

APPENDIX A

Key Guide:

- ***Bold italics*** indicate additions to existing text.
- ~~strikethrough~~ text indicates deletions of existing.

Full Text of Article Two, Amendment No. 1

405.5 Office and Laboratory (OL)

A. Objective: Based on existing land use demand and projected types of development in Hanover, a specialized district primarily designed for professional offices and research laboratories is needed. It should have readily available transportation access and be located so that municipal services and utilities can serve it. Also, it should support residential units in the same buildings as professional offices and research laboratories where municipal services and utilities serve it. ***The availability of such services also supports residential units in the same buildings as permitted non-residential uses.***

B. Uses:

Permitted uses:

1. Bank
2. Child day care agency
3. Governmental use: limited to office, public safety, recreation
4. Mixed office
5. ***one-family, two-family, or multi-family dwelling¹***
6. Office
7. Place of assembly
8. Planned residential development
9. Publishing
10. Recreation, outdoor
11. Research laboratory
12. Warehouse
13. Use accessory to permitted use

Uses allowed by special exception:

1. Agricultural
2. Essential service
3. Forestry
4. Governmental use: limited to education, service
5. Ground-mounted solar energy system
6. Maintenance yard
7. Park and ride facility
8. Parking facility
9. Passenger station
10. Primary and secondary education
11. Restaurant
12. Retail sales
13. Structure associated with outdoor recreation
14. recreation
15. Use accessory to special exception

¹ Use is permitted only for units that do not occupy more than 49% of the gross square footage of the building.

Full Text of Article Three, Amendment No. 2

Amend Section 302 to amend the definition of essential services to add “institutions” and “structures”.

essential services

The erection, construction, or major alteration by public utilities, ~~private institutions~~ ~~utilities~~, or municipal or governmental agencies of underground or overhead gas, electrical, sewer, steam, or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduit cables, and similar equipment and accessories in connection therewith, and including buildings *or structures* ~~reasonably necessary~~ for the furnishing of ~~adequate~~ service by such public utilities, *institutions*, or municipal or other governmental agencies or the public health or safety or general welfare. For this Ordinance, “essential services” excludes the replacement of facilities (other than municipal buildings) or minor relocations or minor additions such as street lights, hydrants, wire, electrical transformers, fire alarm boxes or pipes.

405.1 Service, Business, and Limited Manufacturing (BM)

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B. Uses:

Permitted uses:

1. Agriculture
2. Bank¹
3. Contractor's yard
4. Governmental use: limited to office, education, public safety, service, cemetery, recreation, parking
5. Light industry
6. Office
7. Outdoor storage
8. Parking facility¹
9. Passenger Station¹
10. Place of assembly
11. Produce stand¹
12. Publishing
13. Research and laboratory
14. Warehouse
15. Wholesale business
16. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Commercial service¹
3. Education
4. ~~Essential service~~
5. Forestry
6. Ground-mounted solar energy system
7. Hotel¹
8. Medical center¹
9. Park and ride facility¹
10. Restaurant¹
11. Retail sales¹
12. Use accessory to special exception

¹Use is permitted or allowed by special exception only on a lot located wholly or partially within 2000 feet of the right-of-way of Route 120.

405.2 Downtown (D)

B. Uses:

D-1 Downtown Center district:

Permitted uses:

1. Accessory dwelling unit, pursuant

Uses allowed by special exception:

1. Auto service station

- to Section 702.1
- 2. Downtown civic
- 3. Downtown commercial
- 4. Downtown lodging
- 5. Downtown residential
- 6. Theater
- 7. Use accessory to permitted use
- 2. Child day care agency
- 3. Drive-in facility, other
- 4. ~~Essential service~~
- 4. Parking facility
- 5. Passenger station
- 6. Use accessory to special exception

D-2 Downtown Edge district:

Permitted uses:

- 1. Accessory dwelling unit, pursuant to Section 702.1
- 2. Downtown civic
- 3. Downtown commercial¹
- 4. Downtown lodging¹
- 5. Downtown residential
- 6. Theater
- 7. Use accessory to permitted use

Uses allowed by special exception:

