

Zoning Ordinance of the Town of Bethlehem, New Hampshire Amended March 12, 2024



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Article I. Title, Authority, and Purpose

SECTION A. TITLE

This Ordinance, including all amendments thereto, shall be known and may be cited as the Zoning Ordinance of the Town of Bethlehem, New Hampshire, hereinafter referred to as “this Ordinance.”

SECTION B. AUTHORITY

This Ordinance is adopted pursuant to the authority granted by Chapter 674:16 et seq., New Hampshire Revised Statutes Annotated, as amended.

SECTION C. PURPOSE

These zoning regulations and maps are being enacted for the purpose of preserving and promoting the health, safety and welfare of the community. It is the intention of the Planning Board and the Zoning Board of Adjustment to guide the future growth and development of Bethlehem in accordance with the Master Plan which represents the most beneficial and convenient relationships among the residential, non-residential and public areas within the Town considering the suitability of each area for such uses, as indicated by existing conditions, trends in population and modes of living, and future requirements; and considering such conditions, trends and requirements, both within the Town and in relationship to areas outside thereof.

Article II. General Provisions

- A. No dwelling or other structure may be erected which does not at least conform in general value, architecture and character to other structures and dwellings in the neighborhood, or is contrary to the general and economic welfare of the neighborhood, and no structure shall be erected, or business conducted which manifestly depreciates the value of existing property in the neighborhood.
- B. Except as provided elsewhere in this Ordinance, there shall be no more than one single-family dwelling, single-family dwelling with one accessory dwelling unit, two-family dwelling, or other principal use or principal building per lot.
- C. No structure, building or part thereof shall be erected, placed or constructed within the setbacks described in Article V. Zoning Districts, Uses and Dimensional Standards. In all Districts except District 1 – Main Street, front setbacks shall be measured from the center line of the right-of-way of each street bordering the lot. In District 1 – Main Street, front setbacks shall only apply to the side bordering Main Street. Side and rear setbacks shall be measured from property lines.

- D. No building or structure shall be greater than forty (40) feet in height from the average finished grade, unless a Special Exception is granted by the Zoning Board of Adjustment. However, under no circumstances shall any structure or building exceed sixty (60) feet in height. Appurtenances, such as antennae, will not exceed an additional ten (10) feet over the highest point of the building or structure. Personal wireless service facilities and amateur radio antennae are exempt from this provision.
- E. The minimum area to be sufficiently planted and permanently maintained with grass, ground cover, shrubs and/or trees shall be 33% (thirty-three percent) of the total lot area. Excepting curb/driveways, a green area shall enclose the entire lot perimeter as follows - minimum width of green areas shall be fifteen (15) feet, except that where the area abuts a public right-of-way, such width shall be not less than thirty (30) feet.
- F. A vote at town meeting to accept a road as a town road or to reclassify a Class VI town road as a Class V town road shall not become effective until the Selectmen certify that the road meets the applicable construction requirements for town roads.
- G. All buildings, structures and uses in the districts herein set forth shall comply in all respects with State law including the regulations of the New Hampshire Departments of Safety, Health and Human Services and Environmental Services.
- H. Parking Requirements:
 - 1. Single family dwellings and two-family dwellings shall provide 2 spaces of off-street parking per dwelling unit, either by means of open air space or garage space, each having an area of ten (10) feet wide by twenty (20) feet long. A single-family dwelling with an accessory dwelling unit (ADU) that has no more than 1,000 sq. ft. of gross floor area and no more than two bedrooms may provide one additional off-street parking space instead of two additional spaces for the ADU.
 - 2. Parking for multi-family dwellings and nonresidential uses shall be provided as required by the Town of Bethlehem Site Plan Review Regulations.
 - 3. For commercial, industrial and institutional uses, there shall be adequate space for vehicle maneuvering and traffic.
 - 4. No parking lot design requiring or encouraging vehicles to back out onto a public way shall be permitted.
 - 5. Adequate off-street loading area shall be provided by all commercial, industrial, and institutional uses. The area shall be located so that all vehicles that are loading and unloading shall be clearly out of the road right-of-way.
- I. All new or expanded multifamily dwellings and nonresidential uses and changes of use shall be subject to the Town of Bethlehem Site Plan Review Regulations.

