

## Proposed Ordering of the Zoning Ordinance Amendments

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**Article #2 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board to amend Section 1102 Elderly Housing to harmonize with Section 1105 Workforce Housing to comply with RSA 674:17 IV which mandates that effective July 2023, Workforce Housing will be subject to the same rules as Elderly Housing. Currently Section 1102 is more permissive than Section 1105. The proposed amendment also changes the name of “Elderly Housing” to “Independent Living Elderly/Senior Housing” in Section 1102 and throughout the Zoning Ordinance and eliminates assisted living and/or extended care facilities from Section 1102.**

**ZONING LANGUAGE CHANGES**

**Section 1102 Independent Living Elderly/Senior Housing**

1102.1 Purpose: The regulations in this section have been established for the purpose of encouraging the construction of elderly/senior housing developments (or the conversion of existing structures into elderly/senior housing facilities), ~~which may also include assisted living and/or extended care facilities,~~ which are designed and constructed to meet the unique needs of Freedom’s elderly citizens **who area able to live independently**, while ensuring compliance with local planning standards, land use policies, good building design, and the requirements for the health, safety and general welfare of the inhabitants of Freedom.

1102.1 General standards: All **independent living** elderly/senior housing developments shall conform to the following standards:

1102.1.1 Elderly/senior housing developments shall be permitted in all zoning districts, **except Village Residential and Shorefront Overlay Districts.**

1102.1.2 **Elderly/senior housing development shall consist of single-family independent dwelling units, but not apartment buildings.**

1102.1.23 Each elderly/senior housing development shall contain a minimum of six **t e n ( 1 0 )** dwelling units., ~~provided; however, that any assisted living/extended care facility which is a part of the development and contained in a single structure shall be counted as a single dwelling unit.~~ The minimum lot area for any elderly/senior housing developments shall be ~~40~~ **20** acres., ~~of which no less than 6 acres shall be contiguous upland and shall have at least fifty feet (50')~~ **200 feet** of frontage on a public road **in the General and Residential/Light Commercial Districts and 400 feet of frontage in the Rural Residential district.**

1102.1.34 The total number of elderly/senior housing units permitted under this Ordinance shall not exceed five (5) percent of the total dwelling units ~~then-existing~~ in the Town of Freedom **at the time of the last decennial census (both occupied and unoccupied).**; ~~provided, however, that any assisted living/extended care facility which is a part of any such development and is contained in a single structure shall be counted only as a single dwelling unit.~~ In no case shall any one Elderly/senior Housing Development contain more than 30% of the total number of units allowed under this Ordinance.

1102.1.4 Dwelling units ~~(as well as assisted living/extended care facilities)~~ may not exceed the height requirements set forth in Section 308.3 of this ordinance. ~~A maximum of eight bedrooms per one acre of upland that is contiguous shall be allowed.~~ All dwelling units within the Elderly/senior Housing Development shall be separated by a minimum distance of thirty-five feet (35') and shall be specifically designed to provide housing for elderly residents.

1102.1.5 Dwelling unit density shall not be greater than ~~four (4)~~ **one (1)** dwelling units/acre or gross tract acre.

1102.1.6 ~~Adequate~~ **On-site** space shall be provided for off-street parking for two vehicles per dwelling unit **plus one additional off-street visitor parking space shall be provided**

~~**for every three units.**— two vehicles for each living unit contained in any assisted living facility or bed contained in any extended care facility, and employee parking at a rate of 1.5 spaces per employee.~~