- 1. Child day care agency
- 2. Drive-in facility, other
- 3. ~~Essential service~~
- 3. Parking facility
- 4. Passenger station
- 5. Use accessory to special exception

405.3 Business (B)

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B. Uses:

Permitted uses:

- 1. Bank
- 2. Child day care agency
- 3. Commercial service
- 4. Dwelling unit above the first floor
- 5. Governmental use: limited to office,
public safety, recreation, parking
- 6. Funeral establishment
- 7. Hotel
- 8. Office
- 9. Place of assembly
- 10. Publishing
- 11. Restaurant
- 12. Retail sales
- 13. Theater
- 14. Warehouse
- 15. Use accessory to permitted use

Uses allowed by special exception:

- 1. Auto service station
- 2. Auto storage
- 3. Drive-in restaurant
- 4. ~~Essential service~~
- 4. Governmental use: limited to service
- 5. Other drive-in facility
- 6. Parking facility
- 7. Passenger station
- 8. Recreation, outdoor
- 9. Vehicular sales and repair facility
- 10. Wholesale business
- 11. Use accessory to special exception

405.4 Residence and Office (RO)

B. Uses:

Permitted uses:

1. Essential service
2. One-family dwelling
3. Two-family dwelling
4. Multi-family dwelling
5. Mixed office and one-family, two-family, or multi-family dwelling
6. Accessory dwelling unit, pursuant to section 702.1
7. Affordable senior housing
8. Professional office, pursuant to Section 510.1
9. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. ~~Essential service~~
2. Governmental use limited to: public safety, education, recreation, service
3. Place of assembly
4. Produce stand
5. Recreation, outdoor
6. Residential institution
7. Restaurant containing no more than 100 seats, only if located on a lot any portion of which lies within 100 feet of the street line of Lyme Road
8. Retail sales, only if located on a lot any portion of which lies within 100 feet of Lyme Road
9. Use accessory to special exception

405.5 Office and Laboratory (OL)

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B. Uses:

Permitted uses:

1. Bank
2. Child day care agency
3. Governmental use: limited to office, public safety, recreation
4. Office
5. Place of assembly
6. Planned residential development
7. Publishing
8. Recreation, outdoor
9. Research laboratory
10. Warehouse
11. Use accessory to permitted use

Uses allowed by special exception:

1. Agriculture
2. Commercial service
3. ~~Essential service~~
3. Forestry
4. Governmental use: limited to education, service
5. Ground-mounted solar energy system
6. Maintenance yard
7. Park and ride facility
8. Parking facility
9. Passenger station
10. Primary and secondary education
11. Restaurant
12. Retail sales
13. Structure associated with outdoor recreation
14. Use accessory to special exception

405.6 Institution (I)

A. Uses: all uses in the I district, whether permitted or allowed only by special exception, must relate to the uses of the institution having ownership interest in land in the district.

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Child day care agency
3. Education
4. Governmental use: limited to office, public safety, education, recreation, parking
5. Hospital
6. Medical center
7. Office
8. Place of assembly
9. Recreation, outdoor
10. Residential institution
11. Student Residence¹
12. Theater
13. Warehouse
14. Use accessory to permitted use

Uses allowed by special exception:

1. Auto storage
2. Care and treatment of animals
3. Commercial service
4. Communication/tele-communication facility
5. ~~Essential service~~
5. Forestry
6. Governmental use: limited to service
7. Ground-mounted solar energy system
8. Hotel
9. Institutional dining facility
10. One-family dwelling
11. Two-family dwelling
12. Multi-family dwelling
13. Park and ride facility
14. Parking facility
15. Passenger station
16. Publishing
17. Research laboratory
18. Restaurant
19. Retail sales
20. Sawmill, temporary
21. Structure associated with outdoor recreation
22. Student residence²
23. Use accessory to special exception