- J. Home businesses shall apply for Site Plan Review from the Planning Board when involving any of the following:
 - a. On-site customers or employees
 - b. Outdoor storage or activity
 - c. Signage or outdoor lighting
 - d. Noise, vibration, fumes, smoke, dust, glare, heat, or odors that may be perceptible at the property boundary
 - e. Use or storage of heavy equipment
 - f. Truck traffic in greater than typical residential volumes

Article III. Solid Waste Facilities

A. LANDFILLS AND INCINERATORS

No person, persons, partnership, or corporation shall transport garbage or rubbish in an unsanitary manner or without the same being thoroughly protected from exposure or leakage; nor dump or leave the same in any place other than provided for said purposes. Further, no solid waste disposal facility, site or expansion of any existing solid waste facility or landfills shall be located in any district except District V or except a facility operated by the Town for the purpose of providing a solid waste disposal facility for solid waste generated in the Town. Such a Town-owned facility shall be deemed to be a permitted use in Districts III or V provided that a site plan is submitted to the Planning Board for site plan review, the facility meets the Town's site plan review regulations, and provided that the acreage to be used is shown on the site plan. This prohibition shall include, but not be limited to, any private solid waste disposal facility or site, sanitary landfill or incinerator. Additionally, no solid waste disposal facility shall have a height exceeding 95 (ninety-five) feet above the natural and undisturbed contour of the land under any existing or future landfill.

B. RECYCLING CENTERS AND TRANSFER STATIONS

Recycling centers and/or Transfer Stations shall be permitted uses in Districts III or V subject to meeting the Town's site plan review regulations and shall be submitted to the Planning Board for site plan review, provided such facilities are owned or operated by the Town for the transfer and/or recycling of solid waste generated in the town and provided further that the recycling center or transfer station is owned and operated by the Town or by a Regional Solid Waste District whose ownership or operation thereof is governed by an agreement entered into pursuant to RSA 149-M:24.

Article IV. Nonconforming Uses, Structures, and Lots

- A. Any lawful building or other structure, or any lawful use of a building or other structure or land, existing on the effective date of this Ordinance or any amendment thereto, which does not conform with the provisions of this Ordinance shall be considered a lawful non-

conforming building, structure, or use, and may be continued, except as otherwise herein provided.

- B. Any lawful non-conforming building may be increased in square footage up to 25% of its finished living area on the effective date of this Regulation when such increase is granted as a Special Exception by the Zoning Board of Adjustment.
- C. Any lawful non-conforming building or other structure which has been damaged or destroyed by fire, explosion, windstorm, or other similar active cause, to an extent of not more than fifty (50) percent of the replacement value, may be reconstructed on the same location, provided that:
 - 1. The reconstructed building or structure shall not exceed the height, area, or volume of the damaged or destroyed building or structure, and;
 - 2. The reconstruction shall begin within one year from the date of the damage or destruction and shall be carried on without interruption. If a lawful non-conforming building has been damaged or destroyed by the aforementioned cause to an extent of more than fifty (50) percent of the replacement value, such building may be reconstructed subject to the provisions of the Ordinance if authorized as a Special Exception by the Zoning Board of Adjustment. The Board of Selectmen shall order the removal, at the expense of the owner, of any building within one (1) year from the date of damage if substantial progress has not been made towards reconstruction.
- D. If a lawful non-conforming use of a building or other structure is abandoned or discontinued for a continuous period of one (1) year or more, subsequent use of such building or land shall be in conformity with the provisions of this Regulation.
- E. Nonconforming uses may be expanded only by Special Exception from the Zoning Board of Adjustment. The Board shall determine, in addition to the Special Exception criteria contained in Article XX, that: a) the proposed expanded use will not be a substantial change from the nature and purpose of the original nonconforming use; b) the change or expansion will comply with all other requirements of the Zoning Ordinance; and c) the change or expansion will not have a substantially different or adverse impact on surrounding properties.
- F. All nonconforming lots on record at the Grafton County Registry of Deeds prior to the enactment or amendment of this Ordinance affecting the lot shall be considered buildable lots provided:
 - 1. All required setbacks are met.
 - 2. A NHDES septic system permit has been obtained if not on municipal sewer.
 - 3. A source of water is available on the lot with a protective radius required by NHDES unless on a public water supply.

Article V. Zoning Districts, Uses, and Dimensional Standards

SECTION A. ZONING DISTRICTS

Final Authority

Regardless of the existence of printed or digital copies of the Zoning Map, which from time to time may be made or published, the written descriptions contained in this Ordinance shall be the final authority as to the current zoning status of the land and water areas, buildings and other structures in the Town.

