
WILTON, NEW HAMPSHIRE

LAND USE LAWS



2025 ZONING ORDINANCE

MARCH 1981
REVISED MARCH 1990

***Amended March of: 1991, 1992, 1993, 1994, 1996, 1997, 1998, 1999,
2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2009, 2010, 2011, 2014, 2015,
2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025***

***And in May 2009 for the Floodplain Conservation District –
FEMA FIS & FIRM Update, effective September 25, 2009***



**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

**TABLE OF CONTENTS
ZONING ORDINANCE**

1.0	PREAMBLE	1
2.0	DISTRICTS	2
3.0	DEFINITIONS	3
4.0	GENERAL PROVISIONS (AMENDED THROUGHOUT MARCH 2021).....	7
	4.1 ALTERATION AND REMOVAL OF MATERIALS.....	7
	4.2 SANITARY WASTE DISPOSAL.....	7
	4.3 UNREGISTERED MOTOR VEHICLES.....	8
	4.4 TEMPORARY PLACEMENT OF MANUFACTURED HOMES AND NON-RESIDENTIAL FACILITIES.....	8
	4.5 PRIVATE AIRCRAFT LANDINGS AND TAKEOFFS.....	8
	4.6 SNOW STORAGE OR REMOVAL.....	8
	4.7 MAINTENANCE OF LANDSCAPING.....	9
	4.8 WETLANDS CONSERVATION DISTRICT SETBACK.....	9
	4.9 WETLANDS CONSERVATION DISTRICT BUFFER.....	9
	4.10 PERFORMANCE STANDARDS.....	9
	4.11 APPLICATIONS AND APPROVAL.....	12
	4.12 SPECIAL EXCEPTIONS.....	13
	4.13 VARIANCES.....	13
	4.14 NOTIFICATION OF ABUTTERS.....	13
	4.15 ENFORCEMENT.....	13
5.0	RESIDENTIAL DISTRICT	14
	5.0.2 DOWNTOWN RESIDENTIAL OVERLAY DISTRICT.....	14
	5.1 PERMITTED USES.....	14
	5.2 LOT REQUIREMENTS.....	15
	5.3 SPECIAL EXCEPTIONS.....	15
	5.4 MANUFACTURED HOUSING.....	18
	5.5 ACCESSORY DWELLING UNITS.....	18
6.0	GENERAL RESIDENCE AND AGRICULTURAL DISTRICT.....	20
	6.1 PERMITTED USES.....	20
	6.2 LOT REQUIREMENTS.....	20
	6.3 ALTERNATIVE LOT REQUIREMENTS.....	20
	6.4 CLUSTER DEVELOPMENTS.....	21
	6.5 MANUFACTURED HOUSING.....	22
	6.6 SPECIAL EXCEPTIONS.....	22
7.0	COMMERCIAL DISTRICT.....	23
	7.1 PERMITTED USES.....	23
	7.2 LOT REQUIREMENTS.....	24
7A.0	DOWNTOWN COMMERCIAL DISTRICT	26
	7A.1 DOWNTOWN COMMERCIAL DISTRICT LOCATION.....	26
	7A.2 GENERAL PROVISIONS.....	26
	7A.3 PERMITTED USES.....	26
	7A.4 SITE PLAN REVIEW REQUIRED.....	27
	7A.5 LOT REQUIREMENTS.....	28
	7A.6 PROHIBITED USES.....	28

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

8.0	INDUSTRIAL DISTRICT.....	30
8.1	PERMITTED USES.....	30
8.2	LOT REQUIREMENTS.....	31
8.3	CONDITIONS FOR USE OF AREA WATER SUPPLY.....	32
8.4	TRAFFIC GENERATION.....	33
8.5	PROHIBITED USES.....	33
8.6	SPECIAL EXCEPTIONS.....	33
9.0	OFFICE PARK DISTRICT (AMENDED THROUGHOUT MARCH 1999)	34
9.1	DISTRICT LOCATION. (AMENDED MARCH 2023).....	34
9.2	PERMITTED USES.....	34
9.3	LOT REQUIREMENTS.....	34
9.4	ARCHITECTURAL DESIGN.....	34
9.5	OPEN SPACE DESIGN.....	35
9A.0	RESEARCH AND OFFICE PARK DISTRICT (ADOPTED MARCH 2002)	36
9A.1	PURPOSE.....	36
9A.2	DEFINITIONS.....	36
9A.3	DISTRICT LOCATION. (AMENDED MARCH 2023).....	37
9A.4	PERMITTED USES.....	37
9A.5	RESEARCH AND OFFICE PARK LOT REQUIREMENTS.....	39
9A.6	CONDITIONS FOR USE OF AREA WATER SUPPLY.....	40
9A.7	PERFORMANCE STANDARDS.....	41
9A.8	PROCEDURES.....	41
9B.0	GRAVEL EXCAVATION DISTRICT (ADOPTED MARCH 2006)	43
9B.1	PURPOSE.....	43
9B.2	DISTRICT LOCATION.....	43
9B.3	PERMITTED USES.....	43
9B.4	PROHIBITED USES.....	43
9B.5	NONCONFORMING USES.....	43
9B.6	REQUIREMENTS AND PERFORMANCE STANDARDS.....	44
10.0	FLOODPLAIN CONSERVATION DISTRICT.....	46
10.1	DEFINITIONS.....	46
10.2	PERMIT REQUIRED.....	49
10.3	LOCATION OF BASE FLOOD ELEVATION.....	49
10.4	CONSTRUCTION STANDARDS.....	50
10.5	ALTERATION OF WATER COURSES.....	51
10.6	VARIANCES AND APPEALS.....	52
11.0	WETLANDS CONSERVATION DISTRICT	53
11.1	PURPOSE.....	53
11.2	DISTRICT BOUNDARIES.....	53
11.3	PERMITTED USES.....	53
11.4	SPECIAL EXCEPTIONS.....	53
11.5	INCORRECTLY DESIGNATED ZONES. (ADOPTED MARCH 2002).....	54
12.0	AQUIFER PROTECTION DISTRICT.....	55
12.1	PURPOSE.....	55
12.2	DISTRICT LOCATION.....	55
12.3	PERMITTED USES.....	57
12.4	PROHIBITED USES.....	57
12.5	PERFORMANCE STANDARDS.....	59
12.6	INCORRECTLY DESIGNATED ZONES.....	59

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

12.7	NON-CONFORMING USES.....	60
13.0	AGE-RESTRICTED HOUSING OVERLAY DISTRICT.....	61
13.1	PURPOSE.....	61
13.2	DISTRICT LOCATION.....	61
13.3	GENERAL STANDARDS.....	61
13.4	REVIEW OF SITE PLANS.....	62
13.5	CHANGE OF USE.....	63
14.0	WATERSHED DISTRICT.....	64
14.1	PURPOSE.....	64
14.2	DISTRICT BOUNDARY.....	64
14.3	LOT REQUIREMENTS.....	64
14.4	PROHIBITED USES.....	65
14.5	CLUSTER DEVELOPMENT.....	65
14.6	PREVIOUS REGULATIONS.....	65
14.7	SPECIAL EXCEPTIONS. (ADOPTED MARCH 2001).....	65
15.0	PERSONAL WIRELESS SERVICE FACILITIES (ADOPTED MARCH 2001).....	66
15.1	DISTRICT REGULATIONS.....	68
15.2	USE REGULATIONS.....	69
15.3	DIMENSIONAL REQUIREMENTS.....	69
15.4	PERFORMANCE AND DESIGN STANDARDS.....	70
15.5	MONITORING AND MAINTENANCE.....	73
15.6	ABANDONMENT OR DISCONTINUATION OF USE.....	74
15A.0	SMALL WIND ENERGY SYSTEMS (ADOPTED MARCH 2010).....	75
15A.1	PURPOSE.....	75
15A.2	DEFINITIONS.....	75
15A.3	LOCATION.....	76
15A.4	STANDARDS.....	76
15A.5	SITE PLAN REVIEW.....	77
15A.6	ABANDONMENT OR DISCONTINUATION OF USE.....	78
15A.7	VIOLATION.....	79
15A.8	PENALTIES.....	79
15B.0	SOLAR COLLECTION SYSTEMS (ADOPTED MARCH 2020).....	80
15B.1	AUTHORITY AND PURPOSE.....	80
15B.2	DEFINITIONS.....	80
15B.4	GENERAL REQUIREMENTS AND EXEMPTIONS.....	81
15B.5	SITE PLAN REVIEW.....	82
15B.6	STORMWATER REQUIREMENTS FOR GROUND MOUNTED SOLAR COLLECTION SYSTEMS.....	83
15B.7	ABANDONMENT AND DECOMMISSIONING.....	84
16.0	SIGNS.....	85
16.1	GENERAL PROVISIONS. (AMENDED MARCH 2001, MARCH 2014, MARCH 2016).....	85
16.2	RESIDENTIAL DISTRICT AND GENERAL RESIDENCE AND AGRICULTURAL DISTRICT.....	86
16.3	COMMERCIAL AND INDUSTRIAL DISTRICT.....	86
16.4	OFFICE PARK DISTRICT.....	87
16.5	DOWNTOWN COMMERCIAL DISTRICT.....	87
16A.0	EXTERNAL LIGHTING (ADOPTED MARCH 2003).....	90
16A.1	PURPOSE AND INTENT.....	90
16A.2	APPLICABILITY.....	90
16A.3	GENERAL STANDARDS.....	90

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

17.0	NON-CONFORMING USES AND BUILDINGS	91
17.1	NON-CONFORMING BUILDINGS, STRUCTURES, AND USES. (AMENDED MARCH 2007, MARCH 2015)	91
17.2	SUB-STANDARD LOTS OF RECORD.....	91
17.3	SPECIAL EXCEPTIONS. (AMENDED MARCH 2000)	91
17.4	STATUS OF VARIANCES AND SPECIAL EXCEPTIONS. (AMENDED MARCH 2023)	92
18.0	PHASING OF DEVELOPMENTS.....	94
18.1	INDICATORS OF GROWTH IMPACT.	94
18.2	MONITORING GROWTH INDICATORS.	94
18.3	PHASING OF SUBDIVISION AND CLUSTER DEVELOPMENTS.....	94
18.4	(REPEALED MARCH 2000).....	95
19.0	ENFORCEMENT AND ADMINISTRATION.....	96
20.0	BOARD OF ADJUSTMENT	96
21.0	AMENDMENTS.....	96
22.0	(DELETED MARCH 2021).....	96
23.0	SAVING CLAUSE	96
24.0	WHEN EFFECTIVE	96
25.0	IMPACT FEES (ADOPTED MARCH 2001)	97
25.1	PURPOSE. (AMENDED MARCH 2011).....	97
25.2	DEFINITIONS.....	97
25.3	AUTHORITY TO ASSESS IMPACT FEES.....	98
25.4	ASSESSMENT METHODOLOGY.	98
25.5	ADMINISTRATION OF IMPACT FEES.	98
25.6	RETURN OF IMPACT FEES.	99
25.7	OTHER AUTHORITY RETAINED.....	99
25.8	REVIEW AND ESTABLISHMENT OF FEES.....	99
25.9	WAIVER OF IMPACT FEES. (ADOPTED MARCH 2011, MARCH 2020).....	99
25.10	APPEAL OF IMPACT FEE ASSESSMENT. (ADOPTED MARCH 2011)	100

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

1.0 PREAMBLE

In pursuance of authority conferred by Chapter 674:16, N.H. Revised Statutes Annotated, 1955, as amended, (N.H. RSA), the following Ordinance is hereby enacted by the voters of the Town of Wilton, New Hampshire, in Official Town Meeting this 13th day of March, 1990.

The purpose of this ordinance is to promote and protect the health, safety, prosperity, convenience or general welfare of the inhabitants, as well as efficiency and economy in the process of development of the incorporated Town of Wilton, by the promotion of good civic design and arrangements including protection of farmlands and open space; by wise and efficient expenditures of public funds; by the adequate provision of public utilities and other public requirements; and by other means. The Articles of this Ordinance take precedence over the articles of the "Wilton Code of Building and Sanitation" and supersede all "Zoning Ordinances" previously adopted by the Town of Wilton, New Hampshire.

For the purpose of this Ordinance, wherever the effective date of the ordinance is referred to herein, this reference is defined as the date the particular section or subsection was first adopted by the Town of Wilton.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

2.0 DISTRICTS

For the purposes of this ordinance, the Town of Wilton is divided into the following primary Zoning Districts: RESIDENTIAL DISTRICT, GENERAL RESIDENCE AND AGRICULTURAL DISTRICT, COMMERCIAL DISTRICT, INDUSTRIAL DISTRICT and OFFICE PARK DISTRICT. All land in the Town of Wilton is located within one of the above-mentioned primary districts.

The ordinance also defines the following overlay Zoning Districts: RESEARCH AND OFFICE PARK DISTRICT, GRAVEL EXCAVATION DISTRICT, FLOODPLAIN CONSERVATION DISTRICT, WETLANDS CONSERVATION DISTRICT, AQUIFER PROTECTION DISTRICT, AGE-RESTRICTED HOUSING DISTRICT, WATERSHED DISTRICT and PERSONAL WIRELESS SERVICE FACILITIES DISTRICT. Land in the Town of Wilton may be located outside of any overlay district or within one or more overlay districts in addition to its underlying primary district. Each Zoning District is described by a section of this ordinance, which specifies the permitted uses and the restrictions on uses in that district. Land in an overlay district may have additional permitted uses or additional restrictions beyond those provided in its underlying primary district. *(Amended March 2020)*

The location of each district is specified in the section of the ordinance that describes the district; except that GENERAL RESIDENCE AND AGRICULTURAL DISTRICT encompasses all land not listed as belonging to any other primary zoning district. The Zoning Districts and their boundaries are also depicted by colors or lines on a Zoning Map that is filed with the Wilton Town Clerk.

In the event the zoning district or overlay zoning district locations cannot be determined from the zoning ordinance text, then the adopted zoning or zoning overlay map may be used to resolve ambiguities in the district locations along with Town Meeting and Planning Board minutes. *(Amended March 2007)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

3.0 *DEFINITIONS*

For the purpose of this Ordinance, certain terms are defined as provided in this section.

- 3.1.1 Accessory building. A building subordinate to the permitted main building on a lot, which is used for purposes incidental to and customarily or habitually associated with the use of the main building. (*Amended March 2009*)
- 3.1.1-a Accessory Use. A use of a lot or building which is occasioned by and subordinate to the permitted primary use of that lot or building, and is customarily or habitually associated with it. (*Adopted March 2005; Amended March 2009*)
- 3.1.2 Aircraft. Airborne conveyance, mechanical or otherwise, intended to transport one or more persons. (*Amended March 2021*)
- 3.1.3 Aquifer. Land areas determined to overlay water saturated stratified drift deposits of sands and/or gravels capable of yielding private and public potable water supplies.
- 3.1.4 Buffer. An area within a lot or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences and/or berms designed to limit continuously the view of and/or sound from the site to adjacent sites or properties. (*Amended March 1991*)
- 3.1.5 Building. A structure having a roof or cover and forming a shelter for persons, animals or property.
- 3.1.6 Dwelling. A building containing one or more dwelling units used for non-transient occupancy. The term "dwelling" includes but is not restricted to private homes, apartment buildings, condominiums and town houses. (See also "Hotel" and "Rooming House".)
- a. Single Family Dwelling. A building containing one dwelling unit.
- b. Duplex or Two-Family Dwelling. A building containing two (2) dwelling units attached, designed or arranged as separate housekeeping units within the dwelling.
- c. Multi-Family Dwelling. A building containing three (3) or more dwelling units attached, designed or arranged as separate housekeeping units within the dwelling.
- 3.1.7 Dwelling Unit. One or more living or sleeping rooms arranged for the use of one or more individuals living as a single-family housekeeping unit, with cooking, living, sanitary and sleeping facilities. (See also "Lodging Unit".)
- 3.1.8 Family. A group of individuals, whether or not related, living together in a dwelling unit in a structured relationship constituting an organized housekeeping unit. (*Amended March 2018*)
- 3.1.9 Floodplain. A land area adjacent to a river, stream, lake or other watercourse subject to flooding during periods of high water and runoff including but not limited to those areas generally identified on the Town of Wilton, NH, Flood Boundary and Floodway Maps and the Flood Insurance Rate Maps prepared by the U.S. Department of Housing and Urban Development, Federal Insurance Administration.
- 3.1.10 Frontage. The continuous length of a lot bordering on the public right-of-way providing the principal route of access to a lot, subdivision or other type of development.
- 3.1.11 Hazardous or Toxic Materials or Liquids. Materials or liquids that pose a threat to the environment, whether in use, storage or transit, including without exception hazardous waste identified and listed in accordance with Section 3001 of the Federal Resource Conservation and Recovery Act of 1976, and any amendments thereto.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 3.1.12 Home Occupation. A business operated in a building that is incidental and subordinate to the use of the building or lot for residential purposes in compliance with the criteria established for home occupations in section 5.3.1 or 6.6.1 of this Ordinance. (*Adopted March 1998*)
- 3.1.13 Hospital. A building providing twenty-four (24) hour in-patient services for the diagnosis, treatment and care of human ailments.
- 3.1.14 Hotel. A building or buildings containing one or more dwelling units or lodging units intended or used primarily for transient occupancy, together with any common cooking, dining, living or sanitary facilities for the shared use of the occupants. The term "hotel" includes, but is not restricted to, inns, motels, motor inns, tourist homes and tourist courts. (See also "Dwelling" and "Rooming House".)
- 3.1.14-a Junk. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material. (*Adopted March 2009*)
- 3.1.14-b Junkyard, or Automotive recycling (salvage) yard - An establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automotive recycling (salvage) yard, and includes garbage dumps and sanitary fills. The word does not include any motor vehicle dealers registered with the director of motor vehicles under RSA 261:104 and controlled under RSA 236:126. (*Adopted March 2009*)
- 3.1.15 Lodging Unit. One or more living or sleeping rooms arranged for occupancy by a single family, but sharing common cooking, dining, living or sanitary facilities with other lodging units. (See also "Dwelling Unit".)
- 3.1.16 Lot or Parcel. A single area of land defined by metes and bounds or boundary lines as shown in a recorded deed or on a recorded plan. (*Amended March 1992*)
- 3.1.17 Lot, Building. A lot having the minimum area and frontage to meet the requirements of this ordinance.
- 3.1.18 Lot Line. A line dividing one lot from another.
- a. Front lot line. The lot line dividing the lot from a street right-of-way and providing the principal route of access to the lot or subdivision.
 - b. Rear lot line. The lot line opposite to the front lot line.
 - c. Side lot line. Any lot line not a front or rear lot line.
- 3.1.19 Lot of Record. Land designated as a separate and distinct parcel in a legally recorded deed filed in the record of Hillsborough County, New Hampshire. (*Amended March 1992*)
- 3.1.20 Manufactured Housing. Any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, NH RSA 674:31. Manufactured housing does not include pre-site built housing.
- 3.1.21 Manufactured Housing Park. A land area occupied or designed for occupancy by two or more manufactured homes in use for living purposes.
- 3.1.21-a Mean High Water Level. The line on the shore, running parallel to the water body, that defines the high level of the water body, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving,

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the mean high water level is not easily discernable, the mean high water level may be determined by the NH Department of Environmental Services. *(Adopted March 2020)*

- 3.1.22 Non-conforming Building or Structure, or Use. A building or structure, or a use of any building, structure, or land, which, in whole or in part, does not conform to the regulations of the district in which the building, structure, or use is located, but which did conform to the regulations, if any, in effect at the time the building, structure, or use came into existence, or was permitted by variance, and which has remained in existence since that time with no interruption of more than one (1) year. *(Amended March 2007)*
- 3.1.23 *(Deleted). (March 2007)*
- 3.1.23-a Off Premise Sign. A sign that directs attention to an activity which is not related to the premises where such sign is located or to which it is affixed. *(Adopted March 2016)*
- 3.1.24 Perennial Stream. Any stream with a minimum drainage area of one (1) square mile, 640 acres.
- 3.1.25 Pre-site Built Housing. Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site, NH RSA 674:31-a. Pre-site built housing does not include manufactured housing.
- 3.1.26 Public Right-of-Way. Either a town, state and federal highways and the land on either side as covered by statutes, OR: a private road which is depicted on a subdivision plan approved by the Wilton Planning Board, is designed and constructed to town road standards, is offered to the Town of Wilton for acceptance as a town road (whether or not it is accepted), is guaranteed to remain open in perpetuity to public use for access to the property in the subdivision, and whose permanent maintenance is governed by covenants approved as part of the subdivision approval. *(Amended March 2009)*
- 3.1.27 Rooming House. A building containing one or more lodging units used primarily for rental to non-transient occupants, together with any common cooking, dining, living or sanitary facilities for the shared use of the occupants. The term "rooming house" includes, but is not restricted to, boarding houses, lodging houses and dormitories. See also "Hotel" and "Dwelling".
- 3.1.28 School. A learning center having an academic curriculum approved for attendance purposes by the State Department of Education.
- 3.1.29 Setback. The minimum distance between two (2) points prescribed by the Ordinance.
- 3.1.30 Sign. Any lettering, word, numeral, pictorial representation, emblem, trademark, device, banner, pennant or other figure of similar character located outdoors and being a structure or any part thereof, or attached to, painted on, or in any other manner represented on a building or other structure, and used to announce, direct, attract, advertise or promote.
- 3.1.31 Structure. Any construction, erection, assemblage or other combination of materials upon the land which is made in such a manner as to imply that it will remain in position indefinitely or which in fact remains on the land for a period of time in excess of thirty (30) days. Structures do not include driveways, fences, stonewalls, mailboxes, culverts, and drainage measures approved by the Planning Board as part of a subdivision or site plan. *(Amended March 2003)*
- 3.1.32 Town Zoning Maps. Maps of the Town of Wilton that shows the boundaries of the zoning districts or zoning overlay districts. Maps shall be adopted by the Planning Board after

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

conducting a properly noticed public hearing, with official copies residing in the Town Clerk's office. Approved maps shall depict districts, overlay districts and their boundaries as approved in the zoning ordinance text by voters at Town Meeting. *(Amended March 2007)*

- 3.1.32-a Trip. A single vehicle movement to or from a specified location, or between two specified points. A "round trip" counts as two trips. *(Adopted March 2005)*
- 3.1.33 Yard, Front. That portion of the lot nearer to the front lot line than the principal building.
- 3.1.34 Wetlands. An area that is defined from time to time by RSA 482-A:2, X and which shall, unless RSA 482-A:2, X indicates otherwise, include land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands shall be delineated as set forth time to time in the rules adopted under RSA 482-A. *(Adopted March 2002, Amended March 2020)*
- 3.1.34-a Water body. Any pond, lake, river, stream or similar area up to its Mean High Water Level. *(Adopted March 2020)*

4.0 *GENERAL PROVISIONS*
(Amended throughout March 2021)

This Chapter establishes controls to prevent land and structures, and the use thereof, from creating any potentially dangerous, injurious, noxious or otherwise objectionable condition that could adversely affect the health or safety of the Wilton community, the quality of the environment, or the use, enjoyment or value of surrounding property. It also addresses certain general requirements with respect to the use of land located in Wilton, as well as for the grant of a special exception under, or a variance from the requirements of, this Ordinance. Except as expressly set forth below, all (1) structures, existing or proposed, in the Town of Wilton, (2) uses thereof or of any land in the Town of Wilton, and (3) operation of any equipment, including, in each case, structures and uses permitted by right, special exception or variance, must comply with this Chapter, as well as with all other applicable requirements of this Ordinance, Section E of the Wilton Land Use Laws (the Building Code Ordinance), and State and Federal law. If there is a conflict between any such requirements, the most restrictive shall prevail. To the extent an existing structure or use is extended, enlarged, changed, moved, reconstructed or altered, it shall comply with this Chapter and all such other applicable requirements.

4.1 *Alteration and Removal of Materials.*

Excavation of certain earth materials regulated under RSA 155-E is permitted only in the Gravel Excavation District under the restrictions of Chapter 9B of this Ordinance, except where exempted under RSA 155-E:2 and RSA 155-E:2-a. Otherwise, no excavation, mining, prospecting or drilling for oil, natural gas or similar substances shall be made on, and no materials shall be removed from, any site except as incidental to, and only as required by, the construction of permitted improvements thereon, and, upon completion, exposed areas shall be backfilled, and disturbed ground shall be graded, leveled, paved or landscaped in accordance with RSA:155-E.

4.2 *Sanitary Waste Disposal.*

All sanitary waste shall be properly disposed of in such a manner as to prevent all health hazards. New construction in areas serviced by the Town sewer system shall be required to connect to the system. All other construction shall be served by septic systems constructed, maintained and replaced in accordance with the standards set and enforced by the New Hampshire State Department of Health and Welfare and by the New Hampshire Water Supply and Pollution Control Division (WSPCD), as well as the following requirements and those otherwise set out in this Ordinance or required by the Planning Board:

- a. no system shall be located in poorly or very poorly drained soils;
- b. systems shall be set back from wetlands and water bodies as follows:
 1. systems located entirely or partially in highly permeable soils (a permeability of six (6) inches per hour throughout as indicated in the *USDA Soil Survey of Hillsborough County, New Hampshire, Western Part*) - 125 feet;
 2. systems located entirely or partially in somewhat poorly drained soils, moderately well drained soils or soils with a restrictive layer and a slope of 8 percent or greater - 100 feet; and
 3. systems located in all other soils - 75 feet.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

- c. Before covering, all systems shall be inspected by the State of New Hampshire at the sole cost of the owner.

(Amended March 2022.)

4.3 Unregistered Motor Vehicles.

No more than two unregistered motor vehicles that are no longer in condition for legal use on public highways are permitted on a lot, except in connection with the operation of an approved business there.

4.4 Temporary Placement of Manufactured Homes and Non-residential Facilities.

4.4.1 Temporary Placement of Manufactured Homes. The Building Inspector may grant a permit to locate a manufactured home for use as a temporary dwelling unit for a period of up to twelve months on the lot where a permanent dwelling is being constructed or substantially remodeled or reconstructed, subject to required setbacks. For good cause shown, the Building Inspector may grant one or more extensions to the permit. At the end of the twelve-month period or the last extension thereto, the manufactured home must be removed from the lot. The temporary dwelling unit shall be serviced by existing or new approved septic/sewer and water systems.

4.4.2 Temporary Placement of Non-residential Facilities. The Building Inspector may grant a permit to erect or locate temporary office or other non-residential facilities, including, without limitation, on construction sites, for a period of up to six months on the lot where a permanent structure is being reconstructed after damage by fire or other natural cause. Such temporary facilities may not be used for manufacturing activities. Within 60 days following the issuance of a permit hereunder, an application for site plan review must be submitted to the Planning Board, showing the permanent location of all such facilities. For good cause shown, the Building Inspector may grant one or more extensions to the permit. At the end of the six-month period or the last extension thereto, the temporary facility must be removed from the lot. Temporary facilities shall be serviced by existing or new approved septic/sewer and water systems.

4.4.3 Compliance; Right to Remove. The placement and use of all temporary facilities permitted under Section 4.4.1 or 4.4.2 shall comply with the setback and other requirements of this Ordinance, as well as other applicable law. In the event any such temporary facility is not timely removed upon expiration of the applicable permit, the Town may, upon notice to the owner, remove it at the owner's expense.