405.7 General Residence (GR)

B. Uses are permitted only if all area and dimensional requirements in the table below are met.

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One-family dwelling
4. Two-family dwelling
5. PRD, which may include multi-family dwelling, in GR-3 and GR-4 only
6. Senior housing development, in GR-3 and GR-4 only
7. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Convalescent home
3. Nursing home
4. ~~Essential service~~
4. Forestry
5. Governmental use: limited to public safety, education, recreation, service
6. Multi-family dwelling
7. Parking and ride facility on a lot that fronts on a state-numbered highway
8. Passenger station

9. Place of assembly
10. PRD, in GR-1 and GR-2 only
11. Senior housing development, in GR-1 and GR-2 only
12. Produce stand
13. Recreation, outdoor
14. Residential institution
15. Un-hosted short-term rental
16. Use accessory to special exception

405.8 Single Residence (SR)

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B. Uses:

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One-family dwelling
4. Open space subdivision in SR-1 and SR-2 only
5. Use accessory to permitted use

Uses allowed by special exception:

1. Adaptive re-use (SR-2 only)
2. Agriculture
3. Bed and breakfast
4. Child day care agency
5. ~~Essential service~~
5. Forestry
6. Governmental use: limited to public safety, education, recreation
7. Place of assembly
8. Produce stand
9. Un-hosted short-term rental*
10. Use accessory to special exception

405.9 Rural Residence (RR)

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B. Uses:

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Agriculture
3. Forestry
4. Governmental use: limited to education, recreation
5. Hosted short-term rental
6. Manufactured house subdivision
7. One-family dwelling
8. Two-family dwelling
9. Open space subdivision
10. Produce stand
11. Recreation, outdoor
12. Use accessory to permitted use

Uses allowed by special exception:

1. Adaptive re-use
2. Agriculture, forestry and environmental research and education
3. Bed and breakfast
4. Care and treatment of animals
5. Child day care agency
6. ~~Essential service~~
6. Governmental use: limited to public safety, service, cemetery, parking, garbage disposal
7. Ground-mounted solar energy system
8. Manufactured house park
9. Outdoor storage
10. Passenger station
11. Place of assembly
12. Primary and secondary education

- 13. Removal of natural material
- 14. Rooming house
- 15. Sawmill
- 16. Sawmill, temporary
- 17. Structure associated with outdoor recreation
- 18. Un-hosted short-term rental
- 19. Use accessory to special exception

405.10 Forestry and Recreation (F)

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B. Uses:

Permitted uses:

- 1. Agriculture
- 2. Forestry
- 3. Governmental use: limited to recreation
- 4. Hosted short-term rental
- 5. Parking associated with recreation area
- 6. Produce stand
- 7. Recreation, outdoor
- 8. Sawmill, temporary
- 9. Un-hosted short-term rental, seasonal
- 10. Use accessory to permitted use

Uses allowed by special exception:

- 1. Agriculture, forestry and environmental research and education
- 2. Communication/tele-communication facility
- 3. ~~Essential service~~
- 4. Governmental use: limited to public safety, service, garbage disposal,
- 5. cemetery, parking
- 6. Ground-mounted solar energy system
- 7. Removal of natural materials
- 9. Sawmill
- 10. Seasonal dwelling
- 11. Structure associated with outdoor recreation
- 13. Use accessory to special exception

405.12 Goose Pond Zoning District (GP)

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B. Uses:

Permitted uses:

- 1. Hosted short-term rental
- 2. Seasonal dwelling
- 3. Un-hosted short-term rental, seasonal
- 4. Use accessory to permitted use

Uses allowed by special exception:

- 1. ~~Essential service~~
- 1. Use accessory to special exception

Add New Section 719 to establish essential services as an accessory use:

719 Essential Services

Essential services are allowed as accessory uses in every district subject to the height standards established for each zoning district as may be modified by Section 505.2.