Establishment of Use Districts

The Town of Bethlehem Zoning Map shows a division of the Town into the following Districts:

- District I – Main Street
- District I
- District II
- District III
- District IV
- District V – Landfill District

SECTION B. DISTRICT OBJECTIVES AND LAND USE CONTROLS

The following sections of this Ordinance state the objectives of each district, and the use and dimensional regulations for each district.

DISTRICT I - MAIN STREET

A building may be erected, altered, or used, and a lot may be used or occupied only for the following purposes in accordance with the following provisions and after a building & zoning permit is issued by the Board of Selectmen.

This District shall include all property that fronts on Route 302 starting at Lewis Hill Road and extending east to Turner Street, as delineated on the Bethlehem Tax Maps as of April 01, 2022. The principal access for all lots in this district shall be onto US Route 302.

A. District I – Main Street Permitted Uses and Special Exceptions

Any use not listed here is prohibited.

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Any use customarily accessory to any of the permitted uses provided such use not injurious, noxious or offensive to the neighborhood.	P	
Bakery, confectionery, or custom shop to produce articles to be sold at retail on the premises	P	
Business or professional offices, studios, financial institutions, passenger stations for public transportation	P	
Cemeteries	P	
Churches	P	
Clubs	P	
Day nurseries and kindergartens	P	
Dwelling Units:		
-Single-Family Dwellings, with or without attached Accessory Dwelling Units	P	
-Single-Family Dwellings with Detached Accessory Dwelling Units		SE
-Two-Family Dwellings	P	
-Multi-Family Dwellings		SE
-Residential Conversion	P	
Forestry, agriculture, garden, or nursery, not in any way injurious, offensive and/or obnoxious to the general neighborhood	P	
Funeral parlors	P	
Golf courses	P	
Governmental use	P	
Home Business	P	
Home gardens when incidental to primary residential use, but excluding any use injurious, noxious, or offensive to the neighborhood.	P	
Hospitals, convalescent homes, sanitariums, institutions of philanthropic use	P	
Laundry and dry-cleaning establishment	P	
Mixed Use	P	
Municipal recreation, water supply, public utilities	P	
Personal service shop, including tailor, barber, beauty salon, and shoe repair	P	
Places of amusement or assembly	P	
Private recreation areas, private parks, picnic grounds and other recreation use without permanent structures	P	
Public Accommodations	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Recreational grounds for games and sports, except those, a chief activity of which is customarily carried on primarily for gain		SE
Restaurant, tearoom, cafe, or ice cream parlor	P	
Retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise	P	
Schools	P	
Service stations and Auto repair shops, including the sale of new and used cars	P	
Short-Term Rental	P	
Other uses not specifically listed above but compatible with other listed uses and so similar in nature to a use listed so as to lead the Zoning Board of Adjustment to determine that granting a Special Exception would be reasonable, provided all of the Special Exception criteria contained in Article XX have been met.		SE

In District I Main Street no business shall operate so that it can be heard more than 20 feet from its property line between the hours of 10:00pm and 8:00am.

B. District I – Main Street Dimensional Standards

Minimum Standards	
Minimum Lot Size	20,000 Square Feet ¹
Minimum Lot Frontage	100 Feet ^{1,2}
Front Setback	60 Feet from Centerline ²
Side Setback	15 Feet ²
Rear Setback	15 Feet ²
Maximum Structure Height	40 Feet ³
Maximum Building Coverage	25% ²
Green Space	33% ²

¹ Lots which do not conform to the lot size and frontage requirements above and which were in existence and recorded in the Grafton County Registry of Deeds as such on the effective date of these regulations shall be exempted from lot size and frontage requirements. 1974

² Any lawful non-conforming building or other structure located in District 1-Main Street may be exempt from the dimensional standards for setback, frontage green space, building coverage by Special Exception granted by the Zoning Board of Adjustment.

³ See Article II.D. for exceptions to the height requirement.

DISTRICT I

A building may be erected, altered, or used, and a lot may be used or occupied only for the following purposes and in accordance with the following provisions after a building & zoning permit issued by the Board of Selectmen.

This District shall include all area within the limits of the Bethlehem Village District excluding District I Main Street.

A. District I Permitted Uses and Special Exceptions

Any use not listed here is prohibited.