4.5 Private Aircraft Landings and Takeoffs.

Private aircraft shall not be permitted to land or take-off, nor shall any related equipment be operated, on any land located in the Town of Wilton, other than in connection with emergency situations.

4.6 Snow Storage or Removal.

All plans for proposed development in zoning districts other than the Residential and Residential/Agricultural districts shall address snow storage and/or removal, in accordance with applicable stormwater and other requirements, which shall not conflict with landscaping, visibility, or drainage requirements for the site.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

4.7 **Maintenance of Landscaping.**

Landscaping required to be installed pursuant to an approved site plan or otherwise by this Ordinance shall be maintained as originally specified and approved. Failure to replace dead or diseased vegetation shall be deemed a violation of this Ordinance and the Town may, upon notice to the owner, replace it at the owner's expense. (*Amended March 2022.*)

4.8 **Wetlands Conservation District Setback.**

All structures must be set back 50 feet from delineated wetlands and water bodies.

4.9 **Wetlands Conservation District Buffer.**

No fertilizer shall be applied to the vegetation or soils located within 25 feet of delineated wetlands or water bodies. Between 25 and 50 feet from the delineated wetland or water body, slow or controlled release fertilizer, as defined by the NH Department of Environmental Services, may be used. No chemicals, including pesticides or herbicides of any kind, shall be applied to ground, turf or established vegetation within 50 feet of the delineated wetland or water body, except if applied by a licensed horticultural professional.

4.10 **Performance Standards.**

The use or operation of any land, structure or equipment located in the Town of Wilton shall not produce conditions, including, without limitation, the following, that could (1) adversely affect the health or safety of the Wilton community, that of its neighbors, the quality or harmony of the environment, or the use, enjoyment or value of surrounding property, or (2) violate this Ordinance, the Building Code Ordinance or any other applicable local, State or Federal requirements. For purposes of these performance standards, the term "property line" means the boundary of the property on which a structure or equipment is located or on which a use takes place.

- 4.10.1 **Vibration and Ground Motion.** Except in connection with permitted excavation activities or the demolition, construction or reconstruction of a structure, no activity shall generate any vibration or other aperiodic ground motion inherently and recurrently transmitted through the ground that is perceptible without the aid of instruments at any point beyond the property line.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

4.10.2 Noise. No activity, or failure to act, shall generate or result in the generation of noise that could interfere with the reasonable enjoyment of life and property or the conduct of business or that would exceed the limits established below or pursuant to any permit issued by the Town.

No activity, or failure to act, shall cause the continuous sound level generated on a lot to exceed the following limits at the property lines of contiguous lots (receptor lots) in the following Land Use Zones, as measured in decibels by an acceptable instrument at the applicable property line:

<u>Land Use Zone of Receptor Lot</u>	<u>Daytime (7:00 am-7:00 pm, excluding Sundays/Holidays)</u>	<u>Nighttime (7:01 pm-6:59 am, and Sundays/Holidays)</u>
Residential	55	45
Residential/Agricultural	55	45
Commercial	65	55
Industrial	75	75

For purposes of this section, the term “acceptable instrument” means one conforming to the specifications of the American National Standard (ANSI S1.4–1983) for Type 1 precision or Type 2 general purpose sound-level meters.

Notwithstanding an ambient sound level at the receptor lot line as high as the limits set out above, no activity, or failure to act, shall cause the continuous noise level at any given time to exceed such limits, or the level of the ambient sound level, if it is higher. For purposes of this section, the term “ambient sound level” means the noise level at a location from time to time produced by transportation vehicles, natural phenomena and distant activity not related to a local sound source.

No activity, or failure to act, shall cause an impulsive sound level that exceeds the following limits, as measured in decibels by an acceptable instrument at the property line in applicable locations:

<u>Land Use Zone of Receptor Lot</u>	<u>Daytime (7:00 am-7:00 pm, excluding Sundays/Holidays)</u>	<u>Nighttime (7:01 pm-6:59 am, and Sundays/Holidays)</u>
Residential	60	45
Residential/Agricultural	60	45
Commercial	75	55
Industrial	85	75

For purposes of this section, the term “impulsive sound” means a repeated sound of short duration characterized by an abrupt onset and rapid decay and occurring at the rate of less than one per second.

The requirements of this section shall not apply to the operation or conduct of (1) temporary on-site generators providing emergency power during electrical outages; (2) customary equipment used during daytime construction of permitted structures, such as air compressors or generators; (3) power tools for intermittent residential use and maintenance, such as mowers, chainsaws, snow removal equipment, etc.; (4) permitted events conducted during the prescribed time period; (5) emergency vehicles or equipment or alarm systems; (6) customary agricultural

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

activities during normal working hours; (7) school or church bells or chimes; and (8) blasting activity conducted in accordance with permit requirements.

- 4.10.3 Odors. A non-agricultural activity shall not generate any odor that could reasonably be considered objectionable or offensive to persons of average sensibilities in concentrations perceptible at any point beyond the property line.
- 4.10.4 Smoke and Airborne Particulates. Subject to Section 4.10.5 below, no activity shall result in the emission or discharge, from any source whatever, of any smoke or particulate matter, such as dust, dirt or ash, that may become airborne, with a density greater than that described as No. 1 on the Ringelmann chart (available, along with directions on its use, in *Information Circular 8333*, or updates thereof, issued by the US Bureau of Mines), measured at the point of emission into the atmosphere or other point of discharge. Particulate matter shall not be visible to the human eye at any point beyond the property line. No person shall cause or permit any materials to be handled, transported, or stored in a manner that would allow any particulate matter to become airborne.

These requirements shall not apply to (1) the operation of residential heating equipment and systems in accordance with applicable requirements and manufacturers' specifications, (2) permitted outdoor fires, (3) customary agricultural activities, or (4) use of residential fireplaces.

(Amended March 2022)

- 4.10.5 Discharge of Hazardous or Toxic Materials, Gases or Liquids. No (1) hazardous or toxic materials, liquids or gases, (2) hazardous radioactive materials or emission, or (3) other non-toxic substance that nevertheless could harm the public health, its safety or the environment in combination with other activities or substances, may be discharged or emitted into the air, soil or groundwater, the Town sewer system, any septic system or any stormwater system.

These requirements shall not apply to (1) agricultural activities conducted in accordance with local, State and Federal requirements, and best management practices promulgated from time to time by State agricultural agencies; (2) smoke emitted in compliance with, or from sources excepted from, Section 4.10.4 above, or (3) customary residential chemical applications by licensed providers or in compliance with manufacturers' specifications and other best practices.

- 4.10.6 Lighting and Glare. Lighting or structural elements installed on a private site shall comply with the requirements of this Ordinance, and in particular, Chapter 16A, and new or replacement residential lighting, including bulbs, shall be cut off so as not to cast direct light across property lines.

These requirements shall not apply to emergency safety lighting.

(Amended March 2022)

- 4.10.7 Signage. Signage installed on a private site shall comply with the requirements of this Ordinance, and in particular, Chapter 16, and shall not, in any event, detract from the visual environment of the Town of Wilton, endanger, confuse or mislead individuals, or obstruct vision necessary for traffic safety.

- 4.10.8 Electromagnetic Radiation. Activity producing electromagnetic radiation that causes abnormal degradation, by reason of proximity, primary field, blanketing, spurious radiation, conducted energy in power or telephone systems or harmonic content, of other electromagnetic receptors of quality and proper design located beyond the property line is prohibited. "Abnormal degradation" and "of quality and proper design" shall be determined in accordance with standards established from time to time by the American Institute of Electrical Engineers or such other group that provides standards more specifically for the type of interference at issue.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 4.10.9 Materials Creating a Fire or Explosion Hazard. Storage or use of flammable liquids or gases, or other explosive materials, shall be permitted only in compliance with this Ordinance and other applicable local, State and Federal requirements, including, without limitation, those imposed from time to time by the Fire Chief of the Town of Wilton.
- 4.10.10 Stormwater Management. All new construction, development, reconstruction and other activity that disturbs the soil shall be designed to minimize stormwater runoff from the site in excess of the natural preexisting conditions, including location and volume, and shall comply with the requirements of the Wilton Land Use Laws and Regulations and in particular, Section H, Stormwater Management and Erosion Control Regulations. Where activity is within the Watershed Protection District, the Aquifer Protection District, or any other aquifer or wellhead protection area, all surface stormwater shall be kept on-site and handled in such a manner as to allow the water to infiltrate into the ground before leaving the site. *(Amended March 2022)*
- 4.10.11 Structure Design. Proposed structures shall relate harmoniously to the terrain and to existing structures in the vicinity, in keeping with the characteristics of the neighborhood. To the extent practicable, structures shall be designed based on existing topography, vegetation and drainage characteristics and the site shall retain significant and/or unique features, such as historic resources, existing ponds or streams, and mature trees.
- 4.10.12 Exception for Pre-existing Structures, Installations or Use. The requirements of this Section 4.10 shall not apply to structures, installations or uses in place prior to adoption of this Ordinance, except in situations where the public health or safety is threatened or as otherwise required by applicable local, State or Federal law. To the extent an existing structure or use is extended, enlarged, changed, moved, reconstructed or altered, it shall comply with this Chapter and all such other applicable requirements.

4.11 Applications and Approval.

All applications for subdivision, site plan review, special exceptions or building permits shall demonstrate compliance with the requirements of this Chapter. The Planning Board, Zoning Board of Adjustment or Building Inspector, as appropriate, shall grant approvals only upon a determination that the resulting use, development or installation will comply with this Chapter, or will not increase any existing non-compliance.

If the Planning Board, Zoning Board of Adjustment, or Building Inspector, as applicable, determines that reasonable grounds exist to believe that the use, development or installation may result in noncompliance, it may require the applicant, at the applicant's sole expense, to submit evidence sufficient to enable an objective determination to be made, including, without limitation:

- a. documentation of the performance of similar facilities or processes on other sites with sufficiently similar conditions;
- b. specifications for the equipment, mechanism or techniques proposed;
- c. certification of compliance by a State-licensed engineer or other professional reasonably acceptable to the Planning Board, Zoning Board of Adjustment or Building Inspector, as the case may be; and/or
- d. other studies evaluating the impact of the project, including, without limitation, on traffic, background noise, environmental conditions and/or property value.

In addition, the Town may, upon notice to the applicant, and at the applicant's expense, obtain itself such information, or commission such studies, as necessary in its discretion to allow it to make an objective determination.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

(Amended March 2022)

4.12 **Special Exceptions.**

Any Special Exceptions permitted by this Ordinance may be granted by the Zoning Board of Adjustment only upon a finding that the proposed use, structure or activity:

- a. is not permitted by the Ordinance in the absence of a Special Exception;
- b. is consistent with and will not substantially affect the character of the neighborhood in which it is proposed;
- c. will comply with Sections 4.10 - 4.10.11 inclusive of this Chapter and will not jeopardize the health or safety of anyone on or off the site;
- d. will not cause diminution of surrounding area property values;
- e. will not have an unacceptable effect on traffic in the neighborhood or in the Town;
- f. will have available adequate off-street parking, if required;
- g. will not be detrimental to the attractiveness of the Town;
- h. is consistent with the spirit of this Ordinance; and
- i. meets all other criteria enumerated in the Section that permits the particular Special Exception.

4.13 **Variances.**

The Zoning Board of Adjustment may grant a variance from the requirements of this Ordinance, as permitted by, and in accordance with, State law, including, without limitation, RSA 674:33, from time to time in effect, upon appropriate findings and in a written decision complying with State requirements.

4.14 **Notification of Abutters.**

Applications to the Zoning Board of Adjustment and Planning Board shall require notification of the property owner(s), applicant(s), all persons required under RSA 676:4 I.(d), and RSA 676:7 I (a), and all property owners separated by a railroad right-of-way.

4.15 **Enforcement.**

In addition to action the Town may pursue as described above or by applicable law, the Building Inspector shall enforce the requirements of this Chapter as set forth in Chapter 19 of this Ordinance.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

5.0 RESIDENTIAL DISTRICT

The purpose of this district is to provide opportunities for mixed types of residential development at a high density where appropriate services exist or are available and where appropriate to the character of the neighborhood. Except as expressly set forth below, all of the requirements of this Chapter shall apply to both the Residential District and the Downtown Residential Overlay District.

5.0.1 Residential District Location. The Residential District encompasses the following areas within the Town of Wilton:

- a. The area in west Wilton south of NH Route 101 as delineated on the Town of Wilton Tax Map C encompassing lots 106 through 114 inclusive; 117, 118, 119 and part of 120 drawing a straight line from the northwest corner of 118 to the northeast corner of 119; 122 through 124 inclusive; and 137 through 141.
- b. The area in Wilton Center as delineated on the Town of Wilton Tax Map C encompassing lots 62, 63, 64, part of 65 drawing a straight line from the southwestern corner of 66 to the northeast corner of lot 63, 66, and 67; 72, 73, parts of D-140-1 and C-74 east of a straight line drawn from the southeastern corner of 72 to the northwestern corner of 76, 75, 77 and 78; and 81, 82 and 84.
- c. Tax Map F all land east of NH Route 101 between the north and south intersections of Intervale Road from the western edge of the 150 foot Commercial district to the eastern edge of the Souhegan River, lot 140 from NH Route 101 to the Souhegan River; Map D lot 99; Map L lots 29, and 48; and Map M lots 6 through 98 inclusive.
- d. Tax Map D lots 105, 106-1 through 113 inclusive, 66, 68, 69, 74, 75, 76 and 77; Map M lot 1; Map L lots 1 through 28 inclusive, 30 through 39 inclusive, 42 through 45 inclusive, and 67; and Map J 106 through 109 inclusive, 111, 112, 112-1, 114 through 132 inclusive, 136, 137, 138 east of a straight line drawn from the south western corner of lot 136 to the corner of the southern corner of the jog in the northern line of 138, portion of lot 133, 134, 135 and 139 east of a straight line drawn from the south western corner of lot 136 to the south western corner of lot 133.
- e. Tax Map J part of lot 12 east of a line drawn from the western corner of lot 76 on Dale Street to the jog in lot 12; lots 13 through 42 inclusive, 62 through 78 inclusive, 80, and 92 through 98 inclusive; Map K lots 15 through 37 inclusive, 48 through 62 inclusive, 67 through 84 inclusive, 86 through 102 inclusive, 105 through 153 inclusive, 155 through 157 inclusive and 164.

5.0.2 Downtown Residential Overlay District Location. The Downtown Residential District encompasses the lots located in the Residential District north of NH Route 101 and east of Holt Road, as well as the lots in the Residential District with frontage on Intervale Road, in each case where Town water and sewer are available and utilized.

5.1 Permitted Uses.

A building may be erected, altered or used and a lot may be used or occupied for:

- a. Single family and duplex family dwellings (which include single family dwellings with an Accessory Dwelling Unit constructed in accordance with Section 5.5) and accessory uses.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. Multi-family dwellings containing three dwelling units with site plan approval by the Planning Board and accessory uses.
- c. A maximum of three dwelling units per lot is allowed for any dwelling on Town water and sewer and a maximum of two dwelling units per lot in the remainder of this district.
- d. Only one dwelling per lot is allowed except as provided by the provisions of Section 6.4 of this Ordinance, Cluster Developments, and the number of dwelling units per dwelling in a Cluster Development shall be as set forth in Section 6.4.3.

5.2 Lot Requirements.

- 5.2.1 Area. Except in the Downtown Residential Overlay District, and except for Accessory Dwelling Units constructed in accordance with Section 5.5, minimum lot size shall be one-half acre per dwelling unit where both Town water and sewer are available and utilized and one acre per dwelling unit for lots not served by both Town water and sewer. In the Downtown Residential Overlay District, minimum lot size shall be one-third acre per dwelling unit. Any wetlands, water bodies and land contained in the Floodplain Conservation District may not be used to meet the minimum lot area.
- 5.2.2 Frontage. One hundred (100) feet on a public right-of-way, Class V or better.
- 5.2.3. Setbacks. Thirty-five (35) feet from the front and fifteen (15) feet from all other lot lines, provided, that if a lot line abuts a different zoning district with greater setback requirements, that residential lot shall be subject to the greater setback requirements along such line. For each corner lot, the side setback abutting the street shall be thirty-five (35) feet. No structures or associated uses, including but not limited to swimming pools, decks, antennae or satellite dishes, are permitted in the setback.
- 5.2.4 Structure height. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height.
- 5.2.5 Parking. Except as specifically set forth in this Chapter, parking requirements for all permitted uses (including those permitted by special exception) and structures shall be determined as set forth in Section 10.8 of Section D of the Wilton Land Use Laws and Regulations, Site Plan Regulations, adopted on January 4, 2023.

5.3 Special Exceptions.

Except as otherwise set forth below, the following uses will be allowed only as special exceptions by the Zoning Board of Adjustment and site plan review and approval by the Planning Board. (See also Section 4.12 of this Ordinance)

- 5.3.1 Home Occupations. Home occupations shall be permitted by special exception provided that all home occupations existing or proposed on a lot, taken together, comply with the requirements of this section. When considering an application for a home occupation, the Zoning Board of Adjustment shall take into account the location of the proposed use, the area of the lot, the type and density of surrounding development, existing buffers and screens between the proposed use and surrounding development and the compatibility of the proposed use with the surrounding neighborhood.

Where one or more home occupations are already being conducted on a lot pursuant to a special exception under this section, any new home occupation will require a new special exception and site plan review that encompass all present and proposed home occupations on the lot.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Home occupations shall be incidental and secondary to the use of the associated dwelling unit as a residence.
- b. Home occupations shall be carried on by the resident owner of the dwelling unit, resident members of the owner's family, a resident tenant, or resident members of the tenant's family.
- c. A maximum of two non-family employees are permitted on the lot.
- d. No additions or changes shall be made to the residence that will make it impractical to revert it to purely residential use.
- e. Exterior storage of materials or equipment is prohibited.
- f. In addition to the parking area required for the primary residential use, including for all dwelling units on the lot, sufficient off-street parking shall be provided for any non-resident employees, customers and suppliers who may normally be expected to need parking at one time. Driveways may be used for client parking. Where additional space is desired, a maximum of two more parking spaces per lot is permitted; however, those spaces shall not be located in the front yard or in a setback. Parking spaces shall be a minimum of nine feet by eighteen feet (9' X 18') per space.
- g. Traffic generated by home occupations shall not create safety hazards or be substantially greater in volume than would normally be expected in the neighborhood.
- h. Home occupations shall be conducted in accordance with the conditions of the special exception permitting them and all Town regulations, state laws and licensing requirements, including, without limitation, this Section 5.3.1.
- i. When a business outgrows the standards established for home occupations, it must relocate into a commercial or industrial district.

5.3.1.1 Special Exception Not Required. One or more home occupations may be conducted without a special exception from the Zoning Board of Adjustment and without site plan review by the Planning Board provided that, in addition to the requirements of the preceding Section 5.3.1, they also satisfy the following standards:

- a. Home occupations, including those conducted in an associated structure, shall occupy an aggregate area no greater than 20% of the existing, gross heated floor area of the primary residence of the person(s) conducting the home occupations.
- b. There shall be no customer or client visits to the premises and commercial traffic for the delivery or pick-up of materials associated with home occupations shall be limited to five visits per week (excluding regular US Postal Service residential service).
- c. Home occupations shall not employ any non-resident full-time or part-time employees on the premises.
- d. No signs are allowed to advertise home occupations.
- e. All operation(s) related to the home occupations shall take place inside the residence or associated structure.

5.3.2 Bed and Breakfasts. Up to four lodging units may be created and rented in an existing dwelling, and meals may be provided to the persons renting the lodging units. The requirements for a bed and breakfast are the same as those for a home occupation, except that requirement 5.3.1 a. shall not apply.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 5.3.3 Houses of Worship. Houses of worship including, but not limited to, churches, synagogues, parish houses, mosques, convents and other accessory uses subject to the following conditions:
- a. Minimum frontage of 200 feet on a public right-of-way, Class V or better; and
 - b. No off-street parking shall be located within a setback or within the front yard.
- 5.3.4 Hospitals, emergency medical centers and clinics. Hospitals, emergency medical centers and clinics subject to the following conditions:
- a. Minimum frontage of 200 feet on a Class I, II or IV public right-of-way; and
 - b. Primary ingress or egress shall be adequate for the use proposed without having a detrimental impact on the neighborhood.
- 5.3.5 Civic and municipal buildings.
- 5.3.6 Schools and day care centers.
- a. All public or non-public schools, kindergarten and grades 1 through 12, must receive a special exception from the Zoning Board of Adjustment and site plan review and approval by the Planning Board, except that home education as defined by RSA 193-A shall not require either a special exception or site plan approval.
 - b. The regular or pre-school education, in an occupied dwelling unit, of children not residents of that dwelling unit, is a permitted use and does not require Site Plan Review, provided that either (1) the use is licensed by the State of New Hampshire as a family day care home or family day care group home, as defined in RSA 170-E:2, IV or (2) the use is exempted from licensing pursuant to RSA 170-E:3, I.
 - c. Adult and youth educational and cultural activities that are strictly subordinate and customarily incidental to the use of school facilities are allowed at facilities permitted under paragraph (a) above.
 - d. New facilities, including new buildings, for teacher and instructor training, licensing, accreditation and development, are allowed by special exception and site plan review and approval by the Planning Board in conjunction with schools that are permitted under paragraph (a) above, provided such uses and facilities are strictly subordinate to and in support of the education function of the school and are located on the same lot or on a contiguous lot. New construction is limited to thirty percent (30%) of the primary facility's heated gross square footage but shall not exceed a maximum of ten thousand (10,000) square feet of total floor area and a maximum of two stories.
 - e. Daycare and preschool programs, other than in-home daycare and preschool, are permitted by special exception and site plan review and approval by the Planning Board in conjunction with schools that are permitted under paragraph (a) above. Such programs may be located in existing school buildings or in new buildings constructed for that purpose on the same lot. New construction is limited to thirty percent (30%) of the primary facility's heated gross square footage but shall not exceed a maximum of ten thousand (10,000) square feet of total floor area and a maximum of two stories.
- 5.3.7 Conversion of Certain Existing Buildings. Notwithstanding Sections 5.2.1, 5.2.4, 5.2.5 or 17.2 of this Ordinance, a dwelling in existence as of March 14, 1989, in the Downtown Residential Overlay District may be converted to duplex family or multi-family dwellings subject to the following:
- a. A maximum of two dwelling units per lot less than one-half (0.5) acre;
 - b. A maximum of three dwelling units per lot one-half (0.5) acre or larger;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- c. Two 9' x 18' parking spaces per dwelling unit shall be provided on site but parking spaces for any new dwelling unit(s) shall not be located in the setback;
- d. Open space in an amount equal to two times the total area occupied by driveways, parking areas and all structures on site shall be provided; and
- e. The existing footprint and height of the structure to be converted shall not change.

5.4 Manufactured Housing.

Manufactured housing is prohibited in the Residential District, except as provided in Section 4.4 of this Ordinance. Any property owner or lessee may accommodate the recreational vehicle or trailer of a non-paying guest for a cumulative period not exceeding thirty (30) days in any year.

5.5 Accessory Dwelling Units.

This section implements the requirements of RSA 674:72, "Accessory Dwelling Units."

5.5.1 Existing Dwellings. Notwithstanding anything contained in Chapter 17 of this Ordinance to the contrary, a second dwelling unit (an "Accessory Dwelling Unit" or "ADU") may be added to any legally existing single family dwelling located in a zoning district where residential uses are permitted, either in existing space in the dwelling or in a newly constructed addition to the dwelling, subject in each case to the requirements set forth in Section 5.5.3.

5.5.2 New Construction. A new single family residence incorporating an ADU may be constructed on any lot where a single family dwelling may legally be constructed, subject to the requirements set forth in Section 5.5.3.

5.5.3 Requirements.

- a. The two dwelling units shall have independent means of ingress and egress or have ingress and egress through a common space such as a shared hallway to an exterior door.
- b. The two dwelling units shall share a common interior wall and there shall be an interior door between the two dwelling units.
- c. At least one of the two dwelling units shall be the principal residence of at least one owner of the dwelling. The two dwelling units must remain in common ownership. Transfer of either dwelling unit to condominium ownership is not permitted. Violation of the requirements of this paragraph will result in the revocation of the Certificate of Occupancy for the two-family use of the dwelling.
- d. At least one of the two dwelling units shall have no more than two bedrooms and a living area no larger than the greater of (1) 800 square feet or (2) twenty-five percent (25%) of the living area of the larger dwelling unit, provided that the living area may not exceed 1200 square feet.
- e. Requirements for water supply and sewage disposal shall be the same as for any two-family dwelling and addition of an ADU shall be subject to RSA 485-A:38, "Approval to Increase Load on a Sewage Disposal System," evidence of compliance with which shall be presented to the Building Inspector before a building permit may be issued.
- f. Parking requirements shall be determined as set forth in Section 5.2.5 and shall satisfy any setback requirements pertaining to parking in the applicable zoning district.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- g. A newly constructed addition, or a newly constructed single family residence, incorporating an ADU shall satisfy the setback requirements and height restrictions of the applicable zoning district.
- 5.5.4. Special Exceptions. The Zoning Board of Adjustment may grant special exceptions to the requirements of Section 5.5.3, as follows:
 - 5.5.4.1 The maximum living area of an ADU specified in Section 5.5.3(d) may be increased by no more than an additional 100 square feet if necessary to avoid unreasonable distortions to the floor plan of the dwelling.
 - 5.5.4.2 The parking requirements specified in Section 5.5.3(f) may be waived if the dimensions of the lot and the placement of existing structures on the lot are such that there is no reasonable way to provide the required parking spaces and an acceptable alternative is presented.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

6.0 GENERAL RESIDENCE AND AGRICULTURAL DISTRICT

6.0.1 District Location. The General Residence and Agricultural District encompasses all areas in the Town of Wilton which are not encompassed in the Residential, Commercial, Industrial, or Office Park Districts, as enumerated in Chapters 5, 7, 8, and 9 of this Ordinance. *(March 2010)*

6.1 Permitted Uses.

A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, and in accordance with the following provisions:

- a. Any use permitted in the Residential District under the same provisions as apply to the use in that district, except that the lot areas shall be governed by section 6.2.
- b. All general farming and forestry activities.

6.2 Lot Requirements.

6.2.1 Area. The minimum lot size is two (2) contiguous acres (87,120 square feet) of land per dwelling unit excluding wetlands, water bodies, and land contained within the one hundred (100) year floodplain. *(Amended March 2004, March 2020)*

6.2.2 Lot Configuration. The minimum width of a lot between any point on any side lot line and any point on any other side lot line measured through any point of the principal building shall be 175 feet. The rear lot line is that line which is furthest from and most nearly parallel to the front lot line. All other lot lines are side lot lines. Triangular and irregularly shaped lots may have no rear lot line.

6.2.3 Frontage. Two hundred (200) feet on a public right-of-way, Class V or better.

6.2.4 Setbacks. Thirty-five (35) feet from all lot lines. No building, or use that requires a building permit, is permitted in the setback. *(Amended March 2001)*

6.2.5 Location of on-site disposal fields. To avoid high concentration of effluent discharges in a localized area, no disposal field shall be located within the setbacks.