Full Text of Article Four, Amendment No. 3

405.2 Downtown (D)

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C. Area and Dimensions:

- (1) Minimum lot size: none
- (2) Minimum frontage: 20 feet
- (3) Minimum front setback: the distance established by the line shown on the Downtown Area Setback Line map.
- (4) Side and rear setbacks: for buildings on lots adjoining GR, SR, or RR districts, the minimum side setback adjoining the district is 15 feet; the minimum rear setback adjoining GR, SR, or RR districts is 20 feet. In all other cases there is no side setback or rear setback requirement.
- (5) Maximum building height:
D-1: 45 55 feet¹
D-2: 35 feet
Or as specified in Section 505.1

¹ *For buildings over 45' in height, the building front line of the top story must be set back at least twenty (20) feet from the building front line of the story below when built within thirty feet of the front lot line.*

- (6) Maximum gross floor area:

~~D-1: may not exceed the area of the lot expressed in square feet multiplied by a factor of 2.4~~
D-2: may not exceed the area of the lot expressed in square feet multiplied by a factor of 1.5

505 Height standards for buildings and other structures

505.1 The height of any building is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat and mansard roofs, not including any parapet less than two feet high, and to the average height between the eaves and the ridge for other types of roofs including the upper slope of gambrel roofs.

A. The maximum building height for a building in the B or D-1 district may be increased to 50 feet by special exception, and the maximum building height for a building in the BM or OL district may be increased to 60 feet by special exception, provided that the following conditions are met and become conditions of the special exception approval.

- (1) Plans for the building have been submitted to the Hanover Fire Department or that town official properly designated for the enforcement of the appropriate construction, fire prevention, and life safety codes at least 15 days in advance of the hearing requesting a special exception. Plans must be furnished in such detail as is necessary to allow the Fire Chief to prepare comments concerning compliance of the proposed construction with those ordinances related to fire resistant construction and safety.
- (2) No part of the building in excess of any height established for the district is closer than 50 feet to any district boundary other than a common boundary shared by D-1, D-2, or I districts.

- (3) Appropriate open space is maintained in association with the excepted building. The floor area ratio may not exceed three, and the open space ratio may not be less than four. Of the open space, not more than one-third may be used for walks, drives and parking areas.
- (2) The proposed building is not located or designed so as to obstruct or materially impair a view or vista of outstanding distinction unless the Zoning Board of Adjustment finds that the intended function of the building, either alone or in relation to other facilities, precludes any change in its proposed design or location that would be more consistent with preserving the view or vista involved.
- (3) The excess height will not adversely affect unduly, adjacent property owners or the Town by blocking light or air, or by inducing undue traffic congestion on public streets in the vicinity.
- (4) The building height measured from any face other than the front may not be in excess of 15 feet above the maximum building height allowable in any district under the provisions of this subsection.
- (5) The special exception sought is otherwise appropriate under any other applicable provisions of this Ordinance.

Full Text of Article Five, Amendment No. 4

1001 Requirement for off-street parking

~~1001.1 All buildings and uses must be provided with associated off-street vehicular parking space sufficient to meet the reasonable parking needs of persons making use of the property, to ensure the free movement of ordinary public and private traffic in the streets at all times, to reduce congestion in the streets, to permit the rapid but safe passage of firefighting equipment and other emergency vehicles, to facilitate the maneuvering of public emergency equipment in the streets, and to facilitate the removal of snow.~~

~~1001.2 An application for a zoning permit for the erection of a new building, the expansion of an existing building, the change of use of any existing building, or the development or expansion of a use must include:~~

- ~~A. An accounting showing the number of on-site parking spaces and/or parking credits being used and/or purchased to comply with the schedule of minimum requirements for off-street parking, and~~
- ~~B. A plan indicating the specific location and size of each physical off-street parking space provided to comply with the schedule of minimum requirements for off-street parking and the means of access to each such space from public streets.~~

~~1001.3 1001.1 In considering any plans submitted for approval, the Zoning Administrator shall take into account the safety of the proposed parking area relative to vehicular traffic on the public streets and pedestrians on the public sidewalks, as well as the safety and adequacy of the area itself with respect to vehicles and pedestrians making use of it.~~

~~1001.4 The schedule of minimum requirements for off street parking set forth in this article applies to:~~

- ~~A. All buildings and uses in a D district and~~
- ~~B. All buildings and uses in all zoning districts other than a D district except those in existence on March 2, 1976 and those constructed or established in accordance with a building permit issued prior to March 2, 1976.~~