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Any use customarily accessory to any of the permitted uses provided such use not injurious, noxious or offensive to the neighborhood.	P	
Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises		SE
Business or professional offices, studios, financial institutions, passenger stations for public transportation		SE
Cemeteries		SE
Churches	P	
Clubs		SE
Day nurseries and kindergartens	P	
Dwelling Units:		
-Single-Family Dwellings, with or without attached Accessory Dwelling Units ¹	P	
-Single-Family Dwellings with Detached Accessory Dwelling Units ¹		SE
-Two-Family Dwellings	P	
-Multi-Family Dwellings		SE
-Residential Conversion	P	
-Manufactured Housing Parks/subdivisions	P	
-Manufactured Housing on individual lots	P	
-Cluster Development	P	
Forestry, agriculture, garden, or nursery not in any way injurious, offensive and/or obnoxious to the general neighborhood		SE
Funeral parlors		SE
Golf courses	P	
Governmental use		SE
Home Business	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Home gardens when incidental to primary residential use but excluding any use injurious, noxious, or offensive to the neighborhood.	P	
Hospitals, convalescent homes, sanitariums, institutions of philanthropic use		SE
Laundry and dry-cleaning establishment		SE
Mixed Use	P	
Municipal recreation, water supply, public utilities	P	
Personal service shop, including tailor, barber, beauty salon, and shoe repair		SE
Places of amusement or assembly		SE
Private recreation areas, private parks, picnic grounds and other recreation use without permanent structures		SE
Public Accommodations	P	
Recreational grounds for games and sports, except those, a chief activity of which is customarily carried on primarily for gain Amended 3/8/05		SE
Restaurant, tearoom, cafe, or ice cream parlor		SE
Retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise		SE
Schools	P	
Short-Term Rental ²	P	
Service stations and Auto repair shops, including the sale of new and used cars		SE
Other uses not specifically listed above but compatible with other listed uses and so similar in nature to a use listed so as to lead the Zoning Board of Adjustment to determine that granting a Special Exception would be reasonable, provided all of the Special Exception criteria contained in Article XX have been met.		SE

¹ See Article XII for restrictions on accessory dwelling units in Cluster Developments.

² Short-Term Rentals are not permitted in Cluster Developments.

B. District I Dimensional Standards

Minimum Standards	
Minimum Lot Size	40,000 Square Feet ¹
Minimum Lot Frontage	150 Feet ¹
Front Setback	60 Feet from Centerline
Side Setback	15 Feet
Rear Setback	15 Feet
Maximum Structure Height	40 Feet ²
Maximum Building Coverage	25%
Green Space	33%

¹ Lots which do not conform to the lot size and frontage requirements above and which were in existence and recorded in the Grafton County Registry of Deeds as such on the effective date of these regulations shall be exempted from lot size and frontage requirements .

² See Article II.D. for exceptions to the height requirement.

DISTRICT II

A building may be erected, altered, or used and a lot may be used or occupied only for the following purposes and in accordance with the following provisions after a building & zoning permit is issued by the Board of Selectmen.

This District shall include all that area of said Town of Bethlehem lying outside of said Bethlehem Village District, and exclusive of Districts III, IV and V.

A. District II Permitted Uses and Special Exceptions

Any use not listed here is prohibited.

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Any use customarily accessory to any of the permitted uses provided such use not injurious, noxious or offensive to the neighborhood.	P	
Aviation uses	P	
Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises	P	
Business or professional offices, studios, financial institutions, passenger stations for public transportation	P	
Cemeteries	P	
Churches	P	
Clubs	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Construction yards, Auto dismantling yards, used parts yards, junkyards.		SE
Day nurseries and kindergartens	P	
Drive-in Theaters	P	
Dwelling Units:		
-Single-Family Dwellings, with or without attached Accessory Dwelling Units ¹	P	
-Single-Family Dwellings with Detached Accessory Dwelling Units ¹	P	
-Two-Family Dwellings	P	
-Multi-Family Dwellings		SE
-Residential Conversion		SE
-Manufactured Housing Parks/subdivisions	P	
-Manufactured Housing on individual lots	P	
-Cluster Development	P	
Forestry	P	
Agriculture (excluding forestry), garden or nursery not in any way injurious, offensive and/or obnoxious to the general neighborhood	P	
Funeral parlors	P	
Golf courses	P	
Governmental use	P	
Home Business	P	
Home gardens when incidental to primary residential use but excluding any use injurious, noxious, or offensive to the neighborhood.	P	
Hospitals, convalescent homes, sanitariums, institutions of philanthropic use	P	
Laundry and dry-cleaning establishment	P	
Manufacturing or industrial uses including processing, fabrication, and assembly provided that no such use shall be permitted that will be detrimental or offensive or tend to reduce property values.		SE
Mixed Use		SE
Municipal recreation, water supply, public utilities	P	
Personal service shop, including tailor, barber, beauty salon, and shoe repair	P	
Places of amusement or assembly	P	
Private recreation areas, private parks, picnic grounds and other recreation use without permanent structures	P	
Public Accommodations	P	
Public utility buildings, structures, and lines		SE
Recreational grounds for games and sports, except those, a chief activity of which is customarily carried on primarily for gain	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Removal of sand, fill, gravel, stone, or loam for commercial purposes from the premises provided that State Law 155-E and the Bethlehem Excavation Regulations been satisfied.	P	
Restaurant, tearoom, cafe, or ice cream parlor	P	
Retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise	P	
Schools	P	
Service stations and Auto repair shops, including the sale of new and used cars	P	
Short-Term Rental ²	P	
Other uses not specifically listed above but compatible with other listed uses and so similar in nature to a use listed so as to lead the Zoning Board of Adjustment to determine that granting a Special Exception would be reasonable, provided all of the Special Exception criteria contained in Article XX have been met.		SE