6.2.6 Structure height. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. *(Amended March 2023)*

6.3 Alternative Lot Requirements.

A lot which does not meet the frontage requirements of section 6.2 may be developed for single family or duplex family residential use if it meets the alternative lot requirements contained in this section. Within this section, such a lot will be referred to as a "reduced frontage lot", and a lot meeting the requirements of section 6.2 will be referred to as a "normal frontage lot".

Any subdivision of a parcel resulting in one or more reduced frontage lots is only permitted upon site plan review and approval by the Planning Board, and upon Planning Board determination that the proposed reduced frontage lot better serves the neighborhood than would a development under the otherwise applicable provisions of this ordinance.

6.3.1 Associated Lot Requirement.

A reduced frontage lot must have contiguous frontage with a normal frontage lot that is within the same subdivision. Adjoining normal frontage lots that are not part of the proposed

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

subdivision cannot be used to satisfy the reduced frontage requirement. A maximum of two (2) reduced frontage lots may be developed with each normal frontage lot. The three (3) lots may not be served by more than two (2) driveways. The principal route of access must be along the lot frontage as defined in this ordinance. (*Amended March 1997*)

6.3.2 Area. Five (5) acres per dwelling unit including a minimum of two (2) acres excluding wetlands, water bodies, and land within the 100 year floodplain. (*Amended March 1992, March 2020*)

6.3.3 Frontage. Fifty (50) feet on a Class V or better public right-of-way. The Planning Board shall not approve a subdivision containing a reduced frontage lot if a hazardous concentration of egress points is likely to result.

6.3.4 Setbacks. Fifty (50) feet from all lot lines. No buildings or uses that require a building permit are permitted in the setback. (*Amended March 1991*)

6.3.5 Private Ways. Private ways used in association with subdivisions containing reduced frontage lots must comply with the following:

- a. A maximum of four (4) dwelling units, two (2) on reduced frontage lots and two (2) on normal frontage lots, may be accessed from one (1) private way.
- b. No private way shall enter onto a public road unless two hundred feet (200') of safe, each way, all-season sight distance is established.
- c. No private way shall enter onto NH Route 101.
- d. The private way must be capable of providing adequate year round access for emergency vehicles.
- e. The Planning Board shall be provided with a document establishing the conditions of use of the common private way that are satisfactory to Town counsel and include the following: mutual easements between the lots sharing the private way; provisions for maintenance of the private way; and suitable language to insure that the private way will not become a Town road unless brought up to Town road specifications.

6.4 Cluster Developments.

Cluster development of dwelling units may be permitted under the following conditions.

6.4.1 Area. Minimum development site is fifteen (15) acres.

6.4.2 Frontage. A minimum of five hundred (500) feet of frontage on a Class V or better public right-of-way.

6.4.3 Density. Dwelling unit density shall be determined by the Planning Board in accordance with the provisions of the Cluster Development Regulations. The total number of dwelling units will be determined by the total acreage being submitted for development excluding wetlands, water bodies, and land contained within the one hundred (100) year floodplain. (*Amended March 2020*)

6.4.4 Open Space. Fifty percent (50%) of the total acreage shall be set aside as open space. Within a one (1) mile radius of the Town Hall where Town water and sewer are available and proposed for use within the cluster development, the open space requirement shall be reduced to forty percent (40%).

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

6.5 **Manufactured Housing.**

An individual manufactured house may be located anywhere in this district provided it meets all of the minimum requirements of the district. In addition, open space under manufactured homes shall be enclosed with suitable "skirting". (*Amended March 1991*)

6.6 **Special Exceptions.**

The following uses will only be allowed as special exceptions by the Zoning Board of Adjustment (ZBA) and site plan review and approval by the Planning Board.

6.6.1 **Home Occupations.** The ZBA may, in appropriate cases subject to appropriate conditions, permit home occupations in compliance with the requirements of this section, Section 5.3.1 Home Occupations and Section 4.10 Performance Standards. The provisions of Section 5.3.1 shall govern home occupations in this district except as otherwise provided for below. (*Adopted March 1993.*) Home occupations which meet the requirements of Section 5.3.1.1 Special Exception Not Required, shall be permitted without a special exception from the Zoning Board of Adjustment and without site plan review by the Planning Board. (*Adopted March 1998. Amended March 2022.*)

- a. The home occupation shall not be evident from the road or other public right-of-way.
- b. Materials or equipment stored outside must be adequately screened from adjacent public rights-of-way and properties.
- c. Only retail sales which are customary and incidental to the home occupation are permitted.
- d. Separate structures may be constructed or placed to accommodate the home occupation if screened from surrounding development and suitable for reversion to a use ancillary and incidental to a residential or agricultural use.
- b. The home occupation use shall be clearly subordinate and secondary to the primary use of the property as a residence.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

7.0 COMMERCIAL DISTRICT

A building or structure may be erected, altered or used, and a lot may be used or occupied for any of the following purposes in accordance with the following provisions. Any change in use or type of activity in an existing structure or any new construction in this district, other than a single-family dwelling or a two-family dwelling permitted by Section 5.5 of this ordinance, must have prior approval from the Planning Board under the Site Plan Review regulations. *(Amended March 2003, March 2017)*

7.0.1 Commercial District Location. The Commercial District encompasses the following areas within the Town of Wilton. *(Amended March 1992, March 2010, March 2014):*

- a. The area on the south side of NH Route 101 between the north and south intersections of 101 and Intervale Road to a depth of 150 feet from the edge of the State right-of-way.
- b. The area on the south side of NH Route 101 in West Wilton as delineated on the Town of Wilton Tax Map C encompassing lots 102, 102-1, 103, 104 and 105. *(Amended March 2002)*
- c. The area north and south of Frye Mill Road as delineated on the Town of Wilton Tax Map A encompassing lots 23, 24, 28 and 63. *(Amended March 2010)*
- d. *(Deleted 2014)*
- e. *(Deleted 2014)*
- f. The area south of Main Street near the Milford Line as delineated on the Town of Wilton Tax Map K as lot 163.
- g. The area at the intersection of NH Routes 101 and 31 South as delineated on Town of Wilton Tax Map F lots 162, a portion of 163 north of a line drawn from the southeast corner of 164 to the southwest corner of 162 and 164. *(Amended March 2001, March 2010)*

7.0.2 *(Deleted 2019)*

7.1 Permitted Uses.

The following uses shall be permitted in the Commercial District:

- a. Any use permitted in the General Residence and Agricultural District under the same provisions as apply to the use in that district, including density, except that the lot dimensional requirements shall be as specified in this section; *(Amended March 2007)*
- b. Duplex and multi-family dwellings, inns, tourist courts, cabins and bed and breakfasts, including such retail businesses within these permitted buildings as are conducted for the convenience of the residents or guests;
- c. Retail Services: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including retail stores, restaurants, taverns and banks. Also, establishments primarily engaged in providing services involving the care of a person or his or her apparel (such as barbershops and beauty salons, spas, tailors and dry cleaners); *(Amended March 2019)*
- d. Parking garages, parking lots, filling stations, and automotive service stations; *(Amended March 2019)*
- e. Business and professional offices;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- f. Community buildings, social halls, clubs, lodges, fraternal organizations, theaters, recreation facilities, and amusement centers; *(Amended March 2019)*
- g. Greenhouses and florist shops: An establishment where retail and wholesale garden products and produce are sold to the consumer. The establishment imports most of the items sold, but may include a nursery and/or greenhouse, and may include plants, nursery products and stock, potting soil, hardware, other garden and farm variety tools and outdoor furniture; *(Amended March 2019)*
- h. Funeral homes;
- i. Wholesale establishments in connection with permitted retail establishments, warehousing or merchandise for retail sale within the District.
- j. Houses of worship including, but not limited to, churches, synagogues, parish houses, mosques, convents, and other accessory uses; *(March 2010, March 2018)*
- k. Hospitals, emergency medical centers and clinics; *(March 2010)*
- l. Schools, kindergartens, preschools, and daycare centers, including in-home childcare. *(March 2010)*
- m. Medical offices, which provide health services to people on an outpatient basis including doctors, dentists, physical therapists, massage therapist and chiropractors; *(March 2019)*
- n. Veterinary clinics which may include facilities for overnight boarding or caring of animals provided that any such facility shall be designed, constructed and operated in such a manner so as not to be a nuisance to adjacent uses by way of noise or odor; *(March 2019)*
- o. Libraries, museums; *(March 2019)*
- p. Adult day care facilities: Any person, corporation, partnership, voluntary association, or other organization, either established for profit or otherwise, which provides for the daily care and supervision of an adult person away from the person's home and which requires licensing by the State of NH; *(March 2019)*
- q. Nanobreweries as defined in NH RSA 178:12-a, Brewpubs as defined in NH RSA 178:13, Wine retail outlets and tasting rooms pursuant to NH RSA 178:8, and Liquor manufacturers pursuant to NH RSA 178:6; *(March 2019)*
- r. Light Industry: Assembly, packaging, and/or finishing of products carried on completely within a structure, and involving no outside storage of equipment or materials. Light Industry shall not include any industry, the operation of which could (1) pose a danger of fire or explosion, (2) create significant objectionable vibration, noise, smoke, fumes, odor or dust, (3) produce chemicals, radioactive or other potentially dangerous waste, or (4) adversely affect other private or public properties; *(Amended March 2020)*
- s. Mixed Uses: The development of a tract of land or building or structure with two or more different permitted uses such as but not limited to residential, office, retail, public, or entertainment in a compact urban form. Individual uses within a mixed-use property must conform to any requirement within their particular class of use. *(March 2019)*

7.2 Lot Requirements.

7.2.1 Frontage. Frontage shall be as follows:

- a. Two hundred (200) feet on a public right-of-way, Class V or better;
- b. *(Deleted 2019)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

7.2.2 Setbacks. Setbacks shall be as follows:

- a. Front setback - thirty-five (35) feet;
- b. Side setback - twenty-five (25) feet;
- c. Rear setback - twenty (20) feet;
- d. *(Deleted 2019)*
- e. No buildings or parking areas are permitted in the front setback or in any setback which abuts a residentially or residential/ agriculturally zoned parcel; *(Amended March 1991)*
- f. Parking areas are permitted up to within ten (10) feet of the side or rear lot line of a commercially zoned parcel where it abuts another commercially or industrially zoned parcel; and *(Amended March 1991)*
- g. Parking areas shared between two adjacent commercially or industrially zoned parcels may be developed up to the common side or rear lot-line if all other conditions of the district are met. *(Amended March 1991)*

7.2.3 Percentage of Lot Coverage. A maximum of seventy-five percent (75%) of the gross area of any lot shall be occupied by buildings, parking and roadways. Commercial buildings, structures and parking areas in existence as of March 13, 1990 that exceed the permitted lot coverage within the district may be maintained at or rebuilt to the existing level. Any increase in impervious area will not be permitted. *(Amended March 1992)*

7.2.4 Access. Access to lots within the commercial district shall be as follows:

- a. Any lot with frontage on NH Route 101 shall be accessed by any other street or side road that is available and only by NH Route 101 if no other alternative exists. If no other access is available, entrance and exit for the lot(s) is limited to one (1) curb cut on NH Route 101 for each lot-of-record existing as of March 11, 1986. If access to a lot is available to a street or side road other than NH Route 101, access to the lot shall be taken from the street or side road.
- b. As each lot within this district is developed, provisions shall be made during the site plan review process for the lay-out and construction of streets or side roads as the Planning Board shall determine necessary to permit travel between adjacent lots without accessing NH Route 101. To encourage shared lot access, where at all possible and practical, the location of all accessory street or roadway curb cuts shall be situated to allow adjacent lots to also take advantage of or share the same point of access along the street or roadway.
- c. Access to any Town road or State highway shall require Town or State permit approval.

7.2.5 Structure height. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. *(Amended March 2023)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

7A.0 DOWNTOWN COMMERCIAL DISTRICT

The purpose of this district is to concentrate development, allow and encourage a vibrant mix of land uses, encourage infill development, preserve the historic character of the downtown, and provide a pedestrian-friendly environment. (*Adopted March 2019*)

7A.1 Downtown Commercial District Location.

The Downtown Commercial District encompasses the following areas within the Town of Wilton:

- a. The area in the western section of downtown Wilton located north and south of Forest Road as delineated on the Town of Wilton Tax Map J encompassing lots 79, 90, 90-1A, 90-1B, 91, 99, 100 and 101.
- b. The area in Downtown Wilton north and south of Main Street as delineated on the Town of Wilton Tax Map J encompassing lots 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 60-1, 61, 62, 63, 64; and Tax Map K encompassing lots 63, 64, 64-1, 65, 85, 103, 104, 170, 171, 172, 173, portions of lot 66 south of a line drawn between the southeast corner of 67 and the northwest corner of 76, and portions of 166 west of a line drawn between due south from the southeast corner of 103 to the river.

7A.1.1 **Main Street Overlay District Location.** The Main Street Overlay District encompasses the following areas within the Town of Wilton, which are subject to all provisions in the Downtown Commercial District, except where noted otherwise:

- a. The area in Downtown Wilton north and south of Main Street from the intersection of Forest Road to the intersection of Park and Howard Streets as delineated on the Town of Wilton Tax Map J encompassing lots 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 60-1, 61, 62, 63, 64; and Tax Map K encompassing lot 173.

7A.2 General Provisions.

A building or structure may be erected, altered or used, and a lot may be used or occupied for any of the following purposes in accordance with the following provisions.

7A.3 Permitted Uses.

The following uses shall be permitted in the Downtown Commercial District:

7A.3.1 **Residential Uses.**

- a. Any use permitted in the Residential District (except where prohibited under Sec. 7A.6.b), under the same provisions as apply to the use in that district, except that the lot dimensional requirements shall be as specified in this section.

7A.3.2 **Commercial Uses.**

- a. Bed and breakfasts, including such retail businesses within these permitted buildings as are conducted for the convenience of the residents or guests;
- b. Retail Services: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including retail stores, restaurants, taverns and banks. Also, establishments

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

primarily engaged in providing services involving the care of a person or his or her apparel (such as barbershops and beauty salons, spas, tailors and dry cleaners);

- c. Parking garages and parking lots;
- d. Business and professional offices;
- e. Community buildings, social halls, clubs, lodges, fraternal organizations, theaters, recreation facilities, and amusement centers;
- f. Greenhouses and florist shops: An establishment where retail and wholesale garden products and produce are sold to the consumer. The establishment imports most of the items sold, but may include a nursery and/or greenhouse, and may include plants, nursery products and stock, potting soil, hardware, other garden and farm variety tools and outdoor furniture;
- g. Houses of worship including, but not limited to, churches, synagogues, parish houses, mosques, convents, and other accessory uses;
- h. Preschools, and daycare centers, including in-home childcare;
- i. Medical offices, which provide health services to people on an outpatient basis including doctors, dentists, physical therapists, massage therapist and chiropractors;
- j. Veterinary clinics which may include facilities for overnight boarding or caring of animals provided that any such facility shall be designed, constructed and operated in such a manner so as not to be a nuisance to adjacent uses by way of noise or odor;
- k. Libraries, museums;
- l. Adult day care facilities: Any person, corporation, partnership, voluntary association, or other organization, either established for profit or otherwise, which provides for the daily care and supervision of an adult person away from the person's home and which requires licensing by the State of NH; and
- m. Nanobreweries as defined in NH RSA 178:12-a, Brewpubs as defined in NH RSA 178:13, Wine retail outlets and tasting rooms pursuant to NH RSA 178:8, and Liquor manufacturers pursuant to NH RSA 178:6;

7A.3.3 Industrial Uses.

- a. Light Industry: Assembly, packaging, and/or finishing of products carried on completely within a structure, and involving no outside storage of equipment or materials. Light Industry shall not include any industry, the operations of which could (1) pose a danger of fire or explosion, (2) create significant objectionable vibration, noise, smoke, fumes, odor or dust, (3) produce chemicals, radioactive or other potentially dangerous waste, or (4) adversely affect other private or public properties; (*Amended March 2020*)

7A.3.4 Mixed Uses.

- a. Mixed Uses: The development of a tract of land or building or structure with two or more different permitted uses such as but not limited to residential, office, retail, public, or entertainment.

7A.4 Site Plan Review Required.

Any change or expansion in use in an existing structure or any new construction in this district must have prior approval from the Planning Board under the Site Plan Review regulations, with the following exceptions:

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

7A.4.1 Residential Uses. Site Plan Review is not required for single family dwellings or for two-family dwellings permitted by Section 5.5 of this ordinance.

7A.4.2 Change to a Permitted Commercial Use. Site Plan Review is not required for a change from any use to a commercial use listed in section 7A.3.2, provided that there is an existing approved site plan for the property and the change does not result in any exterior changes on the property.

7A.5 Lot Requirements.

7A.5.1 Frontage. Frontage shall be as follows:

- a. Twenty-five (25) feet.

7A.5.2 Setbacks. Setbacks shall be as follows:

- a. Front setback – twenty-five (25) feet;
- b. Side setback – fifteen (15) feet;
- c. Rear setback – fifteen (15) feet;
- d. Setbacks on lots located within the Main Street Overlay District - at a depth to conform with existing neighboring buildings;
- e. No buildings or parking areas are permitted in the front setback or in any setback which abuts a residentially or residential/ agriculturally zoned parcel;
- f. Parking areas are permitted up to within ten (10) feet of the side or rear lot line of a commercially zoned parcel where it abuts another commercially or industrially zoned parcel; and
- g. Parking areas shared between two adjacent commercially or industrially zoned parcels may be developed up to the common side or rear lot-line if all other conditions of the district are met.

7A.5.3 Percentage of Lot Coverage. There is no maximum building coverage (subject to any setback requirements), except that the site must be designed to dispose of all runoff and drainage without impacting other properties.

7A.5.4 Access. Access to lots within the downtown commercial district shall be as follows:

- a. Access to any Town road or State highway shall require Town or State permit approval.

7A.5.5 Parking. Parking requirements shall be as follows:

- a. All non-residential uses listed in sections 7A.3.2, 7A.3.3, and 7A.3.4 are exempt from the provision of off-street parking facilities standards established in the Site Plan Review Regulations; and
- b. Any residential use listed in section 7A.3.1 is required to have on-site or fee ownership parking with at least one parking space per bedroom.

7A.5.6 Structure height. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. *(Amended March 2023)*

7A.6 Prohibited Uses.

- a. Filling Stations and Automotive Service Stations;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. Residential uses on the ground floor fronting Main Street for lots located within the Main Street Overlay District;
- c. Schools and kindergartens;
- d. Funeral homes;
- e. Wholesaling and warehousing on the ground floor fronting Main Street for lots located in the Main Street Overlay District; and
- f. Inns, tourist courts, and cabins.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

8.0 INDUSTRIAL DISTRICT

This district provides a location for the establishment of industrial facilities and operations to improve employment opportunities and broaden the tax base in the Town of Wilton.

All industrial establishments will meet the following provisions.

- a. All future industrial establishments in this district must receive prior approval to build based on the proposed layout as evidenced by satisfactory working plans submitted to the Planning Board under the Site Plan Review procedure adopted by the Planning Board.
- b. Any expansion of an existing industrial establishment must have prior approval based on the proposed layout as evidenced by satisfactory working plans submitted to the Planning Board under the Site Plan Review procedures adopted by the Planning Board.
- c. Any alterations of the nature of the industry carried on in an existing industrial establishment must have prior approval from the Planning Board under the Site Plan Review procedure adopted by the Planning Board.

8.0.1 District Location. The Industrial District encompasses the following areas within the Town of Wilton:

- a. The area in northern Wilton bordering the Town of Lyndeborough along Forest Road and the B&M Railroad right-of-way. As delineated on the Town of Wilton Tax Map, this includes Lots B-3 through B-6 (inclusive), B-8, B-10, B-11, B-97 through B-112 (inclusive). Also, lots B-117 through B-121 (inclusive) to a depth of 350 feet from the centerline of Forest Road. (*Amended March 1995, March 2003*)
- b. The area adjacent to NH Route 101 west of the Souhegan River Bridge and the area adjacent to NH Route 31 and Mansur Road. As delineated on the Town of Wilton Tax Map, this includes lots D-100, D-101, D-102, E-17, E-23 through E-28 inclusive, a portion of E-29 southeast of a line continuing from the southern-most point of lot 30 to a point on the southern line of lot 29 200 feet west of Greenville Road/Rt. 31. F-11, F-12-1 through F-12 inclusive, F-13 through F-21 inclusive, F-23, F-24, F-25, a portion of F-141, west of the Souhegan River, F-142 through F-146, inclusive F-158, F-159 and F-161, a portion of F-163 south of a line from the southeast corner of 164 to the southwest corner of 162, and F-165 through F-173 (inclusive). (*Amended March 2001, March 2010*)
- c. Lots D-92 and D-94. (*Amended March 2010*)
- d. Lots J-104-1, J-104-2 and J-105. (*Amended March 2010*)
- e. The area south of Main Street and north of the Souhegan River. As delineated on the Town of Wilton Tax Map this includes Lots J-49, K-158 through K-162 (inclusive), portions of K-165 and K-166 east of a line drawn due south from the southeast corner of lot 103 to the river, K-167 through K-169 (inclusive) and K-174. (*Amended March 2001, March 2010*)
- f. The area south of the Souhegan River and north of NH Route 101. As delineated on the Town of Wilton Tax Map this includes Lots J-110, J-113 and L-64 through L-66 (inclusive) and lot L-68. (*Amended March 2001, March 2010*)

8.1 Permitted Uses.

A building or structure may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, provided the use meets the performance standards of this ordinance:

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Light Manufacturing, as that term is defined in Section 9A.2.2 of this ordinance;
- b. research and/or testing laboratory;
- c. offices; and
- d. non-residential commercial uses subject to all the requirements of this Industrial District ordinance . *(Adopted March 2001, Amended March 2020)*

8.2 Lot Requirements.

All new construction or development within the industrial district shall meet the following requirements.

- 8.2.1 Area. Two (2) acres of land excluding wetlands, water bodies, and land contained within the one hundred (100) year floodplain. *(Amended March 1992, March 2004, March 2020)*
- 8.2.2 Frontage. Two hundred (200) feet on a Class V or better road.
- 8.2.3 Lot Coverage. A maximum of sixty percent (60%) of the gross area of any lot shall be occupied by buildings, parking and roadways. Total lot impervious coverage (buildings, parking area and roads) shall be forty (40) percent within the Aquifer Protection District. Industrial buildings, structures and parking areas in existence as of March 13, 1990 that exceed the permitted lot coverage within the district may be maintained at or rebuilt to the existing level. Any increase in impervious area will not be permitted. *(Amended March 1992)*
- 8.2.4 Setbacks. The setbacks within this district shall not be *(Amended March 1991)*:
 - a. Less than one-hundred (100) feet from the edge of the public right-of-way for NH Route 101;
 - b. Less than seventy-five (75) feet from the edge of the public right-of-way for all other public roads;
 - c. Less than thirty-five (35) feet from side and rear lot lines.
 - d. No buildings or parking areas are permitted within the front setback or in any setback which abuts a residentially or residential/agriculturally zoned parcel. *(Amended March 1991)*
 - e. Parking areas are permitted up to within ten (10) feet of the side or rear lot line of an industrially zoned parcel where it abuts another commercially or industrially zoned parcel. *(Amended March 1991)*
 - f. Parking areas shared between two adjacent industrially or commercially zoned parcels may be developed up to the common side or rear lot-line if all other conditions of the district are met. *(Amended March 1991)*
- 8.2.5 Buffer Zones. Buffer zones shall be provided between industrial establishments and surrounding uses as follows:
 - a. Any lot bordering an area zoned for residential use or an area containing residential uses shall have a landscaped buffer between any building or parking area and the residential zone or use. *(Amended March 1991)*
 - b. All setbacks from public roads shall be sufficiently landscaped with trees and shrubs, an earth berm and/or fencing as to maintain a visual buffer between the highway and any building or parking area. *(Amended March 1991)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 8.2.6 **Structure Height.** Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. (*Amended March 2023*)
- 8.2.7 **Parking.** Off-street parking facilities shall be provided following the standards established in the Site Plan Review Regulations.
- 8.2.8 **Access.** Any lot with frontage on NH Route 101 shall be accessed by any other street or side road available and not by NH Route 101 unless no other alternative exists. If no other access is available, entrance and exit for such lot(s) shall be limited to one (1) curb cut on NH Route 101 for each lot-of-record existing as of March 8, 1988. If access to a lot is available by a street or side road other than NH Route 101, access to the lot shall be taken from the street or side road. As each lot is developed within this district, provision shall be made during the Site Plan Review process for the lay-out and construction of streets or side roads as the Planning Board shall determine necessary to permit travel between adjacent lots without accessing NH Route 101. To encourage shared lot access, where at all possible and practical, the location of all accessory street or roadway curb cuts shall be situated to allow adjacent lots to also take advantage of or share the same point of access along the street or roadway. Access to any Town road or State highway shall require Town or State permit approval.

8.3 Conditions for Use of Area Water Supply.

- 8.3.1 **Public Water Supply.** Industrial establishments intending to be served by the public water supply system shall be reviewed by the Planning Board to ensure that the proposed use would not require more than ten percent (10%) of the available capacity as determined by the system's current safe yield and average daily water usage at the time of the proposed development. In any circumstance, where the Town of Wilton may require professional assistance or additional information to make a determination of compliance, the developer shall be required to pay the costs associated with obtaining this assistance.
- 8.3.2 **On-site Water Supply.** In areas not served by the public water system, industries shall obtain their own water supply. In cases where industries will be utilizing a private well to supply adequate water for manufacturing and employee use, the following performance standards shall be applied in an effort to avoid depletion of water supplies for neighboring uses:
- a. In areas determined by the United States Geological Survey (U.S.G.S) as having a high potential to yield water, proposed uses may utilize a maximum of four thousand (4,000) gallons per day, (GPD) of groundwater from a drilled well.
 - b. In areas determined by the U.S.G.S. as having a medium potential to yield water, proposed uses may utilize a maximum of two thousand (2,000) GPD of groundwater from a drilled well.
 - c. In areas determined by the U.S.G.S. as having a low potential to yield water, proposed uses may utilize a maximum of one thousand (1,000) GPD of groundwater from a drilled well.
 - d. In areas determined by the U.S.G.S. as generally yielding enough water for domestic supplies, proposed industrial uses shall be limited to a maximum of seven hundred-fifty (750) GPD of groundwater from a drilled well.

The developer may conduct additional hydrogeological studies of the site to determine the actual location and extent of the groundwater, the capacity for groundwater supplies and the impacts on surrounding groundwater users at his own cost. The Planning Board may modify the above limits based on the results of the hydrogeological testing and the determination that

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

sustained use of the water supply will not unreasonably reduce the water supply to adjacent users.