~~1001.5 Subject to Section 1003, all expanded portions of existing buildings and changed uses occurring after March 2, 1976 must conform to the schedule of minimum requirements for off street parking spaces.~~

~~1001.6 Required off street parking spaces that after development are later acquired by the Town through donation to the Town or purchase by the Town are deemed to continue to serve the building for which the parking spaces were originally provided.~~

1002 Schedule of minimum requirements for off street parking spaces

~~1002.1 In all districts off street parking spaces must be provided as follows:~~

Use categories	Minimum number of off street parking spaces required
Accessory dwelling unit	None required
Bed & breakfast	2 for the dwelling unit plus 1 for each bedroom for guests
Downtown civic	1 for each 600 square feet of gross floor area
Downtown commercial	1 for 400 square feet of gross floor area
Downtown lodging	0.75 for each living accommodation
Downtown residential	0.5 for each dwelling unit
Student residence	1 for each 8 beds
Eating and drinking establishments	1 for 400 square feet of gross floor area plus 1 for every 10 restaurant seats; additional spaces are not required for outdoor seating that does not exceed 50% of the permitted indoor seating.
Institutional dining facility	1 for each 2 persons to be employed in the institutional dining facility
Restaurant in MWD	1 space per business [▲]

Residential institution	1 for each 4 beds
Funeral homes	1 for each 75 square feet of public floor space
Hospitals, nursing, and convalescent homes	1 per 3 beds and 1 for each 1.5 employees based on the highest expected average employee occupancy
Industrial, manufacturing, storage, wholesale, nursery, kindergarten, elementary and middle schools	1 for each 1.5 employees, based on the highest expected average employee occupancy
Laundromat in MWD	1 space per business [△]
Medical center	1 for each employee

[△]This is also the maximum number of spaces that are allowed per business.

Use categories (continued)	Minimum number of off-street parking spaces required (continued)
Multi-family in MWD	.5 space per efficiency/studio/one bedroom unit; 1 space per two bedroom or larger units; 1 space assigned to a vehicle available for rent from a vehicle sharing service may replace any 4 required spaces
Multi-family, PRD	.5 space per efficiency/studio/one bedroom unit; 1 space per two bedroom or larger unit 1 space assigned to a vehicle available for rent from a vehicle sharing service may replace any 4 required spaces
Neighborhood retail sales in MWD	1 space per business [△]
One-family dwelling unit	2 per unit
Places of assembly, the capacity of which cannot be measured in terms of seats (covered skating rinks, bowling alleys, etc.)	1 for 500 square feet of gross floor area exclusive of storage areas
Property management office in MWD	1 space per business [△]
Retail sales, commercial services, and office	1 for 400 square feet of gross floor area

Retail sales of furniture, automobiles, of nursery stock and such other goods in such use as usually involve extensive display areas in relation to customer traffic	1 for 500 square feet of gross floor area and of display area outside the building
Rooming house, motel, hotel	1 for each living accommodation
Roomer	1 for each roomer
Senior high school	1 for each 1.5 employees and 1 for each 25 students based on the highest expected average occupancy of students and employees
Other schools and colleges for floor space in uses not listed above	1 for each 2 employees or staff members to be accommodated

[△] This is also the maximum number of spaces that are allowed per business

Use categories (continued)	Minimum number of off-street parking spaces required (continued)
Senior housing development —Independent living	1.1 per dwelling unit and 1 for each 1.5 employees based on the highest expected average employee occupancy
—Assisted Living	1 for each 1.5 employees based on the highest expected average employee occupancy
—Affordable	0.75 per dwelling unit
Short term rental—Hosted	1 for each rented bedroom
Short term rental—Unhosted	2 per unit
Theater, auditoriums, and all places of assembly, providing seats for the audience, including places of worship but excluding classrooms in educational institutions	1 for each 10 seats in D, GR-2 and I districts; 1 for each 5 seats in all other districts

1002.2 The Zoning Administrator shall determine the applicable use category to determine the minimum number of off-street parking spaces required for each building or use.