¹ See Article XII for restrictions on accessory dwelling units in Cluster Developments.

² Short-Term Rentals are not permitted in Cluster Developments.

B. District II Dimensional Standards

Minimum Standards	
Minimum Lot Size	80,000 Square Feet ¹
Minimum Lot Frontage	200 Feet ¹
Front Setback	60 Feet from Centerline ³
Side Setback	30 Feet ²
Rear Setback	30 Feet ²
Maximum Structure Height	40 Feet ⁴
Maximum Building Coverage	25%
Green Space	33%

¹ Lots which do not conform to the lot size and frontage requirements above and which were in existence and recorded in the Grafton County Registry of Deeds as such on the effective date of these regulations shall be exempted from lot size and frontage requirements.

² The Zoning Board of Adjustment may grant a Special Exception to allow a reduction in the side and/or rear setback of up to 15 feet.

³ Front setback in District II for accessory structures only: The accessory structure setback will at a minimum conform to the setback of the existing structure provided the existing primary structure was built prior to the enactment of the 60-foot minimum front setback requirement.

⁴ See Article II.D. for exceptions to the height requirement.

DISTRICT III

General Purpose and District Characteristics:

This District includes land currently in industrial use and additional area for new or expanded industrial and commercial activities. The purpose of this District is to encourage the retention and development of local job opportunities, the expansion of the community tax base, and safe and healthy industrial and commercial uses.

A building may be erected, altered or used and a lot may be used or occupied only in accordance with the following provision after the Board of Selectmen issues a building & zoning permit.

This District shall include all of the area of said Town of Bethlehem, lying within the boundaries of Map 405, Lot #54; Map 406 Lots #1, #2, #16, #17, #18, #20.1 through #20.4, #21.1 through #21.6, #22.1 through 22.18, #23, #24, #25, #34: Map 416, Lot #1, #2, #3, #4, #5, and #7 as delineated on the Bethlehem Tax Maps as of April 01, 1998.

A. District III Permitted Uses and Special Exceptions

Any use not listed here is prohibited.