8.4 **Traffic Generation.**

Industrial uses shall be permitted to generate traffic in keeping with the character of the roadway from which the use has access and egress, according to the following schedule:

<u>Street Access</u>	<u>Allowed Trip Generation per Acre</u>
Class IV and Class V Roads	0 - 10 Average Daily trips
Class I and Class II Roads	0 - 150 Average Daily Trips

8.5 **Prohibited Uses.**

Neither residential uses nor Heavy Manufacturing, as that term is defined in Section 9A.2.1 of this ordinance, is permitted in the Industrial District. (*Amended March 2020*)

8.6 **Special Exceptions.**

(See also Section 4.12) (*Amended March 2022*)

8.6.1 **Lots of Record.** In the event that a lot-of-record existing as of March 8, 1988 cannot satisfy the minimum lot or buffer requirements set forth in section 8.2 because of its configuration, the Zoning Board may permit a reduction in these requirements (except for section 8.2.3, Lot Coverage) by special exception. The permitted reduction in the requirement the lot-of-record cannot meet in these circumstances is designed to permit a proposed use in accordance with the objectives and purpose of this district.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

9.0 OFFICE PARK DISTRICT
(Amended throughout March 1999)

The purpose of this District is to attract corporate office, research activities in a college-campus like environment which will be achieved through zoning and land use regulations, limited types of uses, large open spaces, increased setback requirements and compatible architectural and landscape standards. All primary and accessory buildings must be sited to blend with the environment with a minimum amount of change to the existing vegetation and topography.

9.1 District Location. *(Amended March 2023)*

The Office Park District encompasses the following area within the Town of Wilton:

- a. As delineated by the Town of Wilton Tax Map (C), lot C-172-1 and part of lot C-127-3.

9.2 Permitted Uses.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

- a. Corporate offices;
- b. Research facilities; and
- c. Farming uses.

9.3 Lot Requirements.

9.3.1 Area. The minimum lot size is five (5) acres with a minimum of two (2) acres, excluding wetland and water bodies. *(Amended March 1992, March 2020)*

9.3.2 Frontage. Two hundred (200) feet on a Class V or better road.

9.3.3 Setbacks. The setback shall be two-hundred (200) feet from all lot lines. Individual front lot setback of at least one-hundred (100) feet with side and rear setbacks of fifty (50) feet.

9.3.4 Structure Height. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. *(Amended March 2023)*

9.3.5 Building Size. Maximum of forty-thousand (40,000) square feet gross floor area on the ground floor, cumulative of all building and parking areas on the lot.

9.3.6 Access. Ingress and egress shall only be from one (1) access road leading to a State Highway.

9.3.7 Off-Street Parking Requirements. One parking space for each one and two-tenths (1.2) employees based upon the highest expected employee occupancy.

9.3.8 Conservation Zone. All land within one hundred (100) feet of Blood Brook shall be retained in its natural state except for foot trails.

9.4 Architectural Design.

As a condition of granting final site plan approval for a development upon a lot in this District, the lot owner shall obtain Planning Board approval of the exterior architectural design of such structures. In connection therewith, the Planning Board shall require the lot owner to provide it

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

with graphic renderings, photographs or three-dimensional models to depict the proposed development. In undertaking its review and approval, the Planning Board shall consider the location, alignment, and spacing of new buildings in relation to existing and future development of adjoining lots. In addition, the Planning Board shall consider the positioning and configuration of the proposed buildings on a lot or lots, the use of required setbacks, open space and buffer mechanisms and the lot owner's campus type layout and buildings requirements.

9.5 **Open Space Design.**

To encourage open space development in a manner that allows greater open spaces the following provisions may be applied. The intent of this section is to allow greater flexibility in this district while encouraging the retention of the area's rural character.

1. Side and rear setbacks (excluding lot lines tangent to Section 9.3.8 Conservation Zone and Section 6.0 General Residence and Agricultural District) may be reduced to 50 feet to promote clustered non-residential development(s).
2. Shared parking facilities will not be counted toward the percentage of lot coverage.
3. Parking areas shared between two adjacent lots within this district may be developed up to the common side or rear lot-line (excluding lot lines tangent to the 9.3.8 Conservation Zone and Section 6.0 General Residence and Agricultural District) if all other conditions of the district are met.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

9A.0 RESEARCH AND OFFICE PARK DISTRICT
(Adopted March 2002)

9A.1 Purpose.

The Research and Office Park District is an overlay district that allows research and development and related uses in rural parts of the Town where they would not otherwise be permitted. The purpose of the district is to:

- a. Encourage activities in a campus-like setting which will be both an aesthetic and an economic asset to the Town;
- b. Attract research, office, and light manufacturing activities which do not need to be centrally located in an industrial district, and whose developers prefer a rural setting;
- c. Preclude possible adverse effects on the local neighborhood and rural environment through a combination of very large lot sizes, low densities, rigorous performance standards, restricted traffic and tractor-trailer volumes, and aesthetic standards; and
- d. Preserve the natural and rural environments through the reservation of the majority of the area of developed lots as agricultural or conservation land.

Regulations and standards have been established to protect the residential and/or agricultural character of the district and are reasonable in exchange for the privilege of a Research and Office Park that would otherwise not be permitted in this district.

9A.1.1 Overlay District Principles. The Research and Office Park District is an overlay district that shall be used along with underlying zoning districts, as established in this ordinance. This district establishes special development standards and guidelines beyond those of the underlying zoning designation for the development of Research and Office Parks. The standards established in this Section shall only apply to Research and Office Parks with an approved Research and Office Park Plan, as described herein. If a development is not a Research and Office Park and a Research and Office Park Plan has not been approved, the standards of the underlying zoning district shall apply. Lots that are included in the Research and Office Park District but are not part of a Research and Office Park may be developed or used in any manner consistent with their underlying zoning district.

9A.2 Definitions.

9A.2.1 Heavy Manufacturing. Any manufacture, processing, conversion or compounding (any of which, “manufacturing”) of extracted or raw materials, including chemicals (or products composed primarily from unprocessed raw materials or chemicals) to create products, or manufacturing that might reasonably be expected to have any adverse impact on surrounding land uses or property values or beyond Town borders. Heavy Manufacturing includes, without limitation, (a) manufacturing products using (1) chemical processes or (2) petroleum, petrochemicals, or products derived therefrom, or that otherwise involve processing, refining or storing petroleum or petrochemicals (other than reasonable amounts to be used solely as fuel); and (b) the production or storage of explosives or ammunition (except retail sales of ammunition incident to another permitted use). *(Amended March 2020)*

9A.2.2 Light Manufacturing. The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding raw materials industrial processing and Heavy Manufacturing. These activities do not

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

necessitate the storage of large volumes of hazardous, flammable, toxic matter or explosive materials needed for the manufacturing process. These activities do not include manufacturing processes using predominantly hazardous, flammable, toxic or explosive materials. (*Amended March 2020*)

- 9A.2.3 Lot Coverage. A measure of intensity of land use that represents the portion of a site that is impervious. This portion includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks and any area of concrete asphalt, but does not include buffered setback areas, lawns, recreational areas, or agricultural uses.
- 9A.2.4 Office. Administrative, executive, professional, research or similar organizations having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use.
- 9A.2.5 Principal Use. The primary use of any lot.
- 9A.2.6 Research Laboratory. Administrative, engineering, scientific research, design or experimentation organizations where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation and test marketing.
- 9A.2.7 Research and Office Park. An area of minimum contiguous size, as specified by this ordinance, to be planned, developed, operated, and maintained according to a common Research and Office Park Plan as a single entity and containing one or more structures to accommodate principal uses or a combination of such uses, and appurtenant common areas and secondary uses.
- 9A.2.8 Research and Office Park Plan. A master land use plan that is intended to guide growth and development of a Research and Office Park over a number of years or in phases.
- 9A.2.9 Research and Development (R & D). A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include, but is not limited to, laboratories, scientific, medical, chemical, applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities. Development and construction of prototypes may be associated with this use.
- 9A.2.10 Secondary Use. A structure or use that: (1) is subordinate in the area, extent, and purpose to the principal use; (2) contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or Research and Office Park as the principal use.

9A.3 District Location. (*Amended March 2023*)

The Research and Office Park District encompasses the following areas within the Town of Wilton:

- a. As delineated on the Town of Wilton Tax Map, lots E-21, E-22, E-24 through E-26 (inclusive), E-29 through E-32 (inclusive), E-35, E-36, G-4, G-23, G-24, G-26, G-28, G-29, G-36 and G-37.
- b. As delineated on the Town of Wilton Tax Map, lots C-127-1, C-127-3, C-128-1-1, C-128-1-2 and C-128-3.

9A.4 Permitted Uses.

- 9A.4.1 Principal Uses. A building or structure may be erected, altered or used, and a lot may be used or occupied for any of the following principal uses, provided the use meets the requirements of this ordinance.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Research and development uses.
- b. Research laboratories.
- c. Light manufacturing uses.
- d. Office uses.

9A.4.2 Secondary Uses. A building or structure may be erected, altered or used, and a lot may be used or occupied for any of the following secondary uses, provided the use meets the requirements of this ordinance and conforms to the definition of a secondary use.

- a. Support services, solely for employees of principal uses and guests of Research and Office Park occupants, which meet the following minimum requirements.
 - 1. Support services shall be limited to child or senior day care centers, printing services, copy services, mailing and shipping services, office supplies, banks, meeting/conference rooms, eating establishments with no drive-through facilities and secretarial/office services.
 - 2. Support services shall not be visible from, have direct access to, or have signage visible from public streets. The limitation on signage visibility shall not pertain to inclusion of the names of support services firms on a directory sign listing occupants of a development in this district.
 - 3. Space occupied by support service firms may be provided in either of the following fashions:
 - (a) Space may be part of a multi-purpose building or as a part of a building principally occupied by a principal use allowed in this zone.
 - (b) Space may be in a building exclusively occupied by one or more support service firms. There shall be no more than one (1) two-acre lot devoted to this type of building for each seventy-five (75) acres within this zone.
 - 4. No support services shall be allowed in a development in this zone until the total building floor space devoted to principal use exceeds fifty thousand (50,000) square feet.
 - 5. At no time shall the total amount of gross floor area devoted to support services exceed ten percent (10%) of the gross floor area of all buildings in the development.
 - 6. No building occupied in whole or in part by support services shall be less than six thousand (6,000) square feet in size.
- b. Residential uses, solely for employees of principal uses and their families, that meet the following minimum requirements:
 - 1. One (1) dwelling unit shall be permitted for every ten thousand (10,000) square feet of gross floor area of the principal use(s)
 - 2. No dwelling unit shall be less than four hundred (400) square feet per occupant.
 - 3. At no time shall the total amount of gross floor area devoted to residential uses exceed ten percent (10%) of the gross floor area of the principal use(s).
- c. Residential uses already in existence within lots of a development may continue, which shall be counted against the minimum requirements of 9A.4.2.b.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- d. Open space, agricultural, conservation and recreation uses, only as otherwise permitted in and subject to the conditions and restrictions applicable in the underlying zoning district.

9A.4.3 Prohibited Uses. All uses not explicitly permitted in this Section shall be prohibited in the Research and Office Park District. Such uses shall include:

- a. Terminals, including truck or bus terminals, and other distribution facilities.
- b. Bulk storage of hazardous, flammable, toxic or explosive materials for the manufacturing process.
- c. Heavy manufacturing.
- d. Warehousing.

9A.5 Research and Office Park Lot Requirements.

All Research and Office Parks within the Research and Office Park District shall meet the following requirements.

9A.5.1 Area. A Research and Office Park shall be at least twenty-five (25) acres. No building within a Research and Office Park shall be constructed on any lot less than one (1) acre.

9A.5.2 Frontage. The Research and Office Park shall have four hundred (400) feet of combined contiguous frontage on the Class V or better road from which the development receives its primary access.

9A.5.3 Setbacks.

- a. The setback for all buildings, structures and parking areas associated with the Research and Office Park and roadways other than the Research and Office Park's primary access road shall not be less than two hundred (200) feet from all lots that are not part of the Research and Office Park and from all public rights-of-way. This setback may be reduced to fifty (50) feet from lots in the Commercial and Industrial Districts, from lots belonging to other Research and Office Parks, or from lots whose owners consent in writing to such reduced setbacks.
- b. The setback for all buildings, structures and parking areas associated with the Research and Office Park shall not be less than twenty (20) feet from all boundaries of the lot on which it is located.

9A.5.4 Lot Coverage. Total lot coverage of a Research and Office Park shall not exceed twenty percent (20%). Total lot coverage may be increased to twenty-five percent (25%) if the total area of the Research and Office Park is from fifty (50) to one hundred (100) acres, and to thirty-five (35) percent if the total area of the Research and Office Park size is one hundred (100) acres or greater.

9A.5.5 Undeveloped Land. At least fifty percent (50%) of the total development area shall be maintained in agriculture, as conservation land, or in a natural vegetated condition.

9A.5.6 Access. There shall be one (1) primary access road leading to the development. The primary access road shall be located on NH Route 101 or NH Route 31. The primary access road may be located on a Class V or better road if: (1) the property owner(s) of the Research and Office Park is the sole owner of the entire length of frontage along that road from NH Route 101 or NH Route 31 to the access road; and (2) new traffic attributed to that Research and Office Park primarily utilizes this primary access road. One (1) additional access road located on a Class V or better road may be created for emergency purposes. Existing structures in the Research and

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

Office Park with existing access roads may retain these roads in addition to the one (1) primary access road.

9A.5.7 **Structure Height.** Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed forty-five (45) feet in height. *(Amended March 2023)*

9A.5.8 **Traffic.** Traffic shall not significantly increase on any road other than the primary access road as a result of a Research and Office Park. Each Research and Office Park shall be permitted to generate traffic in keeping with the character of the roadway from which the use has access and egress, according to the following schedule. For the purposes of this ordinance, each entering into or exiting from the Research and Office Park onto a public road shall be counted as a trip.

<u>Street Access</u>	<u>Maximum Allowed Trip Generation Per Square Feet of Gross Floor Area</u>
NH Route 101 and NH Route 31	24/1,000 SF
All Other Class V or Better Roads	12/1,000 SF

9A.5.9 **Tractor-Trailer Volume.** No more than two (2) tractor-trailer trips per up to 20,000 square feet of gross floor area shall be permitted per day within a Research and Office Park. An additional two (2) tractor trailer trips shall be permitted per day for each additional 20,000 square feet of gross floor area within the Research and Office Park. For the purposes of this ordinance, each entering into or exiting from the Research and Office Park onto a public road shall be counted as a trip. No tractor-trailer shall be parked in a Research and Office Park longer than three (3) days.

9A.5.10 **Parking.** Off-street parking shall be provided following the standards established in the Research and Office Park Regulations.

9A.5.11 **Signs.** Signs shall be provided according to the standards established in Section 16.0 of this ordinance and the Research and Office Park Regulations.

9A.5.12 **Building Size.** The footprint of any building in a Research and Office Park shall not be greater than 20,000 square feet.

9A.6 Conditions for Use of Area Water Supply.

9A.6.1 **Public Water Supply.** Research and Office Parks intending to be served by the public water supply system shall be reviewed by the Planning Board to ensure that the proposed developments would not require more than ten percent (10%) of the available capacity as determined by the system's current safe yield and average daily water usage at the time of the proposed development. In any circumstance, where the Town of Wilton may require professional assistance or additional information to make a determination of compliance, the developer shall be required to pay the costs associated with obtaining this assistance.

9A.6.2 **On-site Water Supply.** In areas not served by the public water system, Research and Office Parks shall obtain their own water supply. In cases where Research and Office Parks will be utilizing private wells to supply adequate water for the uses within the development, the following performance standards shall be applied in an effort to avoid depletion of water supplies for neighboring uses:

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. In areas determined by the United States Geological Survey (U.S.G.S) as having a high potential to yield water, proposed uses may utilize a maximum of four thousand (4,000) gallons per day (GPD) of groundwater from a drilled well.
- b. In areas determined by the U.S.G.S. as having a medium potential to yield water, proposed uses may utilize a maximum of two thousand (2,000) GPD of groundwater from a drilled well.
- c. In areas determined by the U.S.G.S. as having a low potential to yield water, proposed uses may utilize a maximum of one thousand (1,000) GPD of groundwater from a drilled well.
- e. In areas determined by the U.S.G.S. as generally yielding enough water for domestic supplies, proposed industrial uses shall be limited to a maximum of seven hundred-fifty (750) GPD of groundwater from a drilled well.

The developer may conduct additional hydrogeological studies of the site to determine the actual location and extent of the groundwater, the capacity for groundwater supplies and the impacts on surrounding groundwater users at his own cost. The Planning Board may modify the above limits based on the results of the hydrogeological testing and the determination that sustained use of the water supply will not unreasonably reduce the water supply to adjacent users.

9A.7 Performance Standards.

- 9A.7.1 The performance standards in Section 4.10 of this ordinance shall apply to any Research and Office Park as a whole rather than to individual lots within the development. (*Amended March 2022*)
- 9A.7.2 It shall be unlawful to create, permit, allow, or maintain a noise disturbance in the Research and Office Park District. Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.
- 9A.7.3 No outdoor storage of any material (usable or waste) shall be permitted in the Research and Office Park District, except in outdoor storage containers. Storage containers shall be screened from public view by appropriate means, such as fencing, natural buffers or as otherwise approved by the Planning Board.
- 9A.7.4 No lighting shall be permitted that would cause glare from a Research and Office Park onto any street, road, highway, deeded right-of-way or into any abutting property. All luminaries and lamps shall be of fully shielded design and shall not emit any direct light above a horizontal plane passing through the lowest part of the light emitting portion of the luminary or lamp.

9A.8 Procedures.

This Section is an innovative land use control as authorized by RSA 674:16, II. In accordance with RSA 674:21, II, the Wilton Planning Board is designated as the administrator of uses under this section. Before approving any developments under this Section, the Planning Board shall develop Research and Office Park Regulations that shall incorporate the standards of this Section, and any additional requirements that the Planning Board finds necessary or desirable to achieve the purposes of this Section.

- 9A.8.1 Approval Procedures.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Elements of Approval Process. The approval process for a Research and Office Park shall include the following two elements:
1. Approval of a Research and Office Park Plan including all lots, buildings, and uses to be incorporated in the overall development. The Research and Office Park Plan shall serve as the master land use plan for the Research and Office Park. A Research and Office Park Plan shall be approved in accordance with the provisions of the Research and Office Park Regulations. Any changes or amendments to an approved Research and Office Park Plan shall require approval of the Planning Board.
 2. Approval of a site plan for the development of any nonresidential uses, multi-family dwellings containing three (3) or more dwelling units, changes or expansions of use and any additions or alterations that change the outward appearance of a nonresidential building within the Research and Office Park. A site plan shall be approved in accordance with the provisions of the Site Plan Review Regulations. If a Research and Office Park is to be developed in phases, site plans shall be required for each phase, and separate hearings shall be held to review each site plan.

An applicant may submit and the Planning Board may approve both of these elements concurrently.

- b. Architectural Design and Compatibility with the Neighborhood. Planning Board approval of a Research and Office Park Plan shall include the review of the exterior architectural design of all structures in the Research and Office Park in accordance with the Research and Office Park Regulations. Such review shall be considered as an element of the Research and Office Park Plan. Such review shall ensure that the Research and Office Park does not negatively affect the natural and rural environments and conforms to the purposes outlined in the Section 9A.1 of this ordinance. The Research and Office Park Plan shall include graphic renderings, photographs or three-dimensional models to depict the proposed development. In undertaking its review and approval, the Planning Board shall consider the location, alignment, and spacing of new buildings in relation to existing and proposed future buildings in the development. In addition, the Planning Board shall consider the positioning and configuration of the proposed buildings on a lot or lots, the use of required setbacks, open space and buffer mechanisms and the overall campus type layout of the development.
- c. Subsequent subdivision or consolidation of lots within a Research and Office Park shall be permissible according to the same rules applicable to subdivisions elsewhere in the Town, but no lot or portion thereof shall be removed from or added to the Research and Office Park without Planning Board approval of an amendment to the original Research and Office Park Plan.
- d. Buffers. Buffers shall ensure that the Research and Office Park has no significant visual impact on abutting uses and protects the natural and rural environments. The natural vegetative state shall be the preferred type of buffer for any Research and Office Park.

9A.8.2 Suspension or Revocation of Research and Office Park Plan Approval

The Planning Board shall have the authority to suspend or revoke any approval granted under this section for violation of any condition of the approval, including violations of Section 9A.7 of this ordinance, which shall be implicitly incorporated in the terms of all approvals under this Section. Any such suspension or revocation must be in accordance with the procedures of RSA 676:4-a.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

9B.0 GRAVEL EXCAVATION DISTRICT
(Adopted March 2006)

9B.1 Purpose

The purpose of this district is to provide reasonable and substantial opportunities for the extraction of earth materials while maintaining a safe, healthy, and harmonious atmosphere for all in the Town of Wilton. To this end, a large area of the town which is known to contain large deposits of easily extractable gravel, and where many of the lots have been used for gravel excavation in the past, is designated to allow the removal of earth materials.

The designated area permits excavation without significant impact to the public welfare because it is in a rural, sparsely populated part of the town, with convenient access to a state highway. The topography of the area, substantial buffer requirements, and the limitation on maximum open excavation areas minimize the detrimental effect of excavations on the visual character of the scenic Souhegan River / Greenville Road valley.

9B.2 District Location

The Gravel Excavation District encompasses the following areas within the Town of Wilton:
(Amended March 2010)

- a. As delineated on the Town of Wilton Tax Map, the district includes Lots 21, 22, 24, 25, 26, 29, 30, 31, 32, and 36 on Tax Map E, and Lots 23 and 24 on Tax Map G. These lots fall in an area in southwestern Wilton located west of NH Route 31 (Greenville Road), east of Russell Hill Road and Kimball Hill Road, south of NH Route 101, and north of King Brook Road.

9B.3 Permitted Uses

The Gravel Excavation District is an overlay district. Uses permitted in this district are in addition to uses permitted in the underlying zoning districts.

Lots in the Gravel Excavation District may be used for the commercial taking of sod, loam, clay, sand, gravel, or such other naturally occurring unconsolidated materials that normally mask the bedrock, provided that the use meets the requirements of this ordinance and of the Excavation Site Plan Review Regulations established by the Wilton Planning Board. Washing, screening, and crushing of extracted materials utilizing small portable equipment is permitted, accessory to the extraction of those materials from the site.

9B.4 Prohibited Uses

Quarrying, excluding activities regulated under NH Revised Statutes Annotated (RSA), Chapter 12-E, Mining and Excavation, or crushing of bedrock, excavation of materials with explosives, or any other mining activity is prohibited. Stationary manufacturing plants are prohibited.

9B.5 Nonconforming Uses

Nothing in this chapter shall be deemed to prohibit any excavation which is exempted from local permit requirements by N.H. RSA 155-E.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

Existing excavations operating under a permit previously granted by the Wilton Planning Board may continue to operate under the terms of that permit.

9B.6 **Requirements and Performance Standards**

The standards of this section are in addition to any standards established in the Excavation Site Plan Review Regulations established by the Wilton Planning Board. Section 12.4(i) of this Ordinance establishes additional standards for excavations in the Wellhead Protection Area. Where there is a conflict between the provisions of this section, Section 12.4(i), and the Excavation Site Plan Review Regulations, the stricter standard shall rule. (*Amended March 2007*)

9B.6.1 **Setbacks and Buffers.** All areas used for the excavation of earth materials shall be set back and separated by an undisturbed natural wooded buffer at least three-hundred (300) feet from all public roads except Webb Road and from all lot lines, except that:

- a. The setback may be reduced to twenty-five (25) feet from other lots in the Gravel Excavation District with the written permission of the lot owner.
- b. There is no setback requirement from lot lines between multiple lots containing land encompassed in a single excavation.
- c. Access roads may be constructed through the buffer area.

9B.6.2 **Transportation.** The transportation of earth materials removed from this district must be by a private access road to NH Route 31 (Greenville Road) or King Brook Road from NH Route 31 (Greenville Road) to Photon Way, subject to the Planning Board finding that such use does not compromise public safety, and not to any other public road. Where materials are proposed to be removed from a lot without frontage on NH Route 31 (Greenville Road) or King Brook Road, it is the responsibility of the excavator to obtain any necessary easements to construct an access road to NH Route 31 (Greenville Road).

9B.6.3 **Maximum Open Area**

- a. No actual excavation may exceed five (5) acres at one time.
- b. The Planning Board may incorporate specific conditions in the Excavation Site Plan Review Regulations establishing conditions under which it may permit the extension of the maximum open excavation area to ten (10) acres.

9B.6.4 **Reclamation**

- a. No slope in soil material shall be left steeper than 3 to 1 (three (3) horizontal feet for each one (1) foot of vertical drop). The Planning Board may approve a reclamation plan incorporating 2 to 1 slopes (two (2) horizontal feet for each one (1) foot of vertical drop) provided all of the following conditions are met:
 1. The steeper grade of 2 to 1 must be stable and must be able to support adequate forest growth;
 2. Reforestation of the 2 to 1 slope area with native tree species consistent with forestry best management practices (BMP) utilizing seedlings or young trees;
 3. Acceptable soil erosion and drainage control measures must be incorporated to stabilize the reclaimed area, according to best management practices (BMP), including but not limited to elevation platforms or benches at appropriate elevation intervals.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. All topsoil removed during the excavation shall be stockpiled on site, and shall be spread over the site during the reclamation of the excavated area or any portion thereof. Additional topsoil shall be brought from off-site, as required, to provide a minimum depth of four (4) inches. The excavator may apply to the Planning Board for permission to remove a portion of the stockpiled topsoil from the site, subject to a determination that the remaining material will be sufficient to cover the reclaimed area to a minimum depth of six (6) inches.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

10.0 FLOODPLAIN CONSERVATION DISTRICT

This Chapter 10, "Floodplain Conservation District," is the "Floodplain Development Ordinance" for the Town of Wilton, NH. It is intended to be read in conjunction with the remainder of the Wilton Zoning Ordinance (Zoning Ordinance) for purposes of administration and appeals under State law. If any provision of this Chapter differs from or appears to conflict with any other provision of the Zoning Ordinance or any other ordinance or regulation, the provision imposing the stricter requirement or standard shall be controlling.

The following regulations shall apply to all lands designated as areas of special flood hazard by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Hillsborough, N.H." dated September 25, 2009, as it may from time to time be amended, together with the associated Flood Insurance Rate Maps (FIRM) dated September 25, 2009, as they may from time to time be amended, which are declared to be a part of this Chapter 10 and are hereby incorporated by reference.

10.1 Definitions.

Words and phrases defined below have the meanings in this section when they are used in this Chapter 10. Definitions in this section are not applicable outside of this Chapter unless they are accompanied by an explicit reference to this Chapter. Definitions in Chapter 3 of the Zoning Ordinance are applicable in this Chapter unless they conflict with a definition in this Chapter, in which case the definition on this section shall apply.