- A. For a building or use that falls into more than one of the categories listed in Section 1002.1, the Zoning Administrator shall determine a reasonable and appropriate minimum number of off-street parking spaces required for each individual component of the building or use, the sum of which is the minimum number of required off-street parking spaces for the building or use.
- B. For a building or use that does not fall within any of the categories listed in Section 1002.1, the Zoning Administrator shall determine reasonable and appropriate minimum off-street parking requirements by applying the closest applicable categories of Section 1002.1.

1002.3 The Zoning Administrator's administrative determination of applicable use category may be appealed to the Zoning Board of Adjustment, which shall consider all factors entering into the parking needs of each such building or use.

1003 Special exception for shared use of parking spaces

1003.1 The Zoning Board of Adjustment may approve as a special exception the shared use of one or more parking spaces by two or more establishments or uses on the same lot or on contiguous lots, the total capacity of which is less than the sum of the off-street parking spaces required for each, provided the Zoning Board of Adjustment finds that the number of off-street parking spaces to be provided will substantially meet the intent of the requirements for reason of variation in the probable time of maximum use by patrons of the establishments or uses.

1003.2 Any approval of a special exception for the shared use of off street parking spaces must include the following conditions:

- A. The approved special exception will automatically terminate upon the termination of any establishment or use participating in the shared use and
- B. The approved special exception will automatically terminate upon any substantial change in the time pattern in the use of the shared spaces by any participant establishment or use that results in a number of off street parking spaces insufficient for the combined requirements of the establishments or users.

1004 Location of off street parking spaces

1004.1 Required off street parking spaces must be provided on the lot occupied by the building or use they serve, except as follows:

- A. Parking spaces required for a building or use on two abutting lots may be provided in a single common parking facility on one or both of the adjoining lots.
- B. Parking spaces required for any residence in the I district intended for students, fraternal housing, or institutional personnel may be provided off the lot occupied by the building served, except that handicapped parking and parking for short term transient use must be provided in reasonable proximity to the residence. The number of handicapped spaces to be provided is calculated based on the Americans With Disabilities Act, 42 USC 12101, *et. seq.* An equal number of short term spaces must be provided for short term transient parking.
- C. For a building or use other than a residence in the I district intended for students, fraternal housing, or institutional personnel and other than a building or use located in a D district, the Zoning Board of Adjustment may allow as a special exception the location of all or part of the required off street parking spaces elsewhere than on the lot occupied by the building served, provided the Zoning Board of Adjustment finds that:
 - (1) Such off lot space will satisfy the parking requirement by control or regulation of the land owners and
 - (2) Each proposed off street parking space is adequate in location and access to satisfy the off street parking requirements for the building or use it serves.

1004.2 The provision of off lot, off street parking spaces is allowed only for all uses in the I district, residential uses in the D districts, and non-residential uses in all other districts. Notwithstanding 1004.1, all required off street parking spaces not located in a parking facility may be located only in a zoning district in which the use served by those spaces is a permitted use. Such spaces may be allowed by special exception in a zoning district in which the use being served is allowed by special exception.

1004.3 A parking space on a lot in the D or I districts that is accessory to the principal structure or use on that lot may be leased to or otherwise made available for occupants of and visitors to other properties in those districts.

1004.4 1001.2 Off-street parking is permitted within required side and rear setbacks.

1004.5 1001.3 Off-street parking is permitted in required front setbacks only in driveways. ~~Portions of driveways within the required front setback do not satisfy parking requirements set forth in the schedule of minimum requirements for off-street parking.~~ In the RO district, off-street parking is not permitted in the area between the front of the principal building and the street right-of-way, an area including but not limited to the required front setback, except that parking in a driveway is permitted.

1004.6 1001.4 The outdoor parking of not more than one automobile maintained primarily for hire, a commercial truck not exceeding one-ton capacity, or other commercial vehicle is permitted only in the side or rear yard of any residential lot, where it must be located farther from the street than the nearest portion of any building to the street. No such vehicle may be parked if it exceeds ten feet in height above the ground, except that masts, antennae, or other minor accessories may exceed this height limit.