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Any use customarily accessory to any of the permitted uses provided such use not injurious, noxious, or offensive to the neighborhood.	P	
Aviation uses	P	
Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises	P	
Business or professional offices, studios, financial institutions, passenger stations for public transportation	P	
Cemeteries	P	
Churches	P	
Clubs	P	
Construction yards, Auto dismantling yards, used parts yards, junkyards.		SE
Creameries and bottling plants	P	
Day nurseries and kindergartens	P	
Drive-in Theaters	P	
Dwelling Units:		
-Single-Family Dwellings, with or without attached Accessory Dwelling Units ¹	P	
-Single-Family Dwellings with Detached Accessory Dwelling Units ¹	P	
-Two-Family Dwellings	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
-Multi-Family Dwellings		SE
-Residential Conversion		SE
-Manufactured Housing Parks/subdivisions	P	
-Manufactured Housing on individual lots	P	
-Cluster Development	P	
Equipment sales and services	P	
Forestry	P	
Agriculture (except forestry), garden or nursery not in any way injurious, offensive and/or obnoxious to the general neighborhood	P	
Funeral parlors	P	
Golf courses	P	
Governmental use	P	
Home Business	P	
Home gardens when incidental to primary residential use but excluding any use injurious, noxious, or offensive to the neighborhood.	P	
Hospitals, convalescent homes, sanitariums, institutions of philanthropic use	P	
Laundry and dry-cleaning establishment	P	
Kennels and animal hospitals		SE
Manufacturing, industrial, or commercial uses including processing, fabrication, and assembly provided that no such use shall be permitted that will be detrimental or offensive or tend to reduce property values.	P	
Manufacturing research and testing laboratories provided that no pollution results from such activities		SE
Mixed Use		SE
Municipal recreation, water supply, public utilities	P	
Open storage of building materials	P	
Personal service shop, including tailor, barber, beauty salon, and shoe repair	P	
Places of amusement or assembly	P	
Planning mills, sawmills, lumber yards and wood treatment plants.	P	
Private recreation areas, private parks, picnic grounds and other recreation use without permanent structures	P	
Public Accommodations	P	
Public utility buildings, structures, and lines	P	
Recreational grounds for games and sports, except those, a chief activity of which is customarily carried on primarily for gain	P	
Recycling center or a transfer station (as defined in Article III)	P	
Removal of sand, fill, gravel, stone, or loam for commercial purposes from the premises provided that State Law 155-E and the Bethlehem Excavation Regulations been satisfied.	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Restaurant, tea room, cafe, or ice cream parlor	P	
Retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise	P	
Schools	P	
Service stations and Auto repair shops, including the sale of new and used cars	P	
Short-Term Rental ²	P	
Storage and distribution facilities for petroleum, coal, lumber and wood products, sand and gravel.	P	
Wholesale bottling plants for alcoholic beverages		SE
Wholesale business and storage warehouses.	P	
Wood fired power-generating plants	P	
Other uses not specifically listed above but compatible with other listed uses and so similar in nature to a use listed so as to lead the Zoning Board of Adjustment to determine that granting a Special Exception would be reasonable, provided all of the Special Exception criteria contained in Article XX have been met.		SE

¹ See Article XII for restrictions on accessory dwelling units in Cluster Developments.

² Short-Term Rentals are not permitted in Cluster Developments.

B. District III Dimensional Standards

Minimum Standards	
Minimum Lot Size	80,000 Square Feet or four times the building coverage, whichever is greater ¹
Minimum Lot Frontage	200 Feet ¹
Front Setback	60 Feet from Centerline
Side Setback	30 Feet ²
Rear Setback	30 Feet ²
Maximum Structure Height	40 Feet ³
Maximum Building Coverage	25%
Green Space	33%

¹ Lots which do not conform to the lot size and frontage requirements above and which were in existence and recorded in the Grafton County Registry of Deeds as such on the effective date of these regulations shall be exempted from lot size and frontage requirements.

² The Zoning Board of Adjustment may grant a Special Exception to allow a reduction in the side and/or rear setback of up to 15 feet.

³ See Article II.D. for exceptions to the height requirement.

DISTRICT IV

General Purpose and District Characteristics:

This District includes additional area for new or expanded light industrial and commercial activities. The purpose of this District is to encourage the development of local job opportunities, the expansion of the community tax base, and safe and healthy light industrial uses.

This District shall include all that area of said Town of Bethlehem, lying within the boundaries of Map 404, Lot #6 as delineated on the Bethlehem Tax Maps as of April 1, 1998.

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes and in accordance with the following provisions after the Board of Selectmen issues a building & zoning permit.

A. District IV Permitted Uses and Special Exceptions

Any use not listed here is prohibited.

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Any use customarily accessory to any of the permitted uses provided such use not injurious, noxious or offensive to the neighborhood.	P	
Aviation uses	P	
Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises	P	
Business or professional offices, studios, financial institutions, passenger stations for public transportation	P	
Cemeteries	P	
Churches	P	
Clubs	P	
Day nurseries and kindergartens	P	
Drive-in Theaters	P	
Dwelling Units:		
-Single-Family Dwellings, with or without attached Accessory Dwelling Units ¹	P	
-Single-Family Dwellings with Detached Accessory Dwelling Units ¹	P	
-Two-Family Dwellings	P	
-Residential Conversion		SE
-Manufactured Housing Parks/subdivisions	P	
-Manufactured Housing on individual lots	P	
-Cluster Development	P	