- 10.1.1 Area of Special Flood Hazard. The land in the flood plain within the Town of Wilton subject to a 1 percent or greater chance of flooding in any given year. The area is designated as Zones A or AE on the Flood Insurance Rate Map where such mapping has been completed.
- 10.1.2 Base flood. The flood level having a one-percent possibility of being equaled or exceeded in any given year.
- 10.1.3 Base Flood Elevation (BFE). The elevation of surface water resulting from a Base Flood event.
- 10.1.4 Basement. Any area of a building having its floor subgrade (below ground level) on all sides.
- 10.1.5 Development. Any man-made change to improved or unimproved real estate, including but not limited to (a) drilling or mining operations, (b) the erection or expansion of a structure, (c) clearing, dredging, filling, grading, paving or excavation or (d) storage of any materials or equipment in connection therewith.
- 10.1.6 FEMA. The Federal Emergency Management Agency.
- 10.1.7 Flood or Flooding. A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties as a result of:
- a. The overflow of inland or tidal waters;
 - b. The unusual and rapid accumulation or runoff of surface waters from any source;
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; and/or
 - d. Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 10.1.8 Flood Insurance Study (FIS). A compilation and presentation of flood risk data for specific watercourses, lakes and coastal flood hazard areas within a community.
- 10.1.9 Flood Insurance Rate Map (FIRM). An official map incorporated into this Chapter on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the Town of Wilton. The FIRM will be used to make determinations of flood hazard zones and base flood elevations.
- 10.1.10 Floodplain or flood-prone area. Any land area susceptible to flooding by any source during a Base Flood event.
- 10.1.11 Flood opening. An opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Requirements for Flood Openings in Foundation Walls and Walls of Enclosures."
- 10.1.12 Floodproofing or floodproofed. Any combination of structural and/or non-structural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water or sanitation facilities, or structures or their contents.
- 10.1.13 Highest adjacent grade. The highest natural elevation of the ground surface next to any point on the proposed walls of a structure prior to construction.
- 10.1.14 Historic Structure. Any structure that is:
- a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior, or
 2. Directly by the Secretary of the Interior in states without approved programs.
- 10.1.15 Lowest floor. The lowest floor of the lowest enclosed area (including the basement) of a structure. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure does not render the structure in violation of the applicable non-elevation design requirements of this Chapter.
- 10.1.16 Manufactured home. A structure, transportable in one or more sections, built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. For floodplain management purposes, the term "manufactured home" includes park trailers, travel trailers and other similar vehicles placed on site for more than 180 consecutive days, and includes manufactured homes located on a single parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale, but does not include a recreational vehicle.
- 10.1.17 Mean sea level. The National Geodetic Vertical Date (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's FIRM are referenced.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 10.1.18 New construction. For purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
- 10.1.19 Recreational vehicle. A vehicle that is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily for use as temporary living quarters for recreational, camping, travel or seasonal use (not for use as a permanent dwelling).
- 10.1.20 Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved from encroachment in order to discharge the base flood without a cumulative increase of the water surface elevation beyond a designated height.
- 10.1.21 Structure. For floodplain management purposes, a walled and roofed building, a manufactured home or a gas or liquid storage tank, in each case that is principally above ground.
- 10.1.22 Start of construction. The date of the building permit issued for a structure or a substantial improvement thereof, provided, that the actual start of construction, repair, reconstruction, placement or other improvement began in accordance with the requirements of the building permit and during such time while such building permit was in effect. "Actual start" is either the placement of the first permanent element of a structure or any substantial improvement on site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. In the context of a substantial improvement, "actual start" shall also include when the demolition of an existing structure as part of that substantial improvement begins. Placement of a permanent element does not include land preparation, such as clearing, grading and filling, nor does it include the installation of driveways, streets and/or walkways; excavation for a basement, footings, piers or foundations; the erection of temporary forms or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.
- 10.1.23 Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its prior condition would equal or exceed 50 percent of the pre-damage market value of the structure.
- 10.1.24 Substantial improvement. Any combination of repairs, reconstruction, rehabilitation, renovation, addition or other improvement to a structure, the estimated total cost (including the market value of donated or discounted services or materials) of which equals or exceeds fifty percent of the market value of the structure before the start of construction of the improvement. A substantial improvement includes repair of structures that have incurred substantial damage, regardless of the actual repair work performed, but does not include either (a) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety requirements identified by the local code enforcement official and necessary to assure safe living conditions or (b) any alternation of a Historic Structure, provided that the alteration will not preclude the structure's continued designation as a Historic Structure. For the purpose of determining whether a "substantial improvement" has occurred, the estimated total cost shall include the cumulative cost of successive projects occurring within a continuous running twelve month period.
- 10.1.25 Violation. The failure of a structure or other development to be fully compliant with this Chapter.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

10.1.26 Watercourse. A river, stream, brook or artificially constructed water channel, together with their tributaries, and any water impoundment areas naturally or artificially created relating to any thereof.

10.1.27 Water surface elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains.

10.2 Permit Required.

All proposed development in any Area of Special Flood Hazard shall require a permit from the Building Inspector, who shall review all requests for development as well as all building permit applications for new construction or substantial improvements to determine whether the sites of proposed development, substantial improvement, or new construction will be reasonably safe from flooding and compliant with the terms of this Chapter.

The Building Inspector will not issue a building permit or approve other development in any Area of Special Flood Hazard until the applicant certifies and provides reasonable proof that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law, including, without limitation, Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

In addition, the applicant shall supply the Building Inspector with the following information for all proposed new or substantially improved structures:

- a. The as-built elevation (in relation to mean sea level) of the lowest floor and whether or not the structure contains a basement;
- b. If the structure has been floodproofed, the as-built elevation (in relation to mean sea level) to which the structure was floodproofed; and
- c. Any certification of floodproofing.

The Building Inspector shall maintain this information for public inspection and furnish it upon request.

10.3 Location of Base Flood Elevation.

In Areas of Special Flood Hazard, the Building Inspector shall determine the Base Flood Elevation in the following order of precedence according to the data available:

- a. In Zone AE, refer to the elevation data provided in the communities Flood Insurance Study and accompanying FIRM;
- b. In Zone A, the Building Inspector may obtain, review and reasonably utilize any Base Flood Elevation data available from any federal, state, or other source, including data submitted to the Town of Wilton in connection with development proposals (e.g., subdivisions, site plan approvals) by a qualified engineer, architect or surveyor. Where the Building Inspector determines that a Base Flood Elevation is not reasonably available or ascertainable for Zone A, the Base Flood Elevation shall be determined to be at least two feet above the highest adjacent grade.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

10.4 **Construction Standards.**

- a. All new construction or substantial improvements within an Area of Special Flood Hazard shall be:
 1. Designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 2. Constructed with materials resistant to flood damage;
 3. Constructed by methods and practices that minimize flood damage; and
 4. Constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding.
- b. Any new construction or substantial improvements within the A and AE Zones shall meet the following requirements:
 1. For residential structures, the lowest horizontal structural member of the lowest floor shall be elevated to or above the Base Flood Elevation;
 2. For non-residential structures, the lowest horizontal structural member of the lowest floor shall be elevated to or above the Base Flood Elevation or, together with attendant utility and sanitary facilities, shall:
 - a) Be floodproofed so that areas below the Base Flood Elevation the structure are watertight with walls substantially impermeable to the passage of water;
 - b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice to meet the requirements of this section;
- c. All manufactured homes to be placed or substantially improved within an Area of Special Flood Hazard shall be elevated on permanent foundations such that the lowest structural member of the lowest floor is at or above the Base Flood Elevation and securely anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, without limitation, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
- d. Recreational vehicles placed on sites within Zone A or AE shall either: (1) (i) be on the site for fewer than 120 consecutive days and (ii) be fully licensed and on wheels or jacking systems, attached to the site only by quick disconnect type utilities and security devices, with no permanently attached additions; or (2) meet all standards of this Chapter and the elevation and anchoring requirements for manufactured homes in paragraph (c) above.
- e. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted, provided they meet the following requirements:
 1. The enclosed area is unfinished or flood resistant and usable solely for the parking of vehicles, building access, or storage;
 2. The area is not a basement;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

3. The area is designed to automatically equalize hydrostatic flood forces or exterior walls by allowing for the entry and exit of floodwaters, either as certified by a registered professional engineer or architect or meet or by exceeding the following minimum requirements:
 - a) A minimum of two flood openings having a total net area not less than one square inch for every square foot of enclosed space subject to flooding shall be provided;
 - b) The bottom of all flood openings shall be no higher than one foot above grade; and
 - c) Flood openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- f. Where new or replacement water and sewer systems (including on-site systems) are proposed in Areas of Special Flood Hazard, the applicant shall provide the Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and that on-site waste disposal systems will be located to avoid impairment to them or contamination from them during flooding.

10.5 **Alteration of Water Courses.**

Any proposed development involving the alteration of a watercourse shall be noticed and authorized as follows, and shall otherwise meet the following requirements, which shall be in addition to all other requirements and limitations in the Zoning Ordinance:

- a. The applicant proposing such alteration shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services (Wetlands Bureau) and submit copies of such notification, including notice of all scheduled hearings before the Wetlands Bureau, (1) to the Building Inspector, (2) as required by RSA 482-A:3 and (3) to those adjacent communities identified by the Building Inspector.
- b. The applicant shall submit to the Building Inspector a certification prepared, signed, and stamped by a registered professional engineer assuring that the flood-carrying capacity of an altered or relocated watercourse can and will be maintained.
- c. Along watercourses with a Regulatory Floodway, no encroachments, including fill, new construction, substantial improvements and other development, are allowed within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a registered professional engineer in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the Town of Wilton or any adjacent community during the base flood discharge.
- d. If there is no Regulatory Floodway along a watercourse or portion thereof, no new construction, substantial improvements or other development (including fill) shall be permitted within Zone AE on the FIRM along that watercourse unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the Town of Wilton or any adjacent community.
- e. Based on review and reasonable utilization of floodway data available from Federal, state or other sources, the Building Inspector shall determine that no encroachments, including dredge, fill, topographical alterations, new construction, substantial improvements or other development located in Zone A could result in any increase in flood levels within the community during the base flood discharge.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

10.6 **Variances and Appeals.**

- a. Any order, requirement, decision or determination of the Building Inspector that interprets, applies, or construes this Chapter may be appealed to the Zoning Board of Adjustment (ZBA) as set forth in RSA 676:5.
- b. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, in addition to the variance standards set forth in RSA 674:33, I(b), the Zoning Board of Adjustment shall only grant a variance upon a finding that the grant of a variance satisfies the requirements of 44 C.F.R. § 60.6(a), as amended, which includes finding that:
 - i. For variances for developments, new construction or substantial improvements within any designated regulatory floodway there will be no increase in flood levels during the base flood discharge;
 - ii. For variances for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level;
 - iii. The applicant has proved that:
 - 1. good and sufficient cause exists for the grant of the variance;
 - 2. failure to grant the variance would result in exceptional hardship to the applicant; and
 - 3. the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
 - iv. The variance is the minimum necessary, considering the flood hazard, to afford relief;
- c. If the ZBA grants the variance, it shall notify the applicant in writing that:
 - i. The issuance of a variance to construct below the base flood level will result in substantially increased premium rates for flood insurance as high as \$25 for \$100 of insurance coverage; and
 - ii. Such construction below the base flood level will increase risks to life and property.

Such notification shall be maintained with a record of all variance actions.
- d. The Town of Wilton shall maintain a record of all variance actions, including the justification for their issuance or denial, and shall report the issuance of any variance to FEMA's Federal Insurance Administrator in its annual or biennial report.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

11.0 WETLANDS CONSERVATION DISTRICT

11.1 Purpose.

In the interest of public health, convenience, safety and welfare, the regulations of this District are intended to guide the use of areas of land with extended periods of high water tables.

- a. To prevent the development of structures and land uses on naturally occurring wetlands which would contribute to pollution of surface and groundwater by sewage.
- b. To prevent the destruction of natural wetlands which provide flood protection.
- c. To prevent unnecessary or excessive expenses to the Town to provide and maintain essential services and utilities which arise because of inharmonious use of wetlands.
- d. To encourage those uses that can be appropriately and safely located in wetland areas.

11.2 District Boundaries.

The Wetlands Conservation District comprises all wetlands and water bodies, as defined by this ordinance, located wholly or partially within the Town of Wilton.

In all cases where the Wetland Conservation District is superimposed over another zoning district in the Town of Wilton, the more restrictive regulations shall apply.

(Amended March 2002, March 2003, March 2020)

11.3 Permitted Uses.

Any use that does not result in the erection of any structure or alter the surface configuration by the addition of fill or by dredging and that is otherwise permitted by the zoning ordinance.

- a. Forestry - tree farming;
- b. Agriculture;
- c. Wildlife refuge;
- d. Parks and such recreational uses as are consistent with the purpose and intentions of this section;
- e. Conservation areas and nature trails;
- f. Open spaces as permitted by subdivision regulations and other sections of this ordinance;
- g. Natural drainage-ways, i.e. streams, creeks or other paths of normal run-off water; and
- h. Water impoundments and wells for water supply.

11.4 Special Exceptions.

Special exceptions may be granted by the Zoning Board of Adjustment (ZBA) for the following uses within the Wetland Conservation District (see also Section 4.12) *(Amended March 2022)*:

- a. Streets, roads and other access ways and utility right-of-way easements including power lines and pipe lines if essential to the productive use of land not so zoned and if so located

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

and constructed as to minimize any detrimental impact of such uses upon the wetlands or water bodies. *(Amended March 2020)*

- b. The undertaking of a use not otherwise permitted in the Wetland Conservation District, which may include the erection of a structure, dredging, filling, draining or otherwise altering the surface configuration of the land, if it can be shown that the proposed use will not conflict with the purpose and intent of this section and if the proposed use is otherwise permitted by the zoning ordinance. Proper evidence to this effect shall be submitted in writing to the Zoning Board of Appeals and shall be accompanied by the findings of a review by a soil scientist certified by the New Hampshire Board of Natural Scientists selected by the Planning Board and/or the Zoning Board of Adjustment. *(Amended March 1999)*
- c. *(Repealed March 2002)*
- d. *(Repealed March 2002)*
- e. Any exception granted by the ZBA must be preceded by a public hearing thirty (30) days before approval may be given. Abutters to affected property must be notified then (10) days in advance of the public hearing.

11.5 **Incorrectly Designated Zones.**
(Adopted March 2002)

When the actual boundary of the Wetlands Conservation District is in dispute by any owner or abutter actually affected by the boundary, the Planning Board, at the owner/abutters expense and request, may engage a certified soil scientist or a certified wetlands scientist to determine more accurately the precise boundary of the Wetlands Conservation District, who shall submit to the Planning Board his findings.

The Planning Board, based upon the findings presented by the applicant, may adjust the boundary or area designation of the Wetlands Conservation District to reduce or expand the designated area to more correctly define the location and extent of the wetlands on a site-specific, case-by-case basis.

The Planning Board shall reserve the right to withhold action on the plat pending the results of an on-site and/or other investigation by the Board or its appointed agent and shall act to approve or disapprove the final plat within 65 days of submission or such further time as deemed necessary and as provided for by New Hampshire State statute as amended.
(Amended March 2018)

11.6 ***(Deleted March 2020)***

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

12.0 AQUIFER PROTECTION DISTRICT

12.1 Purpose.

Pursuant to NH RSA 674:16 and 674:21, the Aquifer Protection District is hereby established for the purposes of protecting, preserving and maintaining the existing and future municipal water supply sources of the Town of Wilton by regulating the uses of land over known aquifers and their recharge areas, so as to protect such supplies from contamination caused by adverse or incompatible land use practices or developments. The Aquifer Protection Ordinance is intended to limit the uses of land so designated to those which will not adversely affect water quality by contamination, or water quantity by preventing recharge of the aquifer.

12.2 District Location.

The boundaries of the Aquifer Protection District shall be the outermost edge of the surficial extent of all aquifer deposits presently designated as stratified drift as supported by information included in the USGS Aquifer Delineation study entitled *Hydrogeology of Stratified Drift Aquifers and Water Quality in the Nashua Regional Planning Commission Area, South-Central, New Hampshire* by K. W. Toppin, (1987), extended to include the boundaries of the Wellhead Protection District described in the following section. The Aquifer Protection District is a zoning overlay district which imposes additional requirements and restrictions to those of the underlying, base district zoning. In all cases, the more restrictive requirement(s) and permitted uses shall apply.

Wellhead Protection Area. The boundaries of the Wellhead Protection Area (WHPA) are as delineated in “WHPA Delineation – Abbott and Everett Production Wells Wilton, NH” by Emery and Garrett Groundwater, Inc (EGGI), 2008. See Figure 12.1 below. The map in Figure 12.1 was produced by Nashua Regional Planning Commission (NRPC) utilizing electronic “shape files” provided by EGGI, and depicts the revised WHPA. The EGGI study has increased the WHPA that was delineated in “The Wilton, N.H. Wellhead Protection Pilot Project” by Douglas L. Heath, October 1993; from 304 acres to 396 acres.

The limits of the combined WHPA in Figure 12.1 below are not surveyed, and therefore are approximate. For planning purposes, the Planning Board may use the EGGI revised WHPA boundary depicted below or as presented in the EGGI report cited above.
(Amended March 2007, March 2009)

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

12.3 **Permitted Uses.**

The following uses shall be permitted in this district:

- a. Industrial or commercial uses, in the appropriate District, which discharge no non-human wastes on site and human wastes only in an approved septic systems;
- b. Industrial uses that discharge only non-contact cooling water;
- c. Residential development under the following conditions:
 1. If serviced by Town water and sewer, at densities permitted in the underlying district;
 2. If serviced by on-site water and/or sewer, at fifty (50) percent of the density of the underlying District (i.e. double the acreage requirement of the underlying District); however, this does not increase the minimum dry area requirement of the underlying District;
 3. If developed under the Alternative Lot Requirements set forth in Section 6.3, the area of the reduced frontage lot does not have to be increased;
 4. Areas located in the Watershed District at the density of the underlying district;
- d. Activities designed for conservation of soil, water, plants, and wildlife;
- e. Outdoor recreation, nature study, boating, fishing, and hunting where otherwise legally permitted;
- f. Normal operation and maintenance of existing water bodies, wells, and dams, splash boards, weirs, and other water control, supply, and conservation devices;
- g. Foot, bicycle, and/or horse paths and bridges;
- h. Maintenance and repair of any existing structure; and
- i. Farming, gardening, nursery, forestry, harvesting and grazing provided that fertilizers, herbicides, pesticides, manure, and other leachables are used appropriately and not stored outdoors in accordance with the following:
 1. The cultivation and harvesting of crops shall be performed in accordance with the recognized soil conservation practices of the Hillsborough County Conservation District and agricultural practices as may be regulated by the New Hampshire Department of Agriculture, the Division of Public Health Services of the Department of Health and Human Services, and the New Hampshire Water Supply and Pollution Control Division or as recommended by the Hillsborough County Extension Service;
 2. Forestry or tree farming shall be performed in accordance with recognized management practices in order to protect the aquifer from contamination or damage as may be regulated by the Division of Forests and Lands of the New Hampshire Department of Resources and Economic Development or recommended by the Hillsborough County Soil Conservation District and Extension Service.
- j. Subsurface storage of propane/liquefied natural gas. (*Adopted March 2004*)

12.4 **Prohibited Uses.**

The following uses shall not be permitted in the Aquifer Protection District:

- a. Disposal of solid waste other than brush or stumps;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. Subsurface storage of regulated substances, including gasoline, diesel fuel, oil and other refined petroleum products, and the subsurface transmission of regulated substances, including gasoline, diesel fuel, oil and other refined petroleum products through pipelines; *(Amended March 2004)*
- c. Disposal of liquid or leachable non-human wastes;
- d. Industrial or commercial uses which discharge contact type process waters on site; *(Amended March 2004);*
- e. Outside, unenclosed storage of road salt;
- f. Dumping of snow containing de-icing chemicals brought from outside the Aquifer Protection District;
- g. Commercial animal feed-lots where animals are kept at excessive densities;
- h. Mining of land except incidental to a permitted use;
- i. Excavation(s) of sand or gravel, except those conducted in accordance with an approved Excavation Permit issued pursuant to the Excavation Regulations of the Town. Within the Wellhead Protection Area (WHPA), excavations of sand and gravel are subject to the following additional restrictions: *(Amended March 2007)*
 - 1. Minimum depth to groundwater is ten (10) Feet.
 - 2. Crushing and or washing of materials is prohibited unless approval is granted by the Wilton Planning Board upon consultation with the Wilton Water Department and demonstration by the applicant that the proposed crushing or washing of materials will not adversely impact the water resource that is the subject of the Wellhead Protection Area.
 - 3. Storage of liquid petroleum products or other hazardous materials is prohibited.
 - 4. Storage of equipment or vehicles is prohibited, except in a manner designed to eliminate the danger of contamination due to leakage.
 - 5. Maintenance of vehicles is prohibited.
 - 6. All vehicles and equipment shall utilize biodegradable, non-hazardous hydraulic fluid and such other biodegradable and non-hazardous fluids as may be commercially available. Exceptions for short-term activity are solely at the discretion of the Planning Board on a case-by-case basis based on the potential risk to the aquifer and water supply.
- j. All on site handling, disposal, storage, processing or recycling of hazardous or toxic materials;
- k. Automotive service and repair shops, and junk and salvage yards unless they are operated in accordance with New Hampshire State statutes, rules and regulations governing such uses; and
- l. Bulk storage of toxic material for resale or distribution.
- m. New large groundwater withdrawals within four-thousand (4,000) feet of the Wellhead Protection Area defined in this section, except as preempted by state statute. If permitted by state statute, the Town of Wilton, NH hereby requires any and all optional requirements, including, but not limited to "Pre-Testing Conference and Revised Withdrawal Testing Design. *(Adopted March 2007)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- n. Any new or expansion of a use or activity, within the WHPA defined above, listed in the NH Groundwater Protection Act list of Potential Contamination Sources (PCSs), as defined in RSA 485-C. (*Adopted March 2007*)
- o. The siting or operation of a wastewater or septage lagoon within the WHPA or Aquifer district. (*Adopted March 2007*)

12.5 **Performance Standards.**

All subdivision proposals and other proposed new developments within the Aquifer Protection District shall be reviewed by the Planning Board and shall conform to the provisions of this ordinance, the Subdivision Regulations of the Town of Wilton and the following:

- a. All such proposals are consistent with the need to protect the groundwater of the Town of Wilton and adjacent communities.
- b. All sanitary sewer systems are designed to minimize or eliminate leakage or discharges from the system into the groundwater.
- c. On site waste disposal systems are located so as to avoid or minimize groundwater contamination.
- d. All surface storm water generated by development is kept on-site and handled in such a manner as to allow the water to infiltrate into the ground before leaving the site.
- e. Streets, roads, and parking areas are constructed so that the need for direct application of road salt is minimized for winter safety, and so that run-off from such uses is channeled to avoid or minimize groundwater contamination.
- f. Written approval of the State of New Hampshire Department of Environmental Services, Water Supply and Pollution Control Division for subdivision and septic systems has been obtained.
- g. Under the NH Groundwater Protection Act, existing uses or activities, within the WHPA, listed in RSA 485-C as Potential Contamination Sources (PCSs) shall follow Best Management Practices (BMPs) for Groundwater Protection as adopted under the NH Code of Administrative Rules Part ENV-Ws 421, Best Management Practices. (*Adopted March, 2007*)

12.6 **Incorrectly Designated Zones.**

When the actual boundary of the Aquifer Protection District is in dispute by any owner or abutter actually affected by the boundary, the Planning Board, at the owner/abutters expense and request, may engage a professional geologist or hydrologist to determine more accurately the precise boundary of the Aquifer Protection District, who shall submit to the Planning Board his findings, including:

- a. A detailed topographic layout of the subdivision and/or area to be developed, prepared by a registered land surveyor;
- b. A revised soils map of the subdivision and/or area prepared by a certified soil scientist qualified in hydrologic studies including a written report of his on-site field inspection and test boring data;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- c. The aquifer boundary as shown on the U.S. Geological Survey Map shall be overlaid on the plat and the newly proposed boundary location shall be indicated on the same plat by a broken line; and
- d. Any additional mapping, hydrogeologic reports or information which becomes available, as a result of recent or on-going scientific investigation of the location and extent of aquifers, performed by the U.S. Geological Survey, New Hampshire State agencies or boards, the Town of Wilton or the agents of any of the above.

The Planning Board, based upon the findings presented by the applicant, may adjust the boundary or area designation of the Aquifer Protection District to reduce or expand the designated area to more correctly define the location and extent of the aquifer on a site-specific, case-by-case basis.

The Planning Board shall reserve the right to withhold action on the plat pending the results of an on-site and/or other investigation by the Board or its appointed agent and shall act to approve or disapprove the final plat within 65 days of submission or such further time as deemed necessary and as provided for by New Hampshire State statute as amended.
(Amended March 2018)

12.7 **Non-Conforming Uses.**

Non-conforming uses may continue in this district in the form in which they exist at the time of the adoption of this ordinance unless they pose a direct hazard to the aquifer or are actually introducing some foreign substances (oils, salts, chemicals, etc.) into the aquifer. In the latter case, the Selectmen shall issue an immediate cease and desist order to stop the offending activity or process from continuing activity in this district.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

13.0 AGE-RESTRICTED HOUSING OVERLAY DISTRICT

13.1 Purpose.

The Age-Restricted Housing Overlay District is hereby established for the purpose of providing housing specifically designed to meet the needs of older persons in accordance with local planning standards and land use policies.

13.2 District Location.

Age-Restricted housing developments are permitted as a special exception by the Zoning Board of Adjustment and site plan review and approval by the Planning Board in the residential and commercial districts where Town water and sewer services are available and utilized. (See also Section 4.12.)

In considering and granting a special exception, the Zoning Board shall determine that:

- a. The proposed age-restricted housing development will not adversely impact the existing and future land uses in the underlying district;
- b. The proposed location is appropriate for age-restricted housing and is consistent with the stated intent and standards of the Age-Restricted Housing Overlay District;
- c. The parcel area is sufficient, appropriate and adequate for the proposed use and the reasonably anticipated operation; and
- d. The proposed age-restricted housing project will provide for the health, safety and welfare of its occupants.