- 1102.1.6 The design and site layout of all such elderly/senior housing developments shall compliment and harmonize with the rural character of the Town of Freedom, and shall maximize the privacy of dwelling units, preserve the natural character of the land, and provide for separation of parking and living areas. Building massing and style shall be distinctly residential in character, drawing on historical design elements that are consistent with rural New England architecture and which feature characteristics such as steep pitched roofs, clapboard, or shingle siding, etc.
- 1102.1.7 The occupancy of all elderly/senior housing units shall be limited to family units in which the head of the household or spouse is at least 55 years of age.
- ~~1102.1.8 The minimum lot area for any elderly/senior housing developments shall be 10 acres, of which no less than 6 acres shall be contiguous upland and shall have at least fifty feet (50') of frontage on a public road.~~
- 1102.1.9 A minimum of 30% of the total land area shall be dedicated for passive and/or active recreation purposes, of which 50% of the area shall be contiguous upland.
- 1102.1.10 All elderly/senior housing developments shall provide for pedestrian access within the development and, where appropriate and possible, to off-site facilities. The adequacy of pedestrian access within the development shall be evaluated by both the location of sidewalks as well as the location of residential units/amenities within the development.
- 1102.1.11 Elderly/senior housing developments shall be landscaped to enhance their compatibility with surrounding areas, with emphasis given to natural features wherever possible.
- 1102.4.12 The perimeter of all such elderly/senior housing developments shall be treated with a landscaped buffer zone of a minimum of twenty-five feet (25') which may consist in whole or in part of existing natural growth.
- 1102.1.13 It shall be the responsibility of the developer/builder of each such elderly/senior housing development to establish a Homeowner's Association and to prepare and adopt appropriate Articles and By-Laws which are to be submitted in advance to the Planning Board and the Town Counsel for their review and approval. In preparing the Articles and By-Laws, consideration shall be given to accommodating the unique needs of the elderly/senior citizens and to ensuring that residents of such developments are guaranteed adequate and appropriate services. The creation of the Homeowner's Association and the Articles and By-Laws shall be at the sole expense of the developer/builder and the costs of the review by the Planning Board and Town Counsel shall also be borne by the developer/builder. Any association formed for the purpose of elderly/senior housing must have stipulated in their By-Laws and Declaration of Covenants that the Association will at all times be in compliance with Freedom's current ordinances governing elderly/senior housing.
- ~~1102.1.14 An Extended Care Facility, unless permitted in the Zoning District in which the facility is proposed, shall be permitted only if it is an integral part of a project that includes elderly/senior housing as the principal use.~~

**1102.1.14 Undeveloped land must be left in its natural state. Approval of the final plat will include restrictions on further building within the development.**

- 1102.3 The Planning Board shall maintain and exercise the authority to approve or disapprove all proposed elderly/senior housing developments. The Planning Board shall act reasonably in exercising such discretionary authority but shall take into consideration such factors, for example, as: the health, safety and general welfare of the citizens of Freedom; the aesthetic impact on immediately surrounding areas; whether the design is adequate to meet the unique needs of elderly/senior residents; whether the Articles and By-Laws operate to serve the

unique needs of elderly/senior residents; the burdens created by additional demands on Town services; and whether the proposed development complies with the requirements of this Elderly/senior Housing Ordinance, as well as with the applicable requirements of Freedom's Zoning Ordinance and Subdivision and Site Plan Regulations.

- 1102.4 Elderly/senior Housing ~~Development Ordinance~~ **herein Definition:** 1102.4.1 ~~Elderly/senior Housing Development:~~ Housing contained in a development featuring predominantly small single-family residences ~~or apartments, which may include an assisted living facility as an integral part of the development.~~
- ~~1102.4.2 Assisted Living Facility: One or more structures containing multiple small apartment-like dwelling units which are complemented by associated dining, recreational, social and health care amenities designed to enable elderly/senior residents to lead relatively independent lives which are supported by the availability of such amenities.~~
- ~~1102.4.3 Extended Care Facility: A nursing care facility that is licensed or approved to provide health care under medical supervision for twenty four or more consecutive hours to two or more patients.~~

## Section 1105 Workforce Housing

1105.1 Purpose The purpose of this article is to accommodate the development of affordable workforce housing within the town of Freedom as provided by RSA 674:58-61, which seeks to ensure the continued availability of a diverse supply of home ownership and rental opportunities for affordable and workforce housing. This article was established in order to meet the goals related to the affordable housing provision set forth in the Freedom Master Plan (updated in May 2008). Additionally, in implementing this article, Freedom has considered the region's affordable housing need as defined in the Lakes Region Planning Commission's September 2004 Housing Needs Assessment. This workforce housing article is adopted under the authority of RSA 674:58-61.