<i>Use</i>	<i>Permitted</i>	<i>Special Exception</i>
Forestry	P	
Agriculture (excluding forestry), garden or nursery not in any way injurious, offensive and/or obnoxious to the general neighborhood	P	
Funeral parlors	P	
Golf courses	P	
Governmental use	P	
Home Business	P	
Home gardens when incidental to primary residential use but excluding any use injurious, noxious, or offensive to the neighborhood.	P	
Hospitals, convalescent homes, sanitariums, institutions of philanthropic use	P	
Laundry and dry-cleaning establishment	P	
Light Industrial Uses	P	
Manufacturing or industrial uses including processing, fabrication, and assembly provided that no such use shall be permitted that will be detrimental or offensive or tend to reduce property values.		SE
Mixed Use		SE
Municipal recreation, water supply, public utilities	P	
Personal service shop, including tailor, barber, beauty salon, and shoe repair	P	
Places of amusement or assembly	P	
Private recreation areas, private parks, picnic grounds and other recreation use without permanent structures	P	
Public Accommodations	P	
Recreational grounds for games and sports, except those, a chief activity of which is customarily carried on primarily for gain	P	
Removal of sand, fill, gravel, stone, or loam for commercial purposes from the premises provided that State Law 155-E and the Bethlehem Excavation Regulations been satisfied.	P	
Restaurant, tearoom, cafe, or ice cream parlor	P	
Retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise	P	
Schools	P	
Service stations and Auto repair shops, including the sale of new and used cars	P	
Short-Term Rental ²	P	
Other uses not specifically listed above but compatible with other listed uses and so similar in nature to a use listed so as to lead the Zoning Board of Adjustment to determine that granting a Special Exception would be reasonable, provided all of the Special Exception criteria contained in Article XX have been met.		SE

¹ See Article XII for restrictions on accessory dwelling units in Cluster Developments.

² Short-Term Rentals are not permitted in Cluster Developments.

B. District IV Dimensional Standards

Minimum Standards	
Minimum Lot Size	80,000 Square Feet ¹
Minimum Lot Frontage	200 Feet ¹
Front Setback	60 Feet from Centerline
Side Setback	30 Feet ²
Rear Setback	30 Feet ²
Maximum Structure Height	40 Feet ³
Maximum Building Coverage	25%
Green Space	33%

¹ Lots which do not conform to the lot size and frontage requirements above and which were in existence and recorded in the Grafton County Registry of Deeds as such on the effective date of these regulations shall be exempted from lot size and frontage requirements.

² The Zoning Board of Adjustment may grant a Special Exception to allow a reduction in the side and/or rear setback of up to 15 feet.

³ See Article II.D. for exceptions to the height requirement.

DISTRICT V (Landfill District)

A building or structure may be erected, altered, or used and a lot may be used or occupied only for the following purposes and in accordance with the following provisions after site plan review by the Planning Board and a building & zoning permit is issued by the Board of Selectmen.

This District shall include the land lying within the boundaries of Map #419, Lots #22 and 23 as delineated on the Bethlehem Tax Maps as of April 1, 2005.

A. District V Permitted uses are as follows:

1. Landfilling shall be a permitted use in this District.
2. Any accessory building or structure erected, altered or used in the normal course of land filling are permitted provided such use is not injurious, noxious or offensive to the neighborhood, and provided however that an incinerator within the definition of RSA 149-M:4(X) (a) (Supp. 2004) for the purposes of generating power and or solid waste combustion is not a permitted use and is expressly prohibited.

Article VI. Signs

- A. No land or building shall be used for the erection or display of signs other than those pertaining to a use or activity on the premises and then only in such number, style and design as shall be approved in writing by the Board of Selectmen.
- B. Signs shall be designed and placed so as to avoid undue distraction, confusion or hazard to the surrounding area or vehicular traffic; or undue adverse impact on the aesthetics or scenic beauty of the community. This means:
 - 1. Signs shall not project over street rights-of-way or be placed in a location which may interfere with the line of sight or visibility or passage of drivers, bicyclists or pedestrians.
 - 2. Signs involving movement, whether mechanical or air activated, shall not be sited in a manner in which they would cause a distraction for drivers.
 - 3. Blinking or fluttering sign content is prohibited.
 - 4. Lighting must be located, aimed and shielded so as to minimize glare perceptible to drivers, pedestrians, bicyclists, and other passersby on adjacent streets and properties.
 - 5. Lighting must be aimed and shielded so that light is directed only upon the sign face and does not trespass onto adjacent streets, properties or into the night sky.
 - 6. Lighting must be continuous, uninterrupted illumination designed primarily for night-time informational purposes.
 - 7. All signs intended for use for more than 4 weeks shall be of solid, durable construction.

Article VII. Sludge

To protect public health and welfare, and to protect surface and ground water resources, the land spreading, stockpiling, processing, mixing and/or any other treatment of municipal sewage sludge ("Biosolids") and industrial paper mill sludge is not allowed in the Town of Bethlehem.