13.3 General Standards.

All age-restricted housing shall conform to the following standards:

- a. Dwelling unit density shall not be greater than 24 units/gross tract acre for one- bedroom units or twelve dwelling units/gross tract acre for two- bedroom units.
- b. All dwelling units shall have a maximum of two bedrooms and shall be designed for occupancy by older persons.
- c. Subject to clause 13.3 a, age-restricted housing developments may include more than one dwelling per lot.
- d. Occupancy of all dwelling units within an age-restricted development shall be limited to (i) individuals who are at least 55 years of age and/or (ii) families where the head of household or spouse is at least 55 years of age.
- e. The minimum lot area shall be one acre and the lot shall have at least 100 feet of frontage on a public right-of-way, Class V or better.
- f. All buildings, driveway and parking areas shall be set back in conformance with the setback requirements of the underlying zoning district where the development is to be located. A vehicular drop-off area to the building may be located within the front yard setback.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- g. Except for small wind energy system and personal wireless service facilities permitted under Chapter 15 or Chapter 15A of this Ordinance, respectively, no structure shall exceed 45 feet in height.
- h. Parking shall be provided in conformance with the parking standards established in the Site Plan Review Regulations adopted January 4, 2023. The Planning Board may require additional parking for visitors and anticipated professional and personal service providers, as well as additional parking based upon distance of the development from the center of Town, income of the residents and access to alternate forms of transportation, shopping areas and other services.
- i. All structures in age-restricted developments intended for use by residents shall comply with the requirements of the Americans with Disabilities Act, including, without limitation, by providing the following safety features:
 - 1. Ramps to the first floor of each such structure;
 - 2. Non-skid floors;
 - 3. Doors of sufficient width to accommodate wheelchairs;
 - 4. Electric cooking stoves in dwelling units;
 - 5. Electric outlets at levels at least 24 inches above the floor;
 - 6. Showers in place of tubs in more than 50% of the dwelling units, of which at least half shall be accessible;
 - 7. Grab bars around tubs (where provided) and toilets;
 - 8. Lever handle-type spigots and door knobs; and
 - 9. Emergency signals that ring in adjoining apartments or at a central location.
- j. Adequate ancillary facilities usually associated with the comfort, health, safety and welfare of older persons and not usually constructed for non-age-restricted multi-family dwellings shall be provided to meet the needs of the anticipated population of the development. The floor area of such ancillary facilities shall not be less than 5% of the total floor area of all structures to be included in the development. These facilities may include dispensaries, medical offices, common dining, group recreation, laundry and other similar or related facilities.
- k. The development shall be landscaped so as to be integrated with the Town. The perimeter of the development shall be landscaped with a sufficient buffer strip to minimize its intrusion on neighboring land uses.
- l. The cumulative number of age-restricted dwelling units constructed in conformance with this Article shall not exceed 6% of the total number of dwelling units from time to time in the community.

13.4 **Review of Site Plans.**

The Planning Board shall review and approve or disapprove the site plans for all proposed age-restricted housing, which shall be submitted in compliance with the Site Plan Review Regulations. The review of any site proposed for age-restricted housing shall take into account its proximity to those support services (shopping, medical, transportation, etc.) necessary to meet the needs of residents, in addition to the standards contained in section 13.3. Where support services are absent or remote, provisions for such services shall be

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

provided by the developer. The Planning Board shall, in consultation with the Fire Chief for the Town of Wilton, determine that the development provides adequate emergency vehicle access to all of its structures.

13.5 **Change of Use.**

If any dwelling or dwelling unit in a development erected as age-restricted housing in accordance with this Chapter ceases to be used as required by this Chapter, the development shall cease to be permitted age-restricted housing and must thereafter comply with all of the requirements of this Ordinance that would otherwise be applicable, including, without limitation, obtaining necessary variances and submission of a new site plan for review and approval by the Planning Board.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

14.0 WATERSHED DISTRICT

14.1 Purpose.

The purpose of the Watershed District is to preserve the quality of the water and to protect the health and welfare of the residents of the Town of Wilton by minimizing sources of pollution through regulation and restriction of population density and activity, and by keeping organic and inorganic wastes to a minimum.

14.2 District Boundary.

Watershed District shall mean the land and water areas which by seepage or flow introduce water into the old and new reservoirs of the Town. Generally, this includes, but is not restricted to, the watersheds of Mill Brook and Stockwell Brook above the reservoirs. The area shall be defined by the U.S. Soil Conservation Service of the Department of Agriculture and will be shown on the amended zoning map filed with the Town Clerk.

14.3 Lot Requirements.

14.3.1 Area. Minimum lot size six (6) acres per dwelling unit excluding wetlands, water bodies, land within the 100 year floodplain and land within the deeded flowage rights to the State of New Hampshire Flood Control System. *(Amended March 1992, March 2020)*

14.3.1.1 Alternative lot requirements. Alternative lots (See Section 6.3) shall have a minimum area of ten (10) acres per dwelling unit and meet the established six (6) acre requirement of this section. *(Amended March 1992)*

14.3.2 Frontage. A minimum of three hundred (300) feet on a Class V or better road. *(Amended March 1992)*

14.3.3 Setbacks. No residence, building, structure, feed lot, outflow from building drainage, septic system or its containment area shall be located less than two hundred (200) feet from open water and perennial streams nor less than one hundred-fifty (150) feet from intermittent streams, the 100 year floodplain, the deeded flowage rights to the State of New Hampshire Flood Control System, or any wetland or water body. *(Amended March 1992, March 2003, Amended March 2020)*

14.3.4 Erosion and Sediment Control. Any disturbance of slopes of fifteen (15) percent or more shall require an erosion and sediment control plan approved by the Planning Board.

14.3.5 Permitted changes within the setback area. *(Adopted March 2007)*

1. The setback area defined in section 14.3.3 shall be left in its natural state and where existing, a natural woodland buffer shall be maintained.
2. Where existing, a natural woodland buffer must be maintained. Tree cutting shall be limited to not more than fifty (50) percent of the basal area of trees, and not more than fifty (50) percent of the total number of saplings, in a twenty (20) year period. A healthy, well-distributed stand of trees, saplings, shrubs, and ground cover shall be maintained. Stumps and their root systems must remain intact in the ground. Dead, diseased, fallen or dangerous trees, saplings, limbs, shrubs, and ground cover may be removed following applicable Best Management Practices (BMPS).

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

One (1) driveway access may be permitted within the setback area, provided the driveway construction plan and erosion control plan are approved by the Planning Board in accordance with applicable zoning and regulations. As approved, necessary alteration of terrain, removal of rocks, stumps and roots are permitted exclusively for driveway construction and associated stormwater management and erosion control. Any activity or construction within the setback is subject to inspection as a condition of approval; solely to insure compliance with any approval or permit.

14.4 **Prohibited Uses.**

The following uses are prohibited within the Watershed District. *(Amended March 1991)*

- a. The use of any hazardous or toxic materials or liquids within the above stated set back areas.
- b. No pasturing of livestock or fowl will be permitted within one hundred (100) feet of open flowing water. It will be the responsibility of the land owner to protect the water by installing adequate and proper fencing.
- c. No land shall be filled, excavated or graded and no land shall be used in such a way that would cause substantial or avoidable erosion or alter existing patterns of natural water flow in the Watershed District, except for those uses incidental to permitted residential and agricultural construction.
- d. All uses other than residential or agricultural.

14.5 **Cluster Development.**

Cluster developments shall be permitted within the Watershed District in accordance with the Cluster Development Regulation and provided such proposed Cluster Development shall conform to all setback requirements specified in this section.

14.6 **Previous Regulations.**

This District will incorporate the regulation to protect the purity of the water of Mill Brook Wilton, under the provision of Chapter 57, Laws of 1899, entitled "An act for the better protection of public water supplies" as adopted at special Town Meeting on December 4, 1904.

14.7 **Special Exceptions.**
(Adopted March 2001)

The following uses will only be allowed as special exceptions by the Zoning Board of Adjustment (ZBA) and by site plan review and approval by the Planning Board. (See also Section 4.12). *(Amended March 2022)*

- 14.7.1 **Commercial and Industrial Uses.** The ZBA may, in appropriate cases subject to appropriate conditions, permit commercial or industrial uses in the District as a special exception, provided it is permitted in the underlying zoning district and complies with the requirements of Section 14.1 Purpose, Section 14.3 Lot Requirements and Section 4.10 Performance Standards. *(Amended March 2022)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

15.0 PERSONAL WIRELESS SERVICE FACILITIES
(Adopted March 2001)

15.0.1 Purpose and Intent.

It is the express purpose of this Article to permit carriers to locate personal wireless service facilities within particular areas of the Town of Wilton consistent with appropriate land use regulations that will ensure compatibility with the visual and environmental features of the Town. Compatibility with the visual features of Wilton is measured based on the change in community scale and character in relation to the height, mass, materials, contrasts, or proportion within the surroundings of a proposed personal wireless service facility. This Article enables the review of the locating and siting of personal wireless service facilities by the Town of Wilton so as to eliminate or mitigate the visual and environmental impacts of personal wireless service facilities. This Article is structured to encourage carriers to locate on existing buildings and structures whenever possible. New ground-mounted personal wireless facilities are permitted, but only when the use of existing structures and buildings is found to be infeasible. Co-location is encouraged for all personal wireless service facility applications and the review of a personal wireless facility shall be on the basis of the site being built using all positions on the mount.

15.0.2 Applicability.

The terms of this Article and the Site Plan Review Regulations shall apply to personal wireless service facilities proposed to be located on property owned by the Town of Wilton, on privately owned property, and on property that is owned by any other governmental entity that acts in its proprietary capacity to lease such property to a carrier.

15.0.3 Definitions.

For the purpose of this Article, the following terms shall have the meaning given herein:

15.0.3.1 Antenna. The surface from which wireless radio signals are sent and/or received by a personal wireless service facility.

15.0.3.2 Antenna Array. A collection of antennas attached to a mount to send and receive radio signals.

15.0.3.3 Average Tree Canopy Height. An average height found by inventorying the height at above-ground level (AGL) of all trees over twenty (20) feet in height for a defined area, such as the area delineated in Section 15.4.1.6.

15.0.3.4 Camouflaged. A personal wireless service facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure.

15.0.3.5 Carrier. A company that provides personal wireless services; also sometimes referred to as a provider.

15.0.3.6 Co-location. The use of a single mount on the ground by more than one carrier (vertical co-location) or the same carrier with multiple licenses, and/or the use of several mounts on an existing building or structure by more than one carrier or the same carrier with multiple licenses.

15.0.3.7 Environmental Assessment (EA). An EA is a document required by the Federal Communications Commission (FCC) and the National Environmental Policy Act (NEPA) when a personal wireless service facility is placed in certain designated areas.

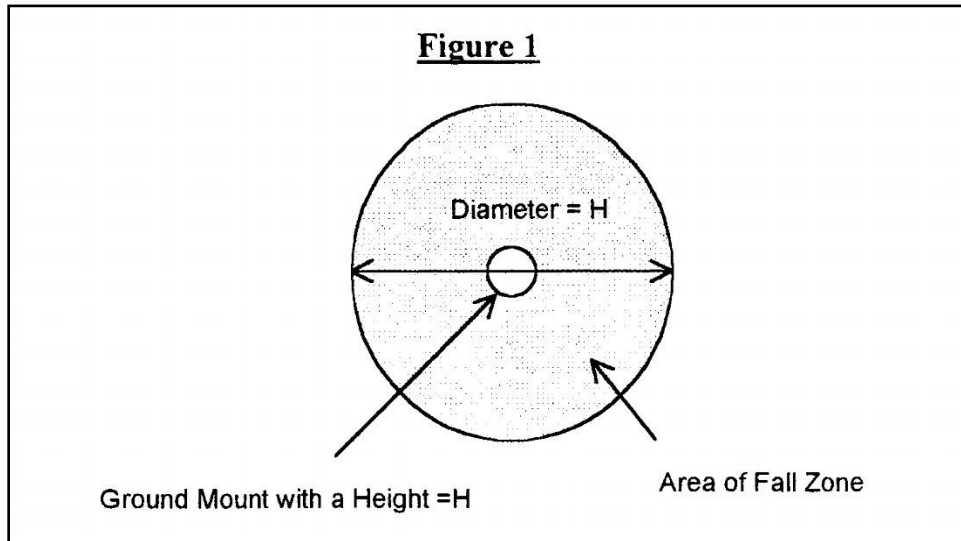
15.0.3. Equipment Shelter. An enclosed structure, cabinet, shed, vault, or box near the base of the mount within which are housed equipment for personal wireless service facilities, such as

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.

15.0.3.9 Facility. See Personal Wireless Service Facility.

15.0.3.10 Fall Zone. The area on the ground from the base of a ground-mounted personal wireless service facility that forms a circle with a diameter equal to the height of the facility, including any antennas or other appurtenances, as set forth in Figure 1. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.



15.0.3.11 Guyed Tower. A monopole or lattice tower that is secured to the ground or other surface by diagonal cables for lateral support.

15.0.3.12 Height. The height above ground level (AGL) from the natural grade of a site to the highest point of a structure.

15.0.3.13 Lattice Tower. A type of mount with multiple legs and structural cross bracing between the legs that is self-supporting and free-standing.

15.0.3.14 Mast. A thin pole that resembles a street light standard or a telephone pole. A dual-polarized antenna is typically deployed on a mast.

15.0.3.15 Monopole. A thicker type of mount than a mast that is self-supporting with a single shaft of wood, steel or concrete, or other material, that is designed for the placement of antennas and arrays along the shaft.

15.0.3.16 Mount. The structure or surface upon which antennas are mounted, including the following four types of mounts:

1. Roof-mounted: mounted on the roof of a building.
2. Side-mounted: mounted on the side of a building.
3. Ground-mounted: mounted on the ground.
4. Structure-mounted: mounted on a structure other than a building.

15.0.3.17 Personal Wireless Service Facility. Facility for the provision of personal wireless services, as defined by the Telecommunications Act of 1996, as amended. Personal Wireless Service facilities include a mount, antenna, equipment shelter, and other related equipment.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 15.0.3.18 Personal Wireless Services. The three types of services regulated by this Ordinance:
1. Commercial mobile radio services;
 2. Unlicensed wireless services;
 3. Common carrier wireless exchange access services as described in the Telecommunications Act of 1996, as amended.
- 15.0.3.19 Radio Frequency (RF) Engineer. An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.
- 15.0.3.20 Radio Frequency Radiation (RFR). The emissions from personal wireless service facilities.
- 15.0.3.21 Security Barrier. A wall, fence, or berm that restricts an area from unauthorized entry or trespass.
- 15.0.3.22 Separation. The distance between one carrier's array of antennas and another carrier's array.

15.1 District Regulations.

- 15.1.1 Location. Personal wireless service facilities shall be permitted in all Zoning Districts. Applicants seeking approval for personal wireless service facilities shall first evaluate existing structures for the siting of personal wireless service facilities. Only after finding that there are no suitable existing structures pursuant to Section 15.1.3 herein, shall a provider propose a new ground-mounted facility.
- 15.1.2 Existing Structures: Policy. Personal wireless service facilities shall be located on existing structures, including but not limited to buildings, water towers, existing telecommunications facilities, utility poles or towers, and related facilities, provided that such installation preserves the character and integrity of those structures.
- 15.1.3 Existing Structures: Burden of Proof. The applicant shall have the burden of proving that there are no existing structures which are suitable to locate its personal wireless service facility and/or transmit or receive radio signals. To meet that burden, the applicant shall take all the following actions to the extent applicable:
- a. The applicant shall submit to the Planning Board a list of all contacts made with owners of potential sites regarding the availability of potential space for a personal wireless service facility. If the Planning Board informs the applicant that additional existing structures may be satisfactory, the applicant shall contact the property owner(s) of those structures.
 - b. The applicant shall provide copies of all letters of inquiry made to owners of existing structures and letters of rejection. If letters of rejection are not provided, at a minimum, unanswered "Return Receipt Requested" forms from the U.S. Postal Service shall be provided for each owner of existing structures that was contacted.
 - c. If the applicant claims that a structure is not capable of physically supporting a personal wireless service facility, this claim must be certified by a licensed professional civil engineer. The certification shall, at a minimum, explain the structural issues and demonstrate that the structure cannot be modified to support the personal wireless service facility without unreasonable costs. The estimated cost shall be provided to the Planning Board.
- 15.1.4 Ground-Mounted Facilities: Policy. If the applicant demonstrates that it is not feasible to locate on an existing structure, ground-mounted personal wireless service facilities shall be designed

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

so as to be camouflaged to the greatest extent possible, including but not limited to use of compatible building materials and colors, screening, landscaping, and placement within trees.

15.2 Use Regulations.

A personal wireless service facility shall require a building permit in all cases and may be permitted as follows:

15.2.1 Existing Tower Structures. Subject to the issuance of a building permit that includes review by the Planning Board, which review shall be limited to issues relating to access, bonding, and security for removal, structural integrity and appropriate camouflage of such siting, carriers may locate a personal wireless service facility on any guyed tower, lattice tower, mast, or monopole in existence prior to the adoption of this Article, or on any personal wireless service facility previously approved under the provisions of this Article so long as the co-location complies with the approved site plan. All the Performance Standards from this Article shall be met. This provision shall apply only so long as the height of the mount is not increased, a security barrier already exists, and the area of the security barrier is not increased. Otherwise, site plan review is required.

15.2.2 Reconstruction of Existing Tower Structures. An existing guyed tower, lattice tower, monopole, or mast in existence prior to the adoption of this Article may be reconstructed with a maximum twenty (20) foot increase in height so as to maximize co-location so long as the standards of this Article are met and so long as this twenty (20) foot increase in height does not cause a facility previously existing at less than two hundred (200) feet to exceed two hundred (200) feet in height. The mount shall be replaced with a similar mount that does not significantly increase the visual impact on the community. Site plan review is required.

15.2.3 Existing Structures. Subject to the provisions of this Article, and minor site plan review under RSA 674:43:III, and except as otherwise permitted under Section 15.2.1, a carrier may locate a personal wireless service facility on an existing structure, building, utility tower or pole, or water tower. For the purpose of this section, new structures that are conforming to all other district zoning requirements shall be considered as existing structures.

15.2.4 Ground-Mounted Facility. A personal wireless service facility involving construction of a ground mount shall require site plan review and be subject to the provisions of this Article.

15.3 Dimensional Requirements.

Personal wireless service facilities shall comply with the following requirements:

15.3.1 Height, Maximum. In no case shall a personal wireless service facility exceed two hundred (200) feet in height, unless the mount for the facility was greater than two hundred (200) feet in height prior to the adoption of this Article.

15.3.2 Height, Existing Structures and Utility Poles. Carriers that locate new personal wireless service facilities on water towers, electric transmission and distribution towers, utility poles and similar existing utility structures, guyed towers, lattice towers, masts, and monopoles may be permitted to increase the height of those structures no more than twenty (20) feet if the additional height will not materially impair the visual impacts of the site. This increase in height shall only be permitted once for each structure.

15.3.3 Height, Other Existing Structures. The height of a personal wireless service facility shall not increase the height of a structure by more than fifteen (15) feet, unless the facility is completely camouflaged; for example, a facility completely within a flagpole, steeple, or chimney. The

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

increase in the height of the structure shall be in scale and proportion to the structure as originally configured. A carrier may locate a personal wireless service facility on a building that is legally nonconforming with respect to height, provided that the provisions of this Article are met.

- 15.3.4 Height, Ground-Mounted Facilities. Ground-mounted personal wireless service facilities shall not project higher than twenty (20) feet above the average tree canopy height within a one hundred and fifty (150) foot radius of the mount, security barrier, or designated clear area for access to equipment, whichever is greatest.
- 15.3.5 Setbacks. All personal wireless service facilities and their equipment shelters shall comply with the building setback provisions of the zoning district in which the facility is located. Fences shall comply with the setback provisions of the zoning district in which the facility is located if the fence is six (6) feet or more in height, in accordance with the appropriate Zoning Ordinances.
- 15.3.6 Fall Zone for Ground Mounts. In order to ensure public safety, the minimum distance from the base of any ground mount of a personal wireless service facility to any property line, public road, habitable dwelling, business or institutional use, or public recreational area shall be, at a minimum, the distance equal to the fall zone, as defined in this article. The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be shown on all applicable plans submitted to the Town, and the terms of the easement shall be provided as part of the site plan review.
- 15.3.7 Fall Zone for Non-Ground Mounts — In the event that an existing structure is proposed as a mount for a personal wireless service facility, a fall zone shall not be required, but the setback provisions of the zoning district shall apply. In the case of pre-existing nonconforming structures, personal wireless service facilities and their equipment shelters shall not increase any nonconformities.

15.4 Performance and Design Standards.

15.4.1 Visibility.

15.4.1.1 Visual impacts are measured on the basis of:

- a. Change in community scale, as exhibited in relative height, mass or proportion of the personal wireless service facility within their proposed surroundings.
- b. New visible elements proposed on a contrasting background.
- c. Different colors and textures proposed against a contrasting background.
- d. Use of materials that are foreign to the existing built environment.

15.4.1.2 Enhancements are measured on the basis of:

- a. Conservation of opportunities to maintain community scale; e.g., buffering areas and low-lying buildings should not be compromised so as to start a trend away from the existing community scale.
- b. Amount and type of landscaping and/or natural vegetation.
- c. Preservation of view corridors, vistas, and view sheds.
- d. Continuation of existing colors, textures, and materials.

15.4.1.3 Visibility focuses on:

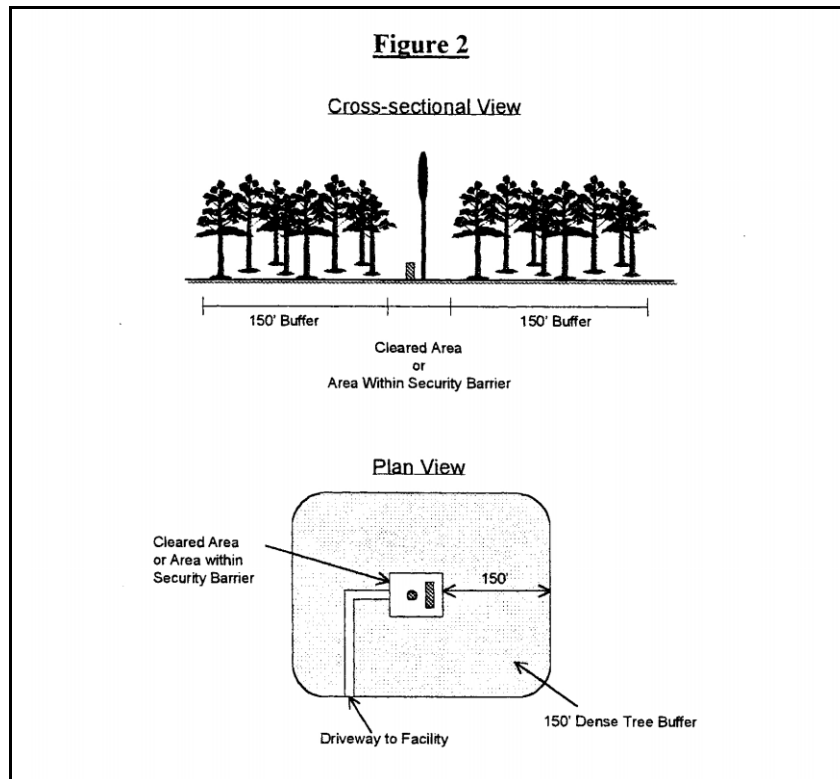
WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Eliminating or mitigating visual impact.
- b. Protecting, continuing, and enhancing the existing environment.

15.4.1.4 Camouflage for Facilities on Existing Buildings or Structures: Roof Mounts. When a personal wireless service facility extends above the roof height of a building on which it is mounted, every effort shall be made to conceal or camouflage the facility within or behind existing or new architectural features to limit its visibility from public ways. Facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building's silhouette.

15.4.1.5 Camouflage for Facilities on Existing Buildings or Structures: Side Mounts. Personal wireless service facilities which are side mounted shall blend with the existing building's architecture and, if individual antenna panels are over five (5) square feet, the panels shall be painted or shielded with material consistent with the design features and materials of the building.

15.4.1.6 Camouflage for Ground-Mounted Facilities. All ground-mounted personal wireless service facilities shall be surrounded by a buffer of dense tree growth that extends continuously for a minimum distance of one hundred and fifty (150) feet from the mount, security barrier, or designated clear area for access to equipment, whichever is greatest, and screens views of the facility in all directions, as set forth in Figure 2. These trees must be existing on the subject property, planted on site, or be within a landscape easement on an adjoining site. The Planning Board shall have the authority to decrease, relocate, or alter the required buffer based on site conditions. The one hundred and fifty (150) foot vegetative buffer area shall be protected by a landscape easement or be within the area of the carrier's lease. The easement or lease shall specify that the trees within the buffer shall not be removed or topped, unless the trees are dead or dying and present a hazard to persons or property.



WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 15.4.2 Color. To the extent that any personal wireless service facilities extend above the height of the vegetation immediately surrounding it, they shall be of a color which blends with the background or surroundings.
- 15.4.3 Equipment Shelters. Equipment shelters for personal wireless service facilities shall be designed consistently with one of the following design standards:
- 15.4.3.1 Equipment shelters shall be located in underground vaults; or
- 15.4.3.2 Equipment shelters shall be designed so that the shelters are architecturally consistent, with respect to materials and appearance, to the buildings in the area of the personal wireless service facility; or
- 15.4.3.3 Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Planning Board shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood; or
- 15.4.3.4 If mounted on a roof top, the equipment shelter shall be concealed or camouflaged so that the shelter either is not visible at grade or appears to be a part of the original structure.
- 15.4.4 Lighting, Signage, and Security.
- 15.4.4.1 Lighting. The mounts of personal wireless service facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment, structures and any other facilities on site shall be shielded from abutting properties. Any lighting shall not be visible off-site of the property. Foot-candle measurements at any height at the property line shall be 0.0 initial foot candles.
- 15.4.4.2 Signage. Signs shall be limited to those needed to identify the property and the owner and warn of any danger. All signs shall comply with the requirements of Section 16.0 SIGNS of the Wilton Zoning Ordinance.
- 15.4.4.3 Security Barrier. The Planning Board shall have final authority on whether a ground-mounted personal wireless service facility should be surrounded by a security barrier.
- 15.4.5 Historic Buildings and Districts.
- 15.4.5.1 Any personal wireless service facility located on or within an historic structure shall not alter the character-defining features, distinctive construction methods, or original historic materials of the building.
- 15.4.5.2 Any alteration made to an historic structure to accommodate a personal wireless service facility shall be fully reversible.
- 15.4.5.3 Personal wireless service facilities authorized by this subsection shall be concealed within or behind existing architectural features, or shall be located so that they are not visible from public roads and viewing areas.
- 15.4.5.4 Personal wireless service facilities located in the Wilton Historic District shall comply with the provisions of the Historic District Commission.
- 15.4.6 Scenic Landscapes and Vistas. Ground-mounted facilities shall not be located within open areas that are clearly visible from public roads, recreational areas, or abutting properties. All ground-mounted personal wireless service facilities shall be surrounded by a buffer of dense tree growth as per Section 15.4.1.6 of the Wilton Zoning Ordinance.
- 15.4.7 Driveways. If available, existing entrances and driveways to serve a personal wireless service facility shall be utilized, unless the applicant can demonstrate that a new entrance and driveway

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

will result in less visual, traffic, and environmental impact. New driveways to serve a personal wireless service facility shall not exceed twelve (12) feet in width. A gravel or crushed stone surface is encouraged.

- 15.4.8 Antenna Types. Any antenna array placed upon an existing or proposed ground mount, utility pole, or transmission line mount shall have a diameter of no more than four (4) feet, exclusive of the diameter of the mount. A larger diameter antenna array may be permitted after a finding by the Planning Board that the visual impacts of a larger antenna array are negligible.
- 15.4.9 Ground and Roof Mounts. All ground mounts shall be of a mast type mount. Lattice towers, guyed towers, and roof-mounted monopoles are expressly prohibited, unless constructed as part of a reconstruction project permitted under Section 15.2.2 of the Wilton Zoning Ordinance.
- 15.4.10 Hazardous Waste. No hazardous waste shall be discharge on the site of any personal wireless service facility. If any hazardous materials are to be used on site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least one hundred and ten percent (110%) of the volume of the hazardous materials stored or used on the site.
- 15.4.11 Noise. Personal wireless service facilities shall not generate noise in excess of that permitted under Section 4.10.2 Noise of the Wilton Zoning Ordinance. (*Amended March 2022*)
- 15.4.12 Radio Frequency Radiation (RFR) Standards. All equipment proposed for a personal wireless service facility shall be fully compliant with the FCC Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation (FCC Guidelines, under Report and Order, FCC 96-326, published on August 1, 1996), and all subsequent amendments.

