the Board. ***“Directly across the street or stream” shall be determined by lines drawn perpendicular from all pairs of corner boundaries along the street or stream of the applicant to pairs of projected points on any property boundary across the street or stream that intersect these perpendicular lines. Any property that lies along the street or stream between each pair of projected points or is within 50 feet of any projected point shall be considered an abutter.*** If an abutting property is under condominium or other collective form of ownership, the officers of the collective or association as defined in RSA 356-B:3, XXIII, shall receive the formal notification. ***For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term " abutter " includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.*** For purposes of receiving testimony only, and not for the purpose of notification, the term “abutter” shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. (Adopted March 2009; Amended 2025)

Recommended by the Planning Board (7-0)

Item# 9 (Article 30) Amend Article VII Signs to permit contractor signs only during periods of active site work.

Existing Section 334-58 B in relevant part reads as follows:

§ 334-58 Permit required; exemptions.

B. The following signs may be erected without a permit and are not included in the maximum signs area allowed unless otherwise indicated, but must comply with all other requirements of this chapter as stated herein:

- (1) Historic plaques or markers no greater than two square feet in area.
- (2) Contractor job signs no greater than 12 square feet.

Amend Section 334-58 B to read in relevant part as follows (language to be added shown in *bold italics*):

B. The following signs may be erected without a permit and are not included in the maximum signs area allowed unless otherwise indicated, but must comply with all other requirements of this chapter as stated herein:

- (1) Historic plaques or markers no greater than two square feet in area.
- (2) Contractor job signs no greater than 12 square feet. *Contractor signs are temporary and may be posted only during active on-site work such as construction and landscaping.*

Recommended by the Planning Board (7-0)

Item# 10 (Article 31) Minimum Setbacks for Sheds

Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new Note #4 to reduce the minimum setback for all sheds 200 square feet or less in area from 15 feet to 5-feet.

New Section 334-Attachment 4, Note 4 to read as follows:

- 4. Sheds equal to or less than 200 square feet in area must be setback a minimum of 5 feet from any side or rear lot line.

Recommended by the Planning Board (4-3)

Item# 11 (Article 32) Mixed Use District

Establish a new Mixed-Use Village District (MUVD) in one or more areas on or about major arterials and/or commercial corridors in town. District boundaries, lot size, density and setback requirements to be determined.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Mixed Use District as follows:

Full Name	Short Name
Mixed Use District	MUD

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection to read as follows and to re-letter the section accordingly:

Mixed Use District (MUD). The MUD District aims to blend residential, commercial, civic, and recreational spaces while preserving the New England character, prioritizing sustainability, and fostering community engagement. Permitted uses would include single-family homes, townhouses, and low-rise apartments together with shops, cafes, restaurants, and various civic uses.

Recommended by the Planning Board (7-0)