1105.2 Applicability In accordance with the provisions of this article, workforce housing is permitted under the following conditions:

1105.2.1 Single Family Workforce Housing Overlay District: To meet the requirements of RSA 674:59, single family workforce housing will be permitted under the following conditions:

**1105.2.1.1 Single-family workforce housing developments shall be permitted in all zoning districts, except Village Residential and Shorefront Overlay Districts.**

**1105.2.1.2 The minimum lot area of a single-family workforce housing development shall be 20 acres.**

**1105.2.1.3 The total number of workforce housing units permitted under this Ordinance shall not exceed five (5) percent of the total dwelling units then-existing in the Town of Freedom at the time of the last decennial census (both occupied and unoccupied).**

1105.2.1.4 Each single-family dwelling will require ~~2.5~~ **1** acres in the General Residential, ~~and Residential/Light Commercial, Districts~~ **and** Rural Residential District ~~and 1 acre in the~~.

~~1105.2.1.2 Developments of five (5) or more single family dwellings must be built in open space cluster developments.~~

1105.2.1.3 **5** All lots on which these dwellings are constructed must have an **a twenty-five (25) foot** opaque wooded buffer along the road. If the lot does not have a natural wooded buffer of a mix of trees and shrubs, the developer will plant vegetation to provide such a barrier **which may**

**consist in whole or in part of existing natural growth.**

1105.2.1.46 Undeveloped land must be left in its natural state. Approval of the final plat will include restrictions on further building within the development.

1105.2.1.57 Road frontage requirements **for a workforce housing development shall be** per five (5) single family dwellings will be four **t w o** hundred (400) (**2 0 0**) feet in the Rural Residential District and ~~two~~ **100** hundred (**2100**) feet in the General Residential and Residential/Light Commercial Districts.

**1105.2.1.8 A minimum of 30% of the total land area shall be dedicated for passive and/or active recreation purposes, of which 50% of the area shall be contiguous upland.**

**1105.2.1.9 All single-family workforce housing developments shall provide for pedestrian access within the development and, where appropriate and possible, to off-site facilities. The adequacy of pedestrian access within the development shall be evaluated by both the location of sidewalks as well as the location of residential units within the development.**

**OTHER ZONING LANGUAGE CHANGES IF AMENDMENT 7 PASSES**

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Section 1102 **Independent Living** Elderly/senior Housing \_\_\_\_\_ 42

**Parking:**

Section 1004 \_\_\_\_\_ Schedule of Requirements

1004.1 In all districts, the off-street parking facilities shall be provided as follows:

Use Minimum Requirement

Single Family Dwelling	2 per unit
Multi-family Dwelling	1.5 per unit for the first bedroom and 0.5 for each additional bedroom with the total equaling the next highest full space
Accessory Dwelling Unit	2 off-street spaces accessed by existing driveway
Elderly/senior Housing	2 per unit dwelling unit or living unit, <del>2 per bed + extended care, 1.5 per employee</del> <b><u>plus 1 visitor parking space per three (3) units</u></b>

**304.1 TABLE "VR" VILLAGE RESIDENTIAL DISTRICT**

**Objective**

In our community with a respect for its historic past, and its tradition of single-family houses, it is necessary to make provisions for the conservation of these values. This District is centered on the area of Freedom, known as the Village. (See map).