15.5 Monitoring and Maintenance.

- 15.5.1 Maintenance. The owner of the facility shall maintain the personal wireless service facility in good condition. Such maintenance shall include, but shall not be limited to, painting structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping.
- 15.5.2 Monitoring. As part of the issuance of the site plan approval or building permit, the property owner shall agree that the Town of Wilton may enter the subject property to obtain RFR measurements and noise measurements at the expense of the carrier. The Town shall provide reasonable written notice to the carrier and landowner and provide them the opportunity to accompany the Town representatives when the measurements are conducted.
- 15.5.3 Security for Removal. Recognizing the hazardous situation presented by abandoned and unmonitored telecommunications facilities, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned telecommunications facilities in the event that a facility is abandoned and the facility owner is unwilling or unable to remove the facility in accordance with Section 15.6.2. The amount of the security shall be based upon the removal cost plus fifteen percent (15%), provided by the applicant and certified by a professional structural engineer licensed in New Hampshire. The owner of the facility shall provide the Planning Board with a revised removal cost estimate and structural evaluation prepared by a professional structural engineer licensed in New Hampshire every five (5) years from the date of the Planning Board's approval of the site plan. If the cost has increased more than fifteen percent (15%), then the owner of the facility shall provide additional security in the amount of the increase.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

15.6 **Abandonment or Discontinuation of Use.**

- 15.6.1 **Notification.** At such time that a carrier plans to abandon or discontinue operation of a personal wireless service facility, such carrier will notify the Town by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty (30) days prior to abandonment or discontinuation of operations. In the event that a carrier fails to give such notice, the personal wireless service facility shall be considered abandoned upon such discontinuation of operations.
- 15.6.2 **Removal.** Upon abandonment or discontinuation of use, the owner of the facility shall physically remove the personal wireless service facility within ninety (90) days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
- a. Removal of antennas, mount, equipment shelters and security barriers from the subject property.
 - b. Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.
 - c. Restoring the location of the personal wireless service facility to its natural condition, except that any landscaping and grading shall remain in the after-condition.
- 15.6.3 **Failure to Remove.** If the owner of the facility does not remove the facility upon the Zoning Administrator's order, then the Board of Selectmen shall, after holding a public hearing with notice to the owner and abutters, issue a declaration of abandonment. The owner of the facility shall dismantle and remove the facility within ninety (90) days of receipt of the declaration of abandonment by the Board of Selectmen. If the abandoned facility is not removed within ninety (90) days, the Town may execute the security to pay for this action.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

15A.0 ***SMALL WIND ENERGY SYSTEMS***
(Adopted March 2010)

15A.1 **Purpose.**

This small wind energy systems ordinance is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA 672:1-III-a. The purpose of this ordinance is to accommodate small wind energy systems in appropriate locations, while protecting the public's health, safety and welfare. In addition, this ordinance provides a permitting process for small wind energy systems to ensure compliance with the provisions of the requirements and standards established herein.

15A.2 **Definitions.**

- 15A.2.1 Meteorological tower (MET tower). Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this ordinance, met towers shall refer only to those whose purpose are to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.
- 15A.2.2 Modification. Any change to the small wind energy system that materially alters the size, type or location of the small wind energy system. Like-kind replacements shall not be construed to be a modification.
- 15A.2.3 Net metering. The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.
- 15A.2.4 Power grid. The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.
- 15A.2.5 Shadow flicker. The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.
- 15A.2.6 Small wind energy system. A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.
- 15A.2.7 System height. Means the vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.
- 15A.2.8 Tower. The monopole, guyed monopole or lattice structure that supports a wind generator.
- 15A.2.9 Tower height. The height above grade of the fixed portion of the tower, excluding the wind generator.
- 15A.2.10 Wind generator. The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

15A.3 **Location.**

The installation and operation of small wind energy system facilities are permitted in the General Residence and Agricultural District. They are also permitted as special exceptions by the Zoning Board of Adjustment in the General Residence District, Commercial District and Industrial District. When reviewing an application for a special exception under this section, the Zoning Board shall consider the factors listed in section 15A.5.3, “Review Considerations.” (See also Section 4.12) (*Amended March 2022*)

15A.4 **Standards.**

- 15A.4.1 **Setbacks.** The setback for small energy system towers shall be equal to one and one-half (1½) times the proposed system height. Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located.
- 15A.4.2 **System Height.** The maximum system height shall be restricted to 35 feet above the tree canopy within 300 feet of the small wind energy system. In no situation shall the system height exceed 150 feet.
- 15A.4.3 **Sound Level.** The combined sound level of all small wind energy systems on a site shall not exceed 55 decibels using the A scale (DBA), as measured at the site property line, except during short-term events such as severe wind storms and utility outages.
- 15A.4.4 **Shadow Flicker.** Small wind energy systems shall be sited in a manner that does not result in shadow flicker impacts offsite. The applicant has the burden of proving that the shadow flicker will not be visible to neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.
- 15A.4.5 **Signs.** All signs including flags streamers and decorative items, both temporary and permanent, are prohibited on the small wind energy system, except for manufacturer identification or appropriate warning signs.
- 15A.4.6 **Code Compliance.** The small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code.
- 15A.4.7 **Aviation.** The small wind energy system shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.
- 15A.4.8 **Visual Impacts.** It is inherent that small wind energy systems may pose some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner’s access to the optimal wind resources on the property.
- a. The applicant shall demonstrate through project site planning and proposed mitigation that the small wind energy system’s visual impacts will be minimized for surrounding neighbors and the community. This may include, but not be limited to information regarding site selection, wind generator design or appearance, buffering, and screening of ground mounted electrical and control equipment. All electrical conduits shall be underground.
 - b. The color of the small wind energy system shall either be the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the surrounding environment. Approved colors include but are not limited to earth tones, off-white or gray.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- c. A small wind energy system shall not be artificially lit unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA determination to establish the required markings and/or lights for the small wind energy system.

15A.4.9 Capacity. The total combined output capacity of all small wind energy systems on a single lot must not exceed 100 kw.

15A.4.10 Approved Wind Generators. The manufacturer and model of the wind generator to be used in the proposed small wind energy system must have been approved by the California Energy Commission or the New York State Energy Research and Development Authority, or a similar list approved by the state of New Hampshire, if available.

15A.4.11 Utility Connection. If the proposed small wind energy system is to be connected to the power grid through net metering, it shall adhere to RSA 362-A:9.

15A.4.12 Access. The tower shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

15A.4.13 Clearing. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.

15A.5 Site Plan Review.

15A.5.1 Review Required. All small wind energy systems, their towers and associated equipment shall be subject to site plan review and approval by the Planning Board. Site plan review by the Planning Board shall be required for any physical modification to an existing small energy wind system. MET towers that receive site plan approval shall be permitted on a temporary basis not to exceed three (3) years from the date the building permit to construct the MET Tower was issued.

15A.5.2 Application. An application with designs for towers, additional support features and all associated facilities and accessories shall be submitted to the Planning Board. Applications shall contain a site plan with the following information:

- a. Property lines and physical dimensions of the applicant's property.
- b. Location, dimensions, and types of existing major structures on the property.
- c. Location of the proposed small wind energy system, foundations, guy anchors and associated equipment.
- d. Tower foundation blueprints or drawings.
- e. Tower blueprints or drawings.
- f. Setback requirements as outlined in this ordinance.
- g. The right-of-way of any public road that is contiguous with the property.
- h. Any overhead utility lines.
- i. Small wind energy system specifications, including manufacturer, model, rotor diameter, tower height, tower type, nameplate generation capacity.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- j. Small wind energy systems that will be connected to the power grid shall include a copy of the application for interconnection with their electric utility provider.
 - k. Sound level analysis prepared by the wind generator manufacturer or qualified engineer.
 - l. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the NH State Building Code.
 - m. Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
 - n. List of abutters to the applicant's property.
- 15A.5.3 Review Considerations. When considering applications for the construction and operation of small wind energy systems, the Planning Board and the Board of Adjustment will consider factors including, but not limited to:
- a. Proximity to residential buildings.
 - b. Physical and visual impact of the system on surrounding properties.
 - c. Effect on the value of surrounding properties.
 - d. Effect on the character and natural features of the site and surrounding properties.
 - e. Frequency of maintenance visits to the site.
 - f. Potential nuisances such as interference with neighborhood television, telephone or radio reception.
 - g. Comments from abutters.
- 15A.5.4 Public Notice. Public notification will be in accordance with the Site Plan Review Process.
- 15A.5.5 Security for Removal. The applicant shall post a bond to cover the cost of removal of the small wind energy system and site restoration in the event of abandonment.
- 15A.6 Abandonment or Discontinuation of Use**
- 15A.6.1 Notification. At such time that a small wind energy system is scheduled to be abandoned or discontinued, the applicant will notify the planning board and building inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.
- 15A.6.2 Removal. Upon abandonment or discontinuation of use, the owner shall physically remove the small wind energy system within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the building inspector. "Physically remove" shall include, but not be limited to:
- a. Removal of the wind generator and tower and related above-grade structures.
 - b. Restoration of the location of the small wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in its same condition at initiation of abandonment.
- 15A.6.3 Abandonment. In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous 12-month period. After the 12 months of inoperability, the building inspector may issue a Notice of Abandonment to the owner of the small wind energy system. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. After review of the information provided by the owner, the building inspector, with consultation from the

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

Planning Board, shall determine if the small wind energy system has been abandoned. If it is determined that the small wind energy system has not been abandoned, the building inspector shall withdraw the Notice of Abandonment and notify the owner of the withdrawal.

- 15A.6.4 **Failure to Remove.** If the owner fails to respond to the Notice of Abandonment or if, after review by the building inspector, it is determined that the small wind energy system has been abandoned or discontinued, the owner of the small wind energy system shall remove the wind generator and tower at the owner's sole expense within 3 months of receipt of the Notice of Abandonment. If the owner fails to physically remove the small wind energy system after the Notice of Abandonment procedure, the building inspector or Board of Selectmen may pursue legal action to have the small wind energy system removed at the owner's expense.

15A.7 Violation.

It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance. Small wind energy systems installed prior to the adoption of this ordinance are exempt from this ordinance except when modifications are proposed to the small wind energy system.

15A.8 Penalties.

Any person who fails to comply with any provision of this ordinance or a building permit issued pursuant to this ordinance shall be subject to enforcement and penalties as allowed by NH Revised Statutes Annotated Chapter 676:17.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

15B.0 SOLAR COLLECTION SYSTEMS
(Adopted March 2020)

15B.1 Authority and Purpose

This solar collection system ordinance is enacted in accordance with RSA 674:17(I)(j) and for the purposes outlined in RSA 672:1-III-a, as amended. This ordinance is intended to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety and welfare, and to facilitate the State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated polices of NH RSA 374-G and 362-F.

15B.2 Definitions

- 15B.2.1 Agricultural System. Any SCS intended primarily to reduce on-site consumption of utility power for agricultural uses with (a) a Rated Capacity of one megawatt (MW) alternating current (AC) or less and (b) five acres or less Solar Land Coverage, provided any existing agricultural use is preserved at the time of installation.
- 15B.2.2 Ground Mounted. The portion of an SCS that is affixed to or placed upon the ground including, without limitation, fixed, passive or active tracking or racking systems, as well as mobile solar collection equipment with more than 64 square feet of collecting surface which remains anywhere on a site for more than 30 consecutive days.
- 15B.2.3 Industrial System. Any SCS intended to (1) reduce on-site consumption of utility power, (2) generate power for sale to customers, or (3) produce energy strictly for distribution to the power grid, with (a) a Rated Capacity of 30 MW AC or less and (b) 100 acres or less Solar Land Coverage.
- 15B.2.4 Large Commercial System. Any SCS intended primarily to reduce on-site consumption of utility power with (a) a Rated Capacity of five MW AC or less and (b) 20 acres or less Solar Land Coverage.
- 15B.2.5 Rated Capacity. Maximum rated AC output of an SCS based on its design output.
- 15B.2.6 Residential System. Any SCS intended primarily to reduce on-site residential consumption of utility power with 1,000 square feet or less Solar Land Coverage.
- 15B.2.7 Roof Mounted. The portion of an SCS that is mounted on the roof of a permitted structure, including the roof of a garage or over a carport or parking area that is an Accessory Building. The Roof Mounted portion of an SCS shall not be included in the calculation of the SCS's Solar Land Coverage.
- 15B.2.8 Shared System. Any SCS intended primarily to reduce residential and/or commercial consumption of utility power by multiple consumers (e.g., households or businesses) who either (a) own, directly or indirectly, the SCS, or (b) are tenants of the property to be served by the SCS, with (1) a Rated Capacity of 100 kW AC or less and (2) one acre or less Solar Land Coverage. A Shared System could be appropriate for cluster developments, commercial or residential condominiums or cooperatives, or apartment buildings, among others.
- 15B.2.9 Small Commercial System. Any SCS intended primarily to reduce on-site commercial consumption of utility power with (a) a Rated Capacity of 12 kW AC or less and (b) 500 square feet or less Solar Land Coverage.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

15B.2.10 Solar Collection System or SCS. All equipment required to harvest solar energy to generate electricity, including, without limitation, collection and storage devices, mounting hardware and ballast, power conditioning equipment, transfer equipment and parts related to the functioning of that equipment. Solar Collection Systems do not include the equipment used to connect an SCS to the utility grid or site service point or equipment used after that point.

15B.2.11 Solar Land Coverage. The land area of a lot on which all components of the SCS, other than Roof Mounted equipment or equipment installed inside a permitted building, are installed, including, without limitation, mounting equipment, panels and ancillary components, but not including access roads or fencing. Solar Land Coverage shall not equate to impervious surface as that term is used in this ordinance.

15B.3 Table of Permitted Uses.

Notwithstanding anything to the contrary contained elsewhere in the Town zoning ordinance, Solar Collections Systems complying with this ordinance shall be permitted in the following districts:

<u>System</u>	<u>Zoning District</u>					
	Residential	Residential/ Agricultural	Commercial	Downtown Commercial	Industrial	Office Park/ Research and Office Park
Residential	P	P	P	X	X	X
Shared	P	P	P	X	P	P
Agricultural	X	P	P	X	X	X
Small Commercial	X	X	P	P	P	P
Large Commercial	X	X	P	X	P	P
Industrial	X	X	X	X	P	X

P = Use permitted by right with building and electrical permits.

X = Use prohibited.

15B.4 General Requirements and Exemptions.

15B.4.1 The installation and operation of Solar Collection Systems shall comply at all times with applicable building, utility, electrical, fire and other safety codes; State and Federal laws and regulations; local noise and other ordinances, and the performance standards of this ordinance. A copy of the approved interconnection application for all Solar Collection Systems that are tied into the utility grid shall be filed with the Town.

15B.4.2 Except as expressly set forth below, all proposed Solar Collection Systems shall require prior Site Plan review and approval by the Planning Board.

15B.4.3 Ground Mounted Solar Collection Systems:

- a. No Ground Mounted portion of an SCS shall exceed 30 feet in height, provided that it shall be no more than 20 feet in height at the permitted building perimeter on the lot.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. The Ground Mounted portions of Residential Systems shall be located in a side or rear yard between the primary structure and the relevant lot line and shall be reasonably screened from abutting residential properties.
- c. The Ground Mounted portions of Solar Collection Systems shall comply with the impervious surface limitations and related stormwater management requirements in this ordinance and, to the extent they do not conflict with such requirements, any stormwater management requirements imposed in the underlying zoning district(s) and/or overlays.
- d. The Solar Land Coverage of Ground Mounted Solar Collection Systems shall be included in the calculation of maximum lot coverage permitted in the underlying zoning district(s) and/or overlays.

15B.4.4 Roof Mounted Solar Collection Systems:

- a. The Roof Mounted portions of Solar Collection Systems may not exceed the height restrictions applicable to buildings in the underlying zoning district.
- b. Wholly Roof Mounted Residential Systems are exempt from Site Plan review requirements.

15B.4.5 Solar Collection Systems used primarily to benefit the Town of Wilton are municipal systems exempt from land use regulations pursuant to NH RSA 674:54. Solar Collection Systems operated by third parties on land leased from the Town are not exempt municipal systems.

15B.4.6 Solar Collection Systems, other than utility connection equipment, shall be deemed structures that must comply with the setback requirements of the underlying zoning district(s) and/or overlays. The setback for a tracking system in an SCS shall be measured from where the array is closest to the lot line and no portion of an SCS may cross into the setback area.

15B.4.7 The site of an SCS shall be altered only to the extent necessary for its installation and operation and for sufficient all-season access thereto. To the fullest extent practicable, following installation, the site shall be restored to its original state, and, where appropriate, with native species that are consistent with the use of the site (such as slow growth or low ground cover). Placement and installation of Solar Collection Systems shall minimize impact on agricultural activities.

15B.5 Site Plan Review.

The application for a Site Plan review shall comply with the following, as well as any other Site Plan Review Regulations not otherwise covered in this Section 15B.5. To the extent that any of the requirements of this Section 15B.5 conflict with any of the requirements of the Site Plan Review Regulations, the requirements of this Section 15B.5 shall prevail. The Site Plan shall include:

- 15B.5.1 Site Conditions and System Layout. A scale drawing indicating, without limitation, (a) the topography and vegetation in the installation area, both pre- and post-installation, and (b) the location of all equipment to be installed on site, including utility connection point(s) and equipment. To the maximum extent practical, all wiring associated with the utility connection shall be underground.
- 15B.5.2 Equipment Specifications. Manufacturers' specifications for all proposed equipment and its output, as well as for noise generation, anti-reflective materials and other characteristics of the system from time to time identified by the Planning Board.
- 15B.5.3 Emergency Response. (a) Drawings indicating where access to the site for emergency response is located; (b) a narrative or manual detailing response guidance and disconnection locations;

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

and (c) additional industry guidance addressing safety procedures for specific equipment on site.

- 15B.5.4 Natural Resource Buffers. A buffering plan demonstrating how the Ground Mounted portion of an SCS will be effectively screened from public ways and neighboring views, including, without limitation, (a) the location, height and spacing of existing vegetation to be preserved; (b) areas of new planting and the type thereof; and (c) how existing or manufactured topography will be used to reduce visual impact.
- 15B.5.5 Fencing. The location and composition of any fencing required by applicable code or the utility, provided that the Ground Mounted portion of an SCS with a Rated Capacity greater than 100kW AC shall be fenced. The Planning Board may, in addition, require additional security or fencing if the location of the SCS presents a safety concern for abutting land uses.
- 15B.5.6 Erosion Control. The means and location of erosion control measures during installation.
- 15B.5.7 Lighting and Glare. The location, type, strength and direction of all lighting for Ground Mounted equipment or otherwise added to an SCS site, in each case solely to identify access or address safety requirements. For Agricultural, Large Commercial and Industrial Systems, an assessment of potential glare onto abutting structures and roadways, based on different sun to panel angles, seasons, and visibility locations. The Planning Board may require reasonable mitigation of potentially significant glare, including, without limitation, adjustment of the angle of panels, anti-reflective panel coatings, or additional specific screening.
- 15B.5.8 Natural Resource Inventory. If the SCS will disturb ten or more acres of previously undisturbed land, a natural resource inventory detailing site conditions and habitats, as well as undertakings to mitigate any adverse impact on the affected habitats.

15B.6 Stormwater Requirements for Ground Mounted Solar Collection Systems.

- 15B.6.1 Requirements for All Ground Mounted Solar Collection Systems. The Ground Mounted portions of Solar Collection Systems shall be installed in accordance with best management practices for erosion, sedimentation and runoff control during all site preparation, installation and post-installation restoration phases, in order to maintain healthy surface and subsurface conditions that can attenuate stormwater.
- 15B.6.2 SCS Requiring NH DES Alteration of Terrain (AoT) Permit (RSA 485-A:17):
- a. An applicant shall file the final AoT permit with the Town. The terms and conditions of the permit shall be incorporated by reference into any Planning Board approval of the SCS and shall be enforceable by the Town in accordance with this ordinance.
 - b. The holder of an AoT permit shall not be required to comply with the requirements of Section 15B.6.3 of this ordinance, although the Planning Board may, but shall not be required to, perform further review of stormwater and erosion controls in place at the site of the SCS where an AoT permit has been issued. Issuance of the permit shall not affect the applicant's obligations to address all issues required by a Site Plan review.
- 15B.6.3 SCS Not Requiring an AoT Permit:
- a. If the Ground Mounted portion of an SCS (a) requires land clearing and grubbing of mature forested cover (1) to accommodate more than 30% of the proposed Solar Land Coverage and (2) over more than one acre, or (b) has Solar Land Coverage greater than one acre and is located on a slope greater than five percent, the applicant shall submit a plan to manage stormwater runoff that is directly related to the SCS.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- b. The stormwater management plan referred to in Section 15B.6.3(a) shall take into account the nature of the installation and how the spacing, slope and row separation of collection equipment will affect or enhance stormwater infiltration. Percolation tests or site-specific soil information may be provided to demonstrate that recharge can be achieved without engineered solutions. The Planning Board may require additional information about the potential for concentrated runoff due to the type of collection equipment, slope, soil type and the impact of other true impervious areas (such as equipment pads and roadways).

15B.7 Abandonment and Decommissioning.

- 15B.7.1 The owner or operator of an SCS other than a Residential System shall give not less than [one] month's prior written notice to the Town of its intent to cease operation of the SCS for any reason. An SCS shall be deemed to be abandoned or decommissioned upon the earlier to occur of (a) the date on which its operation will cease as indicated in the notice to the Town or (b) six months after operation thereof has been discontinued for any reason, unless the Town has given its prior written consent to the discontinuance.
- 15B.7.2 The Ground Mounted portions of an abandoned or decommissioned SCS that are above grade shall be removed in accordance with applicable State, Federal and local rules, regulations and ordinances, including, without limitation, requirements for the disposal of hazardous materials, and the site shall be restored to its natural state, within six months following the date on which it is abandoned or decommissioned. The Building Inspector shall inspect the site and determine whether removal has complied with this ordinance.
- 15B.7.3 The application for a Large Commercial or Industrial System shall include a plan addressing the decommissioning of the SCS and the removal of the equipment as required by Section 15B.7.2. As a condition to the approval of a Large Commercial or Industrial System, the owner or operator shall post a bond or other surety in an amount and on terms and conditions determined by the Planning Board and issued by an institution acceptable to it, covering the full cost of removing the SCS if it is not properly and timely removed as required by Section 15B.7.2. The Planning Board may review the amount of the bond or surety from time to time and require it to be adjusted so that it is adequate for its purpose.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

16.0 SIGNS

The purpose of this ordinance is to preserve the visual character of Wilton while providing signs that direct and indicate the location of a business; identify businesses or individuals within a building; denote a service; or enhance traffic and pedestrian safety. Signs shall be permitted in each district as follows. *(Amended March 2016)*

16.1 General Provisions.

(Amended March 2001, March 2014, March 2016)

- a. All signs shall be constructed of durable material and maintained in good condition at all times. Signs should complement the building on which they are located and add to the community image as a whole. Materials, color, lettering and shape should be compatible with surrounding building materials, colors and textures. Use of sandblasted, carved or painted signs of traditional materials, such as wood, granite or metal, is encouraged.
- b. Signs placed or erected by the Town or State for the purpose of showing street names, traffic directions or regulations, or other municipal or governmental purposes are exempt from the following regulations.
- c.1 Temporary signs are allowed to be placed for thirty days in a calendar year without approval or a sign permit. Signs advertising short-term events can be erected three weeks prior to the event and shall be removed within one week following the date of the event. Temporary signs shall comply with the requirements defined elsewhere in this section. Temporary signs shall not be lighted. Only one temporary sign will be permitted on a lot. Portable reader-board signs can only be used as temporary signs. *(Amended March 2014, March 2016)*
- c.2 Additional temporary signage without approval or sign permit may be located on the owner's property when that property is being offered for sale, rent or lease and for a period of 15 days following the date of the closing or rental/lease of the premises.
 - a. one (1) wall or ground sign per premises, two (2) on corner lots;
 - b. the size of signs must conform to those permitted in the underlying zoning district;
 - c. temporary signs can be placed on privately owned land only with the permission of the land owner. *(Adopted March 2016)*
- d. Before erecting a sign, the applicant must first submit an application for a sign permit to the Building Inspector. The Building Inspector will review and approve/disapprove the application and issue the sign permit on approval. The sign permit fee must be paid upon issuance of the sign permit. The Building Inspector may approve any signs which conform to the Zoning Ordinance and any applicable site plans. The application for the permit shall include: a detailed drawing and description of the sign, materials to be used, mounting hardware, type and intensity of lighting, dimensions of display area, and the location of the sign on the building or property. *(Amended March 2014, March 2016)*
- e. In addition to the penalty provisions of section 22.0, non-conforming signs and/or signs erected without a permit may be removed by the Town of Wilton at the expense of the sign's owner.
- f. *(Repealed March 2016)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- g. Any sign proposed to replace a sign that existed as of March 13, 2001, shall comply with the provisions of this section and obtain a sign permit from the Building Inspector. *(Amended March 2014, March 2016)*
- h. Any of the following signs are prohibited in all zoning districts except as specifically permitted in this ordinance.
 - 1. Off-premises signs.
 - 2. Billboards.
 - 3. Animated, flashing or intermittently illuminated signs.
 - 4. Internally illuminated signs.
 - 5. Signs located on town property or within the public right-of-way. *(Amended March 2016)*

16.2 Residential District and General Residence and Agricultural District.

16.2.1 Permitted Signs.

16.2.1.1 Number. One (1) sign per parcel. *(Amended March 2016)*

16.2.1.2 Size. Maximum of four (4) square feet in area per face, two (2) faces may be used.

16.2.1.3 Location and Height. The top of any freestanding sign shall not be over six (6) feet above the existing ground level. A building sign must not extend above the roof eaves or the rake of the gable end. *(Amended March 2016)*

16.2.1.4 Lighting. No signs shall be illuminated in such a manner as to cause glare, obstruct or interfere with the vision of drivers on the road.

16.2.1.5 *(Repealed March 2001)*

16.2.2 *(Repealed March 2001)*

16.3 Commercial and Industrial District.

This section governs signs in the Commercial District and Industrial District. *(Amended March 2019)*

16.3.1 Permitted Signs.

16.3.1.1 Number. One (1) sign or structure per parcel relating only to the permitted use or uses conducted in the building or on the immediate premises thereof. *(Amended March 2016)*

16.3.1.2 Size. Maximum of one hundred (100) square feet in area per face and a maximum of two faces may be used.

16.3.1.3 Location and Height. The top of any sign shall not exceed sixteen (16) feet above existing ground level. No building sign shall extend above the roof eaves or the rake on the gable end. No sign (except building mounted) shall be placed within fifteen (15) feet of lot lines. All signs or structures must be placed in such a manner that does not obstruct free and clear vision of automobiles or pedestrian traffic. *(Amended March 2003, March 2016)*

16.3.1.4 Lighting. Signs may be illuminated but the lighting shall be confined to the area of the sign and arranged to avoid glare or reflection onto any portion of an adjacent highway, into the path of on-coming vehicles or onto any residential premises, and shall not significantly contribute to light pollution.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

16.3.1.5 *(Repealed March 2001)*

16.3.1.6 Multi-tenant Buildings. A multi-tenant building may have one free-standing sign of up to one hundred (100) square feet. In addition, each individual tenant may have one (1) sign attached to the building with a maximum area of four (4) square feet for the purpose of identifying the type and location of the business or service.