1004.7 1001.5 The outdoor parking or storage of major recreational equipment including travel trailers, pick-up coaches, camper trailers, motor homes, boats and boat trailers, snowmobiles; combinations thereof, and other similar equipment and cases and boxes used for transporting recreational equipment, whether occupied by such equipment or not, is allowed as an accessory use only in the side or rear yard of any lot and only where it is located farther from the street than the nearest portion of any building to the street.

- A. No such recreational equipment may be parked or stored if it exceeds ten feet in height above the ground, except that masts, antennae, vent stacks, windshields or other minor accessories may exceed this height limit.
- B. No such recreational equipment may be used in such location for living, sleeping, housekeeping or business purposes.
- C. If otherwise lawful, parking is permitted anywhere on the premises or on an adjacent street for a period not to exceed 24 hours during loading or unloading.

1005 Improvement and maintenance of parking facilities

1005.1 A required off-street parking space may be enclosed in a structure or may be open, provided that each required parking space is graded, surfaced, drained, and suitably maintained for parking purposes to the extent necessary to avoid nuisance of dust, erosion, or excessive water flow across public ways and to ensure its reasonable availability for use. In appropriate situations, the Zoning Administrator may require suitable markings to indicate individual parking spaces, maneuvering areas, entrances, and exits. Upon application duly made, the Zoning Administrator may waive the requirement of maintaining for parking purposes any off-street parking space for an appropriate period of time during which the Zoning Administrator finds that use of the space will be suspended because of an interruption of the use or occupancy of the premises that the space is intended to serve.

1005.2 Each required parking space must be not less than eight feet wide nor less than 18 feet long, exclusive of aisles, drives, and maneuvering space.

1005.3 A required off-street parking space must be maintained as long as the use or structure exists for which the space is designed to serve. Nothing hereunder may be construed to constitute or contemplate

a dedication of required off street parking spaces to general public use, but any such spaces, required in conjunction with particular buildings and uses, may be reserved at all times for those persons who make use of such buildings and uses, except when such parking spaces are acquired by the Town by donation or purchase as public parking areas.

1006 Parking credits

1006.1 Within a D district, parking requirements are satisfied by the requisite number of parking assets, which may include parking credits in addition to parking spaces, both on- or off-site. One parking credit is the equivalent of one parking space. At any time after March 2, 1976, the total parking assets associated with a property must equal or exceed the requirements for that property as set forth in the schedule of minimum requirements for off street parking spaces.

1006.2 Parking credits are conveyed with the property occupied by the building or use they serve and may not be sold, leased, otherwise transferred, or used to satisfy the zoning requirements of another property.

1006.3 Parking credits may be awarded in accordance with 1006.4 or by conversion of off-site spaces to parking credits in accordance with 1006.5. Alternatively, the Town of Hanover may allow parking credits to be purchased to satisfy parking requirements.

1006.4 As of May 14, 2002, for properties located in a D district, the Town shall prepare a tabulation to establish a baseline set of parking requirements and parking assets associated with each property in accordance with the following steps:

- A. Parking requirements are calculated based on the schedule of minimum requirements for off street parking spaces;
- B. The number and location of physical on-site parking spaces are verified;
- C. Sufficient parking credits are awarded, at no cost to the property owner, such that the total of physical parking assets plus total parking credits equals requirements; and
- D. A permanent public record is created for each property documenting the parking assets for that property. The record must include the current parking requirements set forth in the schedule of minimum off street parking spaces, the current number of physical on-site parking spaces, and the total number of parking credits.

1006.5 If parking credits are being provided via conversion of off-site physical parking spaces into parking credits, the Town shall provide the applicant with appropriate documentation after having received:

- A. Appropriate plans or documentation confirming the existence and location of the off site spaces and demonstrating that each such off site space is located in a D district and is adequate in location and access (the distance between the lots at their closest point is a maximum of 750 feet lot line to lot line) to address the parking requirements for such building or use.
- B. Formal written concurrence by the owner of the property on which the off site spaces are located that the owner agrees to the conversion and acknowledges that the total number of parking credits

associated with his property will be reduced by one for each physical space so converted. If this results in a negative number of parking credits the number will be so recorded.