**USES**

- |   |  |
|---|--|
| 1. Single family dwelling                   | 1. Tourist home                            |
| 2. Agriculture                              | <del>2. Elderly/senior group home</del>    |
| 3. Forestry                                 | 2. Major Home occupation Amended 3/12/2013 |
| 4. Produce Stand                            | 3. Church                                  |
| 5. Water Storage Facility Amended 3/10/98   | 4. Private School                          |
| 6. Residential Camping                      | 5. Off-lot parking facility                |
| <del>7. Elderly/senior Housing</del>        | 6. Use accessory to special exception use  |
| 7. Accessory Dwelling Unit                  |  |
| 8. Minor Home Occupation Amended 03/12/2013 |  |

- 9. Wireless Telecommunications Service Facility
- 10. Accessory use to a permitted use

Area and Dimensions

Minimum Lot Size	1.0 acre
Minimum road frontage	200 feet
Minimum front yard	50 feet
Minimum side yard	30 feet
Minimum rear yard	40 feet

304.2 TABLE "GR" GENERAL RESIDENTIAL DISTRICT

Objective

Our community is based in great measure on its scenic beauty. It is also necessary to make provisions for the conservation of these scenic vistas while at the same time, allowing for controlled growth. This District is centered on those areas of Freedom where the greatest amount of development has already taken place. The existing highways make this area more readily accessible for police and fire protection and other emergency services.

USES

<u>Permitted Uses</u>	<u>Special Exception Uses</u>
1. Single family dwelling	1. Tourist Home
2. Agriculture	2. Elderly/senior Group Home
3. Forestry	3. Major Home Occupation
4. Produce Stand	4. Church
5. Water Storage Facility	5. Private School
6. Residential Camping	6. Clinic
7. <b>Independent Living</b> Elderly/senior Housing	7. Community Building
8. Accessory Dwelling Unit	8. Hospital
9. Minor Home Occupation Amended	9. Office Amended 03/113/1990
10. Cluster Development	10. Hotel
11. Manufactured Housing	11. School
12. Wireless Telecommunications Service	12. Residence Camp Amended 03/10/1998
13. Accessory use to a permitted use	13. Recreational Camping or Camping Park
	14. Off-lot parking facility
	15. Single family workforce housing (partial)
	16. Accessory use to a special exception use

Area and Dimensions

Minimum lot size	2 acres
Minimum road frontage	200 feet
Minimum front yard	50 feet
Minimum side yard	30 feet
Minimum rear yard	40 feet

304.3 TABLE "RR" RURAL RESIDENTIAL DISTRICT

Objective

The Rural Residential District is made up of those areas within the Town where access is relatively difficult. These areas are remote from the developed area and services of the Town. With large undeveloped tracts of land, this area of Town lends itself well to agriculture and forestry.

## USES

### Permitted Uses

1. Single Family Dwelling
2. Agriculture
3. Forestry
4. Manufactured Housing
5. Water Storage Facility Amended 03/10/1998
6. Produce Stand Amended 03/13/1990
7. **Independent Living** Elderly/senior Housing
8. Residential Camping
9. Minor Home Occupation Amended 03/12/2013
10. Wireless Telecommunications Facility
11. Accessory Dwelling Unit
12. Use accessory to a permitted use

### Special Exception Uses

1. Tourist Home
2. Major Home Occupation Amended  
03/12/2013
3. Elderly Group Home
4. Recreational Camp or Camping Park
5. Outdoor Recreational Facility
6. Animal Hospital
7. Residence Camp
8. Off-lot parking facility
9. Single family workforce housing (partial)
10. Use accessory to a special exception use

## Area and Dimensions

Minimum lot size	5 acres
Road frontage	400 feet
Minimum front yard	50 feet
Minimum side yard	30 feet
Minimum rear yard	40 feet

## 304.4 TABLE "R/LC" RESIDENTIAL/LIGHT COMMERCIAL DISTRICT

### Objective

There is a need for the Town to provide for services and employment opportunities for Town residents. This type of development requires optimum access from well-maintained roadways and therefore is in those areas of the Town with best access. However, the Town wishes to limit the size and effect of light commercial uses to help preserve the Town's residential and scenic character.