16.3.1.7 Company Symbols and Trademarks. Company symbols and trademarks shall be considered as signs and must meet all of the above requirements.

16.3.1.8 Industrial Parks. As a part of the subdivision of land for an industrial park, the Planning Board may require one (1) directory sign identifying the names and locations of the individual businesses within the park to be located near the entrance of the park. The Directory sign should show the locations of the individual businesses within the park. The sign shall have a maximum area of thirty-two square feet. *(Amended March 2016)*

16.3.2 *(Repealed March 2001)*

16.4 **Office Park District.**

16.4.1.1 Park Development Sign. One (1) park development sign, for informational purposes only, carrying the park name at the park entrance. The sign shall have a maximum area of one hundred (100) square feet with a maximum height of sixteen (16) feet above the entrance road.

- a. One (1) sign shall be located near the entrance of the park and have a maximum area of thirty-two (32) square feet. *(Amended March 2016)*
- b. Two (2) additional signs with a Maximum size of two (2) square feet, may be located at driveway intersections. *(Amended March 2016)*

16.4.1.2 Directory Sign. One (1) directory sign identifying the names and locations of the individual businesses within the park shall be located near the entrance of the park. The Directory sign should show the locations of the individual businesses within the park. The sign shall have a maximum area of thirty-two (32) square feet.

16.4.1.3 Small directional signs. Maximum size of two (2) square feet, may be located at driveway intersections.

16.4.1.4 Lighting. Signs may be illuminated but the lighting shall be confined to the area of the sign and arranged to avoid glare or reflection onto any portion of an adjacent highway, into the path of on-coming vehicles or onto any residential premises, and shall not significantly contribute to light pollution.

16.4.2 Prohibited Signs.

- a. Neon signs.
- b. Mobile or temporary signs.

16.4.3 Company Symbols and Trademarks.

Company symbols and trademarks shall be considered as signs and must meet all of the above restrictions.

16.5 **Downtown Commercial District.**

The following regulations apply to signs located in the Downtown Wilton area as defined in Section 7A.1. *(Amended March 2019)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- 16.5.1 Permitted Signs.
- 16.5.1.1 Number. One (1) more than the number of businesses located on a parcel or four (4), whichever is less, relating only to the permitted use or uses conducted in the building or on the immediate premises thereof. Only one (1) free standing sign is permitted per parcel.
- 16.5.1.2 Free Standing Signs. Any sign supported by structures or supports that are anchored into the ground and that are independent from any building or other structure.
- 16.5.1.2.1 Size. Maximum of forty (40) square feet in area per face and a maximum of two faces may be used.
- 16.5.1.2.2 Location and Height. The top of any sign shall not exceed fourteen (14) feet above existing ground level. No sign (except building mounted) shall be placed within ten (10) feet of the roadway right of way or lot lines. All signs or structures must be placed in such a manner that does not obstruct free and clear vision of automobiles or pedestrian traffic. *(Amended March 2016)*
- 16.5.1.2.3 Lighting. Signs may be illuminated but the lighting shall be confined to the area of the sign and arranged to avoid glare or reflection onto any portion of an adjacent highway, into the path of on-coming vehicles, or onto any residential premises, and shall not significantly contribute to light pollution.
- 16.5.1.3 Wall Signs. Any sign attached parallel to or painted on an exterior wall of a building, and which projects not more than six inches from such wall.
- 16.5.1.3.1 Size. The allowable size of the sign is calculated based on 1.5 square feet per lineal foot of building width with a maximum size of eighty square feet.
- 16.5.1.3.2 Location and Height. The top of any sign shall not exceed sixteen (16) feet above existing ground level. The bottom of any wall sign shall not be less than (3½) feet above existing ground level. *(Amended March 2009)*
- 16.5.1.4 Canopy Signs. Any sign that is a part of or attached to an awning, canopy, marquee or other protective cover over a door, entrance, window, or outdoor service area.
- 16.5.1.4.1 Size. The allowable size of the sign is calculated based on 1.5 square feet per lineal foot of building width with a maximum size of eighty square feet.
- 16.5.1.4.2 Location and Height. The top of any canopy shall not exceed fourteen (14) feet above existing ground level. The bottom of any projecting sign shall not be less than (8) feet above existing ground level.
- 16.5.1.4.3 Lighting. No internally lit canopy signs shall be permitted.
- 16.5.1.5 Projecting Signs. Any sign attached to a building in such a manner that its leading edge extends more than six inches from the surface of such building.
- 16.5.1.5.1 Size. Maximum of eighteen (18) square feet in area per face and a maximum of two faces may be used.
- 16.5.1.5.2 Location and Height. The top of any projecting sign shall not exceed sixteen (16) feet above existing ground level. The bottom of any projecting sign shall not be less than (8) feet above existing ground level. *(Amended March 2009)*
- 16.5.1.5.3 Projection. The maximum projection of any sign shall be no more than (6) feet from face of building.
- 16.5.1.5.4 Lighting. Signs may be illuminated but the lighting shall be confined to the area of the sign and arranged to avoid glare or reflection onto any portion of an adjacent highway, into the path of

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

on-coming vehicles, or onto any residential premises and shall not significantly contribute to light pollution.

16.5.1.6 Multi-tenant Buildings. Each individual tenant may have one (1) additional sign attached to the building with a maximum area of four (4) square feet for the purpose of identifying the type and location of the business or service.

16.5.1.7 Directory Signs. One (1) free standing off-premises directory sign is permitted per parcel if the following criteria can be met:

- a. More than four (4) businesses are located on the parcel.
- b. The parcel has no frontage on Main Street, NH Route 31, Island Street, or Forest Road.

16.5.2 Prohibited Signs.

- a. Roof signs.
- b. Neon signs.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

16A.0 ***EXTERNAL LIGHTING***
(Adopted March 2003)

16A.1 ***Purpose and Intent.***

The purpose of this ordinance is to preserve the rural atmosphere and dark skies of the Town of Wilton. Natural dark skies are the nighttime aspect of rural character. Increasing light pollution and glare from inappropriate lighting degrades such rural character. This ordinance is intended to enhance public safety and welfare by providing for adequate and appropriate outdoor lighting, providing for lighting that will complement the character of the Town of Wilton, reduce glare, minimize light trespass, reduce the cost and waste of unnecessary energy consumption and prevent the degradation of the night sky.

16A.2 ***Applicability.***

- a. In addition to the General Standards found in Section 16A.3 below, detailed lighting requirements shall be set forth in the Town of Wilton Site Plan Review Regulations and shall apply to all outdoor lighting in nonresidential developments in the Town of Wilton requiring site plan approval from the Planning Board, as well as all new and replacement outdoor lighting in nonresidential properties. Home Occupations requiring Planning Board site plan review are required to comply with this Section.
- b. Though they are not subject to permitting through this ordinance, residential developers and homeowners are encouraged to use full cutoff energy efficient lighting fixtures and prevent light trespass onto neighboring properties.
- c. The Illuminating Engineering Society of North America (IESNA) standards shall apply to those non-residential uses not specifically addressed in this ordinance or by the Site Plan Review Regulations.

16A.3 ***General Standards.***

Non-residential lighting and lights from vehicular traffic associated with a non-residential use shall be shielded or buffered to prevent off-site glare, sky-glow and light trespass. Full cut-off or partial cut-off fixtures, when approved, are to be used, except that low-level lighting (Globe style, non-cut-off types) for walkways and landscape lighting may be approved when an acceptable design meeting the Purpose and Intent (Section 16A.1) of this ordinance is submitted.

Wherever outside lighting is proposed in a site plan review, it shall be accompanied by a formal lighting plan, prepared to scale. The lighting plan shall require Planning Board approval. Home Occupations are exempt from a formal plan but are subject to Site Plan Review Regulations. When any site plan proposes installed street, common or public area outdoor lighting, the final plan shall contain a statement certifying that the applicable provisions of this ordinance and associated regulations shall be adhered to. Lights not required for safety or security shall be turned off within a reasonable time of when a business or activity closes or ceases, as set forth in Site Plan Review Regulations.

This paragraph shall not apply to temporary decorative lighting, which may include colored lamps, such as holiday lighting. Commercial lighting shall meet minimum IESNA illumination levels while not exceeding IESNA uniformity ratios and average illumination recommendations.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

17.0 NON-CONFORMING USES AND BUILDINGS

**17.1 Non-conforming Buildings, Structures, and Uses.
(Amended March 2007, March 2015)**

- a. Any non-conforming building, structure, or use of land or buildings may continue in existence.
- b. A non-conforming use of a building, structure, or land may not be changed to a different non-conforming use of the same building, structure, or land.
- c. A non-conforming use may not be re-established after discontinuance for more than one (1) year.
- d. A non-conforming building or structure may be rebuilt on the same footprint and with the same dimensions (including height), unless it has, for more than one (1) year, been unusable for its current purpose by reason of deterioration, destruction, demolition, neglect, accident, condemnation, or any other reason. (Amended March 2016)
- e. A non-conforming building or structure may not be extended or enlarged.

17.2 Sub-standard Lots of Record.

Where a lot of record at the time of the effective date of this Ordinance has less area and/or frontage than herein required in the District in which it is located:

- a. The lot may be used for a single family dwelling if permitted in that district subject to New Hampshire Water Supply and Pollution Control Division approval and subject to all district regulations applicable to lots within the district wherein the lot is located with the exception of lot size and/or frontage.
- b. The lot may be used for any non-residential use permitted in the district in which it is located in compliance with maximum density requirements, setbacks, and New Hampshire DES Water Supply and Pollution Control Division regulations.

**17.3 Special Exceptions.
(Amended March 2000)**

17.3.1 Reduced Setbacks for New Structures. When the dimensions of a lot or the placement of existing structures on a lot are such that there is no reasonable placement of a proposed new structure on that lot which conforms with the lot setback requirements, the Zoning Board of Adjustment may grant a special exception to permit reduced setbacks, provided that:

- a. The lot dimensions or existing structures which result in the difficulty must have been in existence prior to the adoption of the setback requirements that are to be reduced.
- b. The setback to be reduced must be a lot line setback. Setbacks from wetland or water bodies may not be reduced by a special exception under this section, nor may tower setbacks as specified in the Wireless Communications Overlay District, Section 15.3.5. (Adopted March 2009, Amended March 2020)
- c. The proposed structure and its proposed placement must be in keeping with the existing development of the neighborhood.

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- d. The special exception must specifically identify the permitted location of the proposed structure, as shown on a site plan, which is to become part of the record of the decision.
- e. The Zoning Board may restrict the dimensions of the proposed structure so as to balance the reasonable use of the property with the spirit of the zoning ordinance.

(See also Section 4.12.) (*Amended March 2022*)

17.3.2 Expansion of Non-conforming Structures. When an existing building or structure is non-conforming solely because it does not satisfy a lot line setback requirement or a maximum height limitation, the Zoning Board of Adjustment may grant a special exception to allow its dimensional extension or enlargement, provided that:

- a. No part of the new construction, including construction which vertically extends any existing portion of the building or structure, may be closer to any lot line than allowed by the applicable setback requirements.
- b. No part of the new construction may violate any applicable height limitation.
- c. The setbacks for the new construction from all lot lines must be increased by the magnitude of the nonconformity, which is defined as the largest shortfall of the actual setback from the required setback for any part of the existing structure. (For example, in the Residential District, where the front setback is thirty-five (35) feet, if some point of an existing house is twenty-five (25) feet from the front lot line, then the magnitude of the nonconformity is ten (10) feet, so the side and rear lot line setbacks for the new construction must be increased from fifteen (15) feet to twenty-five (25) feet).
- d. The new construction must not increase the visual impact or other adverse effects attributable to the existing non-conformity of the building or structure, either from a public right-of-way or from adjacent lots.
- e. The building or structure, as extended or enlarged, must be in keeping with the character of the neighborhood.

17.4 Status of Variances and Special Exceptions.
(Amended March 2023)

17.4.1 Nonconformity. A building, structure or use permitted by a variance or special exception granted by the Zoning Board of Adjustment shall be subject to the same restrictions as a non-conforming building, structure or use under section 17.1 of this Ordinance.

17.4.2 Expiration.

- a. If construction has not begun or the use has not commenced (i) within two (2) years after the variance or special exception has been granted, or (ii) by March 10, 1992, whichever is later, then the variance or special exception shall expire. All rights conferred by a variance or special exception shall be void upon expiration. The Zoning Board of Adjustment may, but is not required to, specify the actions or conditions that will constitute beginning construction or commencing the use as part of its approval of a variance or special exception.
- b. The Zoning Board of Adjustment may, for good cause shown, grant an extension of time for an additional two years in which to exercise the rights accorded by the variance or special exception, provided that the extension would be consistent with the intent and spirit of the Zoning Ordinance. Procedures for submission, noticing and hearing of applications for extensions shall be the same as for other applications to the Zoning Board of Adjustment and shall be submitted no less than 60 days nor more than 120 days

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

before the expiration of the variance or special exception. Submission of an application for an extension shall stay the expiration until the Zoning Board of Adjustment has decided on the application. No more than two extensions may be granted.

If an application is filed with the planning board in reliance upon an unexpired variance or special exception, then the expiration date of that variance or special exception shall be extended to 6 months after the resolution of that application. "Resolution" includes denial or final approval of the application and the decision of any subsequent appeals.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

18.0 PHASING OF DEVELOPMENTS

18.1 Indicators of Growth Impact.

The Town of Wilton hereby determines that the presence of any of the following conditions constitutes an indicator of Growth Impact. An Indicator of Growth Impact occurs when:

- a. The number of dwelling units for which building permits have been issued (whether for single family or multi-family structures) for either:
 1. The preceding six (6) month period (as measured on June 30 and December 31) equals or exceeds 1.6 percent of the total number of dwelling units existing in the previous calendar year; or
 2. The preceding twelve (12) month period (as measured on June 30 and December 31) equals or exceeds 3.2 percent of the total number of dwelling units existing at the end of the two (2) previous six (6) month periods.

The planning board will collect dwelling unit data twice a year. Data as of December 31 will be collected by March 1 of the succeeding year. Data as of June 30 will be collected by September 1 of the same year. Data collected will consist of the total number of dwelling units in the town's existing housing stock and the number of building permits issued over the previous 6-month period. *(Amended March 2009)*

- b. The Wilton and Wilton-Lyndeborough school districts shall notify the Planning Board within 1 month if the number of enrolled students in either the Wilton Elementary School or the Wilton-Lyndeborough Cooperative High School (or other public school erected hereafter) exceeds eighty percent (80%) of stated capacity as defined by the School Board. *(Amended March 2009)*
- c. The Planning Board shall determine if the number of dwelling units contained on a proposed subdivision plan or site plan submitted to the Planning Board equals or exceeds 1.3 percent of the then existing dwelling units as measured for the previous calendar year. *(Amended March 2009)*

18.2 Monitoring Growth Indicators.

It shall be the responsibility of the Planning Board to monitor the Indicators of Growth Impact and to make public reports of the presence of one or more of the Indicators.

18.3 Phasing of Subdivision and Cluster Developments.

If the Planning Board finds through its monitoring that either Indicator 18.1 a, b or c has occurred, then the Planning Board may require the phasing of pending and future subdivision and cluster development proposals as provided in New Hampshire RSA 674:21. The purpose of phasing developments is to minimize a strain on municipal resources caused by the sudden introduction of a substantial number of new dwelling units and to allow the Town to plan and absorb the growth over a longer period of time so as to avoid severe impact on Town services and resources.

- a. The Planning Board may require phasing of a subdivision or cluster development for a period of up to five (5) years for a project containing up to seventy-five (75) proposed dwelling units or individual lots. For a project exceeding seventy-five (75) dwelling units or individual lots, the Planning Board may negotiate a longer period of time over which

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

phasing of the proposed development is to occur, based on the size of the project and the potential impact of the project on the Town.

- b. Once a phasing plan is approved by the Planning Board with dates of allowed construction for each phase, the approved plan shall be recorded with the Hillsborough County Registry of Deeds.
- c. The phasing of developments as provided for herein shall remain in effect until the issuance of the next public report as provided in section 18.1, at that time the Planning Board shall determine if the phasing of developments is required in accordance with the provisions of this section.

18.4 *(Repealed March 2000)*

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

19.0 ENFORCEMENT AND ADMINISTRATION

In accordance with RSA Sections 676:15, 676:17 and 676:17-a, the Building Inspector for the Town of Wilton shall enforce the provisions of this Ordinance and any regulations promulgated pursuant hereto, as well as any provision or specification of an application, plat or plan approved by, or any requirement of a permit or decision issued by, the Building Inspector, any other official delegated authority to do so in accordance with RSA 674:51, or any Wilton land use body. In addition, the Building Inspector shall enforce the provisions of Section E of the Wilton Land Use Laws, the Building Code Ordinance. *(Amended March 2021)*

20.0 BOARD OF ADJUSTMENT

The Board of Selectmen shall appoint five (5) members to a Board of Adjustment, who shall act in compliance with the applicable provisions of RSA Chapters 672-677. Thereafter, as terms expire or vacancies occur, the appointing authority shall be responsible for filling vacancies and maintaining full membership on the Board of Adjustment. The Board of Adjustment shall also act as the Building Code Board of Appeals, in accordance with Article IX of Section E of the Wilton Land Use Laws, the Building Code Ordinance. *(Amended March 2021)*

21.0 AMENDMENTS

Amendments to this Ordinance may be adopted by a majority vote of any legally constituted Town Meeting when public notices have been given and hearings held in accordance with RSA Chapter 675. *(Amended March 2021)*

22.0 *(Deleted March 2021)*

23.0 SAVING CLAUSE

If any section of this Ordinance is found to be in conflict with any other section of the Ordinance or with any local, state, or federal regulation, the more stringent standard shall apply. The invalidity, unconstitutionality or illegality of any section or provision of the Ordinance or any Zoning District shown on the zoning map shall not have any effect upon the validity, constitutionality or legality of any other section, provision or Zoning District boundary. *(Amended March 1996)*

24.0 WHEN EFFECTIVE

This Ordinance and amendments, as adopted in accordance with applicable law, shall take effect upon adoption. *(Amended March 2021)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

25.0 ***IMPACT FEES***
(Adopted March 2001)

25.1 **Purpose.**
(Amended March 2011)

This ordinance is enacted pursuant to RSA 674:21, and in order to:

- a. Promote the public health, safety, welfare and prosperity;
- b. Assist in the implementation of the Master Plan and Capital Improvements Program;
- c. Enable the Town of Wilton to assess an equitable share of the cost of public capital facilities to new development in proportion to its demand on those facilities;
- d. Provide authority for the Planning Board to adopt proportionate impact fee assessments, and related regulations for administration thereof.

25.2 **Definitions.**

25.2.1 Impact Fee. A fee or assessment imposed upon development, including subdivision, building construction or other land-use change, in order to help meet the needs occasioned by the development for the construction or improvement of capital facilities owned or operated by the Town of Wilton, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public libraries; and public recreation facilities, not including open space.

25.2.2 New Development. For the purpose of impact fee assessment, new development may include the following land use changes: *(March 2011)*

- a. The construction of any new dwelling unit; or
- b. Changes to an existing structure that would result in a net increase in residential living area or the number of dwelling units *(Amended March 2018)*; or
- c. Construction of a new commercial/industrial building or any net increase in the gross floor area of an existing commercial/industrial building; or
- d. The conversion of an existing use to another use that is determined by the Planning Board, to result in a measurable net increase in the demand on the public capital facilities that are the subject of impact fee assessment; however,
- e. New development shall not include the replacement of an existing manufactured housing unit or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in size, density, or type of use that would increase the demand on capital facilities for which impact fees are assessed.

25.2.3 Off-Site Improvements. Improvements that are necessitated by a development but which are located outside the boundaries of the property that is subject to a subdivision or site plan approval by the Planning Board, and limited to necessary highway, drainage, and sewer and water upgrades pertinent to that development. *(March 2011)*

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

25.2.4 School District. The Wilton School District, the Wilton-Lyndeborough School District, or another regional or cooperative school district of which the Town of Wilton becomes a member municipality. (March 2011)

25.3 **Authority to Assess Impact Fees.**

The Planning Board is hereby authorized to assess impact fees, as herein defined, and in accordance with the standards herein set forth. The Planning Board shall have the authority to adopt regulations to implement the provisions of this ordinance. The Impact Fee Schedule is separate from this ordinance and is reviewed and amended as set forth in the Review and Establishment of Fees section below. The Impact Fee Schedule shall be located in Appendix VIII. (Amended March 2004)

25.4 **Assessment Methodology.**

The amount of any impact fee shall be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by new development, and to the benefits accruing to new development from the capital improvements financed by the fee. Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees. (Amended March 2011)

25.5 **Administration of Impact Fees.**

25.5.0.1 **Imposition of Impact Fees.**

1. Any person who, after the initial date of adoption of an Impact Fee Schedule, seeks to undertake new development within the Town of Wilton, New Hampshire, by applying for a building permit or permit for manufactured home installation and who is not vested under RSA 674:39, is hereby required to pay impact fees in the manner set forth in this Section.
2. No new building permit or new permit for manufactured home installation or any activity requiring payment of an impact fee pursuant to this Section of this Ordinance shall be issued unless and until the public capital facilities impact fees hereby required have been determined.
3. Impact Fees assessed to new development on lots created as part of a new subdivision of land shall be subject to the Impact Fees set forth in the Impact Fee Schedule in effect at the time and date of subdivision approval and recording at the Hillsborough County Registry of Deeds (HCRD). The fee schedule in effect at the time of the subdivision approval shall remain applicable to development on those lots for a period of time as determined by RSA 674:39, or five years in the event no time is specified in the statute. Subsequent construction on those lots will be subject to the fee schedule in effect at the time a building permit application is received. (Amended March 2011, March 2018)

25.5.1 **Retention and Allocation.** Each impact fee shall be accounted for separately, shall be segregated from the Town's general fund, may be spent upon order of the Board of Selectmen, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs for which fees are collected to meet.

25.5.2 **Timing of Assessment.** Impact fees shall be assessed at the time of Planning Board approval of a subdivision or site plan. When no Planning Board approval is required, or has been made

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

prior to the adoption or amendment of the impact fee ordinance or fee schedule, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development. *(Amended March 2011)*

25.5.3 Bonding. Between the date of assessment and collection, the Planning Board may require developers to post security, in the form of cash bond, letter of credit or performance bond so as to guarantee future payment of assessed impact fees.

25.5.4 Timing of Collection. Impact fees shall be collected as a condition for the issuance of a Certificate of Occupancy. *(Amended March 2011)*

25.5.5 Alternative Impact Fees. The Planning Board and the assessed party may establish an alternate, mutually acceptable schedule of payment of impact fees.

25.6 Return of Impact Fees.

25.6.1 If the full impact fee assessed under this Ordinance is not encumbered or otherwise legally bound to be spent for the purpose for which it was collected within six (6) years, the fee shall be refunded to the owner of record of the assessed property, with any accrued interest. *(Amended March 2011)*

25.6.2 Whenever the calculation of the impact fee has been predicated upon some portion of capital improvement costs being borne by the Town or School District, a refund shall be made upon the failure of the Town or School District to appropriate its share of the capital improvement costs within six (6) years from the date of payment thereof. *(Amended March 2011)*

25.7 Other Authority Retained.

25.7.1 This ordinance shall not be deemed to affect the existing authority of the Planning Board over subdivisions and site plans, including, but not limited: *(Amended March 2011)*

- a. The authority to declare a development to be premature or scattered in accordance with the regulations of the Board and in accordance with RSA 674:36, II(a); and
- b. The authority to impose exactions for off-site improvements necessitated by a development during the subdivision or site plan review process, in accordance with RSA 674:21, V (j).

25.8 Review and Establishment of Fees.

Pursuant to the authority to administer Innovative Land Use Controls under RSA 674:21, II, the Impact Fee Schedule shall be set in accordance with RSA 674:21, V, (a), and shall be reviewed every three years, starting in 2020, and amended by the Planning Board as required. The Planning Board shall schedule a public hearing, after providing proper public notice, for the review of the fee schedules. The Impact Fee Schedule approved shall become effective upon certification by the Town Clerk. *(Adopted March 2004, March 2020)*

25.9 Waiver of Impact Fees.

(Adopted March 2011, March 2020)

The Planning Board may grant full or partial waivers of impact fees to an assessed property, subject to its finding that the proposed development meets one or more of the applicable conditions set forth below:

WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE

- a. Age-Restricted Housing. In the event that school impact fees are imposed, a full or partial waiver of the school impact fee may be granted for residential units that are lawfully restricted to exclusive occupancy by persons age 62 or older within a development that is maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The Planning Board may waive school impact fee assessments on such age-restricted units where it finds that those units will be bound by lawful deeded restrictions for a period of at least 20 years on occupancy by persons age 62 or older. (*Amended March 2020*)
- b. Other Contributions to Capital Facility Improvement. The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of impact fees under this provision that involves a contribution of real property or the construction of capital facilities, the Planning Board shall submit a copy of the waiver request to the Board of Selectmen for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of impact fee assessment. Full or partial waivers of impact fees may not be based on the value of exactions for off-site improvements.
- c. Alternative Calculation. An applicant may apply to the Planning Board for a waiver of a portion or the full amount of the impact fee where such waiver application is accompanied by an independent fee calculation that documents the proportionate capital facility cost attributable to the development. The Planning Board shall review such study and may approve a waiver if it finds that the alternative calculation more accurately accounts for the relevant capital facility costs attributable to the development. All costs incurred by the Town for the review of such a study shall be paid by the applicant.

25.10 **Appeal of Impact Fee Assessment.**
(Adopted March 2011)

- a. A party aggrieved by a decision made by the Building Inspector or other Town official relating to an administrative decision in the assessment or collection of impact fees authorized by this Article may appeal such decision to the Zoning Board of Adjustment as provided by RSA 676:5, as amended.
- b. A party aggrieved by a decision of the Planning Board under this Article may appeal such decision to the Hillsborough County Superior Court as provided by RSA 677:15, as amended.

**WILTON LAND USE LAWS AND REGULATIONS
ZONING ORDINANCE**

CERTIFICATION AND FILING WITH THE TOWN CLERK AND OPD @ NH DBEA

Pursuant to RSA 675:6, 8, and 9

Planning Board Certification – (Signature)

1. _____ Date: _____

2. _____ Date: _____

3. _____ Date: _____

4. _____ Date: _____

5. _____ Date: _____

6. _____ Date: _____

7. _____ Date: _____

Town Clerk Certification – (Signature)

_____ Date: _____

Office of Planning and Development at the New Hampshire Department of Business and Economic Affairs

Copy Forwarded

Date: _____

By: _____