- C. An accounting of the parking requirements and parking assets for the property on which the off-site spaces are located that demonstrates that the total revised parking assets (arithmetic sum of on-site spaces plus parking credits) equals or exceeds the parking requirements as set forth in the schedule of minimum requirements for off street parking.

1006.6 As of the effective date of the awarding of parking credits in accordance with 1006.4 C, all properties in the D districts will be deemed to be in full compliance with the parking requirements of this Ordinance.

1007 Parking and transportation demand management plan option

An applicant or group of applicants proposing to use property or properties located in the BM, B, OL, or I district may satisfy the parking requirements of this Ordinance relating to its buildings and uses by preparing and implementing a parking and transportation demand management (PTDM) plan in accordance with Hanover Site Plan Regulations. Upon the Planning Board's approval, the PTDM plan will substitute for all other provisions of this article and will be deemed to satisfy the zoning requirements for off street parking.

1001.6 The number of off-site parking spaces required for any commercial or multi-family use of property in any district shall be determined by the Planning Board, or its designee through the Site Plan Review process. Applicants may be required to prepare a parking and transportation demand management (PTDM) plan for consideration by the Board at Site Plan Review, setting out how transportation and parking needs associated with the proposed use will be addressed in a way that maximizes public safety, reduces greenhouse emissions, avoids excess use of land for parking spaces, and encourages walking, biking, ride-sharing, shuttle busses, and the use of public transit to the greatest degree practicable for the specific site, while discouraging dependency on single-occupant vehicle use.

The Plan may include one or more of the following options:

- *a system of sidewalks that integrate with the pedestrian and bicycle infrastructure;*
- *creation or expansion of onsite bicycle accommodations including indoor and exterior bike parking;*
- *creation of biker-friendly features such as shower and locker facilities;*
- *establishment of a bike and car share program;*
- *establishment of an incentive program that rewards participation in alternative travel modes including public transit and vanpools/carpools;*
- *provision of charging facilities for electric vehicles;*
- *shared parking facilities.*

1001.7 Upon application duly made, the Zoning Administrator may waive the requirement for maintaining any off-street parking spaces mandated under an earlier version of Article X of this Ordinance if he/she finds that elimination of the space better suits the intent of the current Ordinance. In making such a determination, the Zoning Administrator may request a PTDM plan or other plan detailing measures that the applicant has made or will make to decrease parking demand.

Full Text of Article Six, Amendment No. 5

**Amendment of Article VII ACCESSORY USES
Section 715.2**

715.2 In the NP, F, GP, RR, RO, SR, GR, **MWD** and I districts, signs or advertising devices are permitted only as follows:

- A. Not more than two signs, displaying the street number not exceeding one square foot in area on each of two sides may be displayed on any lot. These signs may be erected without a zoning permit.
- B. A commercial use in the RO, GR, and RR, **and MWD** districts may display a sign that is no more than 12 square feet on each of two sides and not located nearer to the street line than one-half the depth of the required front setback.
- C. For places of assembly, **multi-family buildings**, and institutional buildings not more than two signs are permitted, none of which may exceed thirty square feet in area on each of two sides and not located nearer to a street line than one-half the depth of the required front setback. For places of public assembly having frontage and points of entry from more than one public street, two signs for each public street frontage shall be permitted.
- D. For all real property for sale or for rent, a sign not exceeding four square feet in area on each of two sides and not located nearer to the street line than ten feet. These signs may be erected without a zoning permit.
- E. For recreation use not more than two signs may be displayed at each point of entry into the recreational area from a public street, neither of which may exceed more than 12 square feet on each of two sides and not located nearer to the street line than one-half the depth of the required front setback.
- F. On lots where the principal use is residential, not more than two temporary signs, neither exceeding four square feet in area on each of two sides and not located nearer to a street lot-line than ten feet. These signs may be erected without a zoning permit and may be installed for a period not to exceed one year.

- G. In addition to the signs allowed above, an unlimited number of signs, not exceeding one square foot in area on each of two sides, may be located on any lot provided only that none of the additional signs is visible either from a public right-of-way or from an abutting lot. These signs may be erected without a zoning permit.