### Uses

#### Permitted Uses

1. Single family dwelling
2. Agriculture
3. Forestry
4. Produce Stand
5. Retail Store
6. Manufactured housing
7. **Independent Living** Elderly/senior Housing
8. Water Storage Facility Amended 3/10/98
9. Residential Camping
10. Accessory Dwelling Unit.
11. Minor Home Occupation Amended 03/12/2013
12. Wireless Telecommunications Service Facility
13. Automobile Service Station
14. Office
15. Use accessory to a permitted use

#### Special Exception Uses

1. Tourist home
2. Elderly Group Home
3. Major Home occupation Amended 3/12/2013
4. Church
5. Multi-family housing
6. Single-family workforce housing
7. Multi-family workforce housing
8. Light Commercial
9. Off-lot parking facility
10. Use accessory to special exception use

304.4 TABLE (CONTINUED)

Areas and Dimensions

Minimum lot size	1 acre
Road frontage	200 feet
Front yard	50 feet
Side yard	30 feet
Rear yard	40 feet

304.7 TABLE "SFWH" SINGLE FAMILY WORKFORCE HOUSING OVERLAY DISTRICT

Objective

In order to comply with RSA 674:59-61 requiring that all towns with land use regulations provide "reasonable and realistic opportunities for the development of workforce housing" "be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality," this overlay district will allow single family workforce housing in a manner that protects the rural character of the town.

Location of the Single-Family Workforce Housing Overlay District

The Single-Family Workforce Housing District is a district superimposed over parts of the General Residential, Residential/Light Commercial, and Rural Residential Districts as shown as part of Appendix A.

USES

Permitted Uses

1. Single family workforce housing
2. Use accessory to permitted use

Area and Dimensions

	General Residential and Residential/ Light Commercial District	Rural Residential District
Minimum lot size	1 acre	<del>2.5</del> <b>1</b> acres
Road frontage	200 <del>100</del> feet per five (5) dwellings	400 <del>200</del> feet per five (5) dwellings
Front yard	Same as underlying district	Same as underlying district
Side yard	Same as underlying district	Same as underlying district
Rear yard	Same as underlying district	Same as underlying district

Adopted 3/10/09

**Article #3 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board to amend Section 304.5 and Section 702 to allow "shoreland or wetland projects eligible for a permit by notification or expedited minimum impact permit from the NH Department of Environment Services" as a permitted use. This means that the code enforcement officer can issue zoning permits for these projects after review of materials submitted to DES for the permit. Language to include wetlands permits will also be included in Article 7.**

## ZONING LANGUAGE CHANGES

### 304.5 TABLE SHORE FRONT DISTRICT USES

#### Permitted Uses

1. Uses allowed in underlying district
2. Outdoor Recreational Facility
3. Accessory use such as beach, dock, driveway
4. ~~Erosion control for~~ **Shoreland or wetland** projects with a permit by notification **or expedited minimum impact permit from the NH Department of Environment Services which require no other action from the ZBA**

#### Special Exception Uses

1. Uses allowed in underlying district
2. Marina
3. Shore front common area
4. ~~Erosion control for~~ **Shoreland or wetland** projects not eligible for a permit by notification **nor an expedited minimum impact permit from the NH Department of Environment Services.**
5. Cutting and removal of trees and natural vegetation
6. Use accessory to a special exception use

This change also requires the following change to Article 7 to include wetlands statutory permits by notification and expedited minimum impact wetlands permits used by the NH Department of Environmental Services to regulate some shorefront activities:

#### Section 702 Shoreland Permits Required and Exemptions

702.1 to 702.3.4 relating to the RSA 483-B, the Shoreland and Water Quality Protection Act—No changes

#### **Section 703 Wetlands Permits Required and Exemptions**

**703.1 RSA 482-A requires permits for activities in or adjacent to the waters if the state (including installing docks, boathouses, jet ski lifts, and breakwaters and filling and excavating shorelines for stabilization)**

**703.2 The zoning officer can approve any project that is subject to and received a wetlands statutory permit by notification or expedited minimum impact wetlands permit upon receipt and review of the approved permit and the supporting material.**

**703.3 Projects not subject to these two permits must go to the ZBA for a special exception under section 304.6.3 of this ordinance.**

