



# BELMONT LAND USE OFFICE

TOWN OF BELMONT, NEW HAMPSHIRE

The Belmont Planning Board will hold a public hearing commencing at 6pm on Monday, December 18, 2023 at the Belmont Mill 1st Floor Corner Meeting Room 14 Mill Street & Zoom concerning the following proposed amendments. These full-text amendments are also available at [www.belmontnh.gov](http://www.belmontnh.gov).

## **Belmont Zoning Ordinance:**

1. Add RSA (Revised Statutes Annotated) clause to Article 1.
2. Add a definition of Alternative Treatment Centers and make it a use permitted by special exception in the Commercial District and permitted by conditional use permit in the Industrial District.
3. Add a definition of Cultivation Location and make it a use permitted by conditional use permit in the Commercial District and Industrial District.
4. Update definition of storage facilities and make a permitted use in the Residential Multifamily; Residential Single and Rural Districts and add footnote with restrictions.
5. Add a definition of Agritourism and make it a permitted use in all districts
6. Replace the term “retail stores” with “retail sales;” and add a definition of retail sales.
7. Allow contractor’s yard in the Commercial District as a permitted use rather than a use permitted by special exception.

**RED** text indicates new language

~~Strike through~~ text indicates text to be removed

**Amendment 1:** Add RSA clause to Article 1 to allow the Planning Board to make changes as required by RSA after holding two public hearings at regularly scheduled Planning Board meetings.

The Planning Board may, by majority vote, after holding public hearings at two regularly-scheduled Planning Board meetings, make corrections throughout this Ordinance as required by changes to the RSA.

**Amendment 2:** Incorporate statutory definition of alternative treatment center into Article 15 and add alternative treatment centers as uses permitted by special exception in the Commercial and by conditional use permit in Industrial District.

**Alternative Treatment Center** - As defined in RSA 126-X:1, I.

"Alternative treatment center" means a not-for-profit entity registered under RSA 126-X:7 that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies, and dispenses cannabis, and related supplies and educational materials, to qualifying patients, designated caregivers, other alternative treatment centers, and visiting qualifying patients.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Commercial Uses</b>						
Alternative Treatment Centers	SE	CU	N	N	N	N

**Amendment 3:** Incorporate statutory definition of cultivation locations into Article 15 and add cultivation locations as uses permitted by conditional use in the Commercial and Industrial Districts.

**Cultivation Location** - As defined in RSA 126-X:1, IV.

"Cultivation location" means a locked and enclosed site, under the control of an alternative treatment center where cannabis is cultivated, secured with one or more locks or other security devices in accordance with the provisions of this chapter.

**Make Alternative Treatment Centers/Cultivation Locations a permitted use by CUP in Commercial & Industrial Zones**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Commercial Uses</b>						
Cultivation Locations	CU	CU	N	N	N	N

**Amendment 4:** Amend number of allowed storage vehicles, trailers or shipping containers in the Commercial and Industrial Zones; Change Storage Vehicles and Trailers Use from Conditional Use to Permitted Use in Article 5 Table 1, Table of Permitted Uses in the Residential Multi Family; Residential Single Family and Rural Zone.

**Storage Facilities** - Vehicles, trailers, shipping containers, or other enclosures being primarily used for onsite storage shall be regulated by this Ordinance as to use and shall be considered a structure.

**Make Storage Vehicles, Trailers, and Containers a permitted use in the Rural Zone, Residential Single and Residential Multifamily Zones**

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Storage Vehicles and Containers	P	P	<del>CU</del> P	<del>CU</del> P	<del>CU</del> P	N

**Add Footnote:** . Storage vehicles, trailers, and/or shipping containers shall be limited to a total of two (2) with a maximum of 640sf per lot in the Residential Multi Family, Residential Single Family, and Rural Zones. Storage vehicles, trailers, and/or shipping containers shall be limited to a total of ~~640sf per lot~~ four (4) with a maximum of 1,280sf per lot for lots less than five acres; and six (6) with a maximum of 1,920sf for lots five acres or greater in the Commercial and Industrial Zones. Storage containers shall not exceed 10 feet in height in any zone.

## **Amendment 5**

**Article 5 Table 1 & Article 15 Definitions:**

- **Agritourism**-add to permitted uses table and add definition (allowed in all zones per RSA)

**AGRITOURISM**, is defined as attracting visitors to a farm to attend events or activities that are accessory uses to the primary farm operation, including, but not limited to, being provided a meal, making overnight stays, enjoyment of the farm environment, education which shall be instruction or learning about the farm's operations, or active involvement in the activities of the farm.

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Agritourism	P	P	P	P	P	P

## **Amendment 6**

### **Article 5 Table 1 & Article 15 Definitions:**

- **Change Retail Stores to Retail Sales and add definition to Article 15**

**RETAIL SALES :** The sale of goods, services or merchandise to the general public and which may include rendering services incidental to the sale of such goods, principal services or merchandise

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Retail Stores</b> <b>Sales</b>	<b>P</b>	<b>P</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>P</b>

## **Amendment 7**

### **Article 5 Table 1:**

- Allow contractor's yard in the commercial zone (change from allowed by Special Exception).

	<b>Commercial</b>	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
<b>Contractor's Yard</b>	<b>E P</b>	<b>P</b>	<b>N</b>	<b>N</b>	<b>E</b>	<b>N</b>