#### **Article #4 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board to add specifications for the tree cutting plans in Section 703.5 for tree cutting in the shorefront from 75 feet to 300 feet from the reference line?**

## **ARTICLE 7 SHORELAND PROTECTION**

### Section 703 Town of Freedom Shoreland Protection Standards

*No changes to sections 703.1 through 703.4*

703.5 Any cutting between seventy-five (75) and three hundred (300) feet of the reference line shall require a cutting plan to be approved by the Zoning Board of Adjustment if the slope of the lot meets any of the following criteria:

703.5.1 Construction or site work of any kind is taking place in an area(s) that slopes at greater than 12.5% toward the lake

703.5.2 The structure's placement has the potential to cause stormwater to flow toward the lake because the slope below the structure is greater than 12.5%

**703.5.3 Tree cutting in any area of a lot where the land slopes at greater than 12.5% toward the lake shall require a cutting plan. The plan will be based on segments**

that run 25 feet parallel to the shore and 75 feet inland. The tree and sapling score count in any segment must be 53 points (as described in section 703.4i and ii) to allow any tree cutting to take place. The zoning officer may issue a permit for tree cutting under the terms of section 304.6.5.1 where no construction is occurring (section 703.5.1 and 2 above). meet the intent of this ordinance as stated in Section 701 and using a methodology similar to that set out in Section 703 with points increased proportionally augmented for the larger area involved.

703.5.34 In any case required by the Zoning Officer.

**Article #5 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 4 as proposed by the planning board to amend Section 406** to mirror the state's requirement of a septic tank or leach field setback to poorly drained soils. Setbacks from poorly drained soils and septic systems in the shorefront district do not change.

Section 406 Septic Tank or Leach Field Setback

No septic tank or leach field may be constructed or enlarged closer than seventy-five feet (75) feet to any **very poorly drained** wetland. **Septic tanks may be constructed fifty (50) feet from poorly drained wetlands if the tank is sealed.** In the case of a failed system, the property owner must receive approval from NH DES Sub-Surface Bureau. Septic systems in the protected shorefront are subject to RSA 483-B Shoreland Water Quality Protection Act, Section 9 V(c) (2) (A) as listed in NH Planning and Land Use Regulation 2020-2021 Edition.

**Article #6 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 5 as proposed by the planning board to amend town septic system approval process (Section 2402.3 Septic System Plan Requirements) to reflect changes made to Wetlands Section 406 Septic Tank and Leach Field Setback approved in 2022.**

2402.3 Septic System Plan Requirements:

2402.3.1 All plans for septic system to be installed in the Town of Freedom shall be submitted to the Board of Selectmen, or their designee, for review. Upon approval by the Town of Freedom, plans shall be forwarded to the State of New Hampshire, Department of Environmental Services for approval.

2402.3.2 No septic system in Freedom shall be installed unless approved by the Town of Freedom and the State of New Hampshire.

**2402.3.3 In the case of a failed system, the process does not require prior review of the plan. The owner of a failed system must provide a copy of the DES plan approved to the town. The Board of Selectmen or their designee shall sign-off on this plan prior to installation commencing.**

**Article #7 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 6 as proposed by the planning board to clarify terms in Sections 1503 and 1507 for short-term rentals, specifically that any owner can rent the primary dwelling on the lot and add language to the ordinance to prohibit special events at STRs.**

1503.1.1 "Any owner of record of property in Freedom may apply for a conditional use permit to use their primary dwelling on a lot as an STR" Passed 11/17 to go on the ballot

- 1507.1 Incidental camping. A STR permit allows use of the primary residence on a lot only and does not authorize incidental camping, which means any overnight camping, sleeping in tents or other temporary shelter in the yard or on decks attached to the short-term rental unit, or sleeping in travel trailers or recreational vehicles or parked on the short-term rental property.
- 1507.2 Subletting. Guests are prohibited from subletting a short-term rental. Only owners with a valid STR permit may advertise and rent a primary residence on a lot as a short-term rental.
- 1507.3 Special events. ~~All use of the sShort-term rental property shall not be used for special events, relate to and be sponsored by the renter and not by a third party. All such events shall comply with parking, occupancy limits, and other terms of the permit.~~

**Article #8 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 7 as proposed by the planning board to clarify the definition of dwelling unit in Article 23 Definitions to specify that the term “rental “refers to long-term rentals.**

19. Dwelling Unit: A room, or rooms connected together, constituting a physically separated ~~separate, independent housekeeping establishment~~ single habitable unit intended to be used for living, sleeping, cooking, and eating for owner occupancy, or for long-term rental or lease (30 days or more.) ~~and physically separated~~

**Article #9 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 8 as proposed by the planning board to add a definition of special events to Article 23 Definitions?**

57. Special events means events that occur from time to time, including, without limitation, sports events, religious events, social, cultural, or political gatherings and music festivals

**Article #10 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 9 as proposed by the planning board to amend Section 1107.2 to allow single story manufactured homes on a floating/monolithic slab or on a four-foot frost wall.**

1107.2 Definition: In order to more harmoniously integrate manufactured homes into the overall New England Style ambiance of the Town of Freedom, all manufactured homes not placed in manufactured home parks shall be of a combined transportable structure constructed on a permanent chassis with a combined structural width of not less than fifteen (15') wide and not less than thirty-eight feet (38') wide in length and designed to be used as a dwelling connected to required utilities which include plumbing, heating, electric and septic. A multi-story manufactured home shall be placed on a minimum of a full frost wall foundation. A one-story manufactured home may be on a full frost wall foundation or on a floating/monolithic slab with anchor bolts with utilities integrated into the slab.

**Article #11 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 10 as proposed by the planning board to amend Section 805 to specify conditions for driveways and driveway permits?**

Section 805 Driveways Permit

805.1 All driveways that intersect a Town highway must receive a permit from the Selectmen or their appointed representative, working in conjunction with the Road Agent as provided in RSA

236:13 as amended or such similar statute.

**805.1.1 Location of the driveway shall be determined by homeowner and the Selectmen or their designated agent.**

**805.1.2 A property with more than 600' of road frontage may be granted a second access at the discretion of the Selectmen or their designated agent.**

**805.1.3 Accesses that enter the town road in two locations into a continuous driveway (circular) are prohibited.**

**805.2** If the driveway intersects a State highway, then a permit must be obtained from the Department of Transportation under RSA 236:13. Amended 3/13/90

**Article #12 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 11 as proposed by the planning board to add Article 20 to regulate food trucks.**

Article 20: Food Trucks

20.1 Purpose: The purpose of this article is to provide for the regulation of sales by food truck vendors in the town of Freedom to ensure the safety of motor vehicle and pedestrian traffic and to promote the public health, safety, and welfare of customers, while providing the opportunity for food truck vendors to operate.

20.2 Districts:

20.2.1 Food trucks or mobile food service vendors shall only operate in the Residential/Light Commercial district or on commercial properties (subject to site plan review)

20.2.2 Food trucks operating in commercial properties, e.g., camps and campgrounds, shall serve only the members or residents of those locations. They may not be open to the general public.

20.3 Operating Standards

20.3.1 Allowable hours of operation for food trucks or mobile food service vendors shall be from 8:00 a.m. to 9:00 p.m. unless otherwise specified by the Zoning Officer.

20.3.2 The food truck operator is responsible for maintaining order at the site in compliance with Freedom's quiet hours and NH's disorderly conduct statute.

20.3.3 All waste from the food truck must be removed from the location where the food truck is parked at the close of business each day.

Definitions (Add to Article 23)

22. Food truck mean motor vehicles and trailers designed to be readily movable and from which food is prepared, sold, or served. The term includes, but is not limited to, a commercially manufactured vehicle, i.e., one that was originally manufactured for use as a mobile food preparation vehicle.

23. Food truck vendor means a hawker or peddler selling or offering for sale food and/or beverages from a food truck.