This article shall not apply to sewage/septage/sludge generated within the Town of Bethlehem, nor shall it apply to Class A sludge-derived products sold by the bag.

Article VIII. Lighting

In the interest of maintaining the historic character of the Town of Bethlehem, and preventing further reduction of visibility of the wonder of the night sky for our children and us, and minimizing energy wasted on lighting, the voters of Bethlehem enacted the following lighting regulations:

- 1. Any new outside lighting whether for area illumination, sign illumination, building illumination, or other purpose, will project no light rays above the horizon from the lamp, its lens structure, or any associated reflector.

2. An exception is allowed for the up lighting of buildings, provided the lamps are so shielded that the illumination does not overshoot the building on the top and sides, the intent being to keep all the direct light on the premises. Properly done, the bulk of the illuminated wall will appear well lit, but edges of the wall and roofline will appear dark.
3. Seasonal/decorative lighting displays using multiple low wattage bulbs are exempted from this Ordinance.
4. New sign or newly illuminated signs may be illuminated only by continuous indirect white light, with illumination from above, and with light sources shielded so that they will not constitute a nuisance or hazard caused by glare to neighbors, pedestrians, or drivers. An exception to overhead sign lighting can be made if the illumination is confined to the area of the sign as in the building up lighting above.

Article IX. Condominium Development

Pursuant to RSA 356-B:5, any use of land proposed to be held in the condominium form of ownership shall be subject to the same requirements under this Ordinance as a physically identical use of land that is not subject to the condominium form of ownership.

Article X. Conversion to the Condominium Form of Ownership

Any existing use of land that is proposed to be converted to the condominium form of ownership shall first require subdivision approval from the planning board pursuant to RSA 672:14, I. The planning board shall grant subdivision approval for the conversion, utilizing the board's normal procedures applicable for acceptance, public hearing, review, and final decision for subdivision applications, unless the planning board finds on the record that the proposed conversion to the condominium form of ownership would likely result in an unacceptable impact on surrounding properties which is different in nature or degree from the impacts associated with the use of the land before the conversion to the condominium form of ownership.

Article XI. Multifamily Dwelling Unit Development

A. GENERAL REQUIREMENTS

1. Public Services:

All multifamily dwelling developments must be on public water and sewerage, except as may be allowed by special exception. Any such development on private services must satisfy all NH Department of Environmental Services requirements for water supply and sewage disposal.

2. Minimum Parcel Size:

The minimum Parcel Size of a parcel of land to be developed under this provision is that which is allowed in each district.

3. Density:

A multifamily development, that is primarily residential, shall maintain a maximum overall density of 5 units per required minimum lot size as stated for each district. The maximum number of dwelling units permitted in any multifamily development shall be determined by dividing the net tract area of the parcel by the minimum lot size for the particular zoning district. The net tract area of a parcel of land shall be defined as the total area of the parcel less all non-buildable land, including all areas within the mapped flood hazard areas, all areas with poorly or very poorly drained soils, and all areas with a slope of 25% or greater. The net tract area concept may be waived with a Special Exception to be requested from and granted by the Zoning Board of Adjustment when a parcel is to be serviced by town water and sewer, in which case, the number of units shall be based on the gross land area.

4. Building Coverage:

In Districts II, III and IV the total building coverage shall not exceed 10% of the lot area.

5. Setbacks:

The minimum setbacks are those that are allowed in each district and the General Provisions of this Ordinance.

6. Parking:

The parking requirements found in the Town of Bethlehem Site Plan Review Regulations shall apply.

7. Building Height:

The building height requirements shall comply with the General Provisions Article II- D.

8. Distance Between Buildings:

Buildings, to include any portion of the structure extending beyond the foundation footprint, shall be no closer than 15 feet.

9. Maximum Number of Attached Units:

There shall be no more than 8 units per building.

10. Compliance with Other Regulations:

The proposed multifamily dwelling project must comply with all other required local, state and federal regulations, including the Subdivision Regulations of the Town of Bethlehem.

11. Determination of Special Exception:

The final determination of the appropriateness of a parcel to be developed for multifamily dwellings shall be determined by the Zoning Board of Adjustment after a

thorough evaluation of the proposal, the parcel and neighborhood characteristics, the ability of the site to adequately provide for the building, parking, amenities such as landscaping, recreation areas, walkways, etc., required utilities and services, impact upon Town services and streets, and the impact upon abutting properties and neighborhood.

12. Residential Conversions:

Existing structures may be converted to multi-family, or have additional dwelling units added, if off-street parking can be provided as required. (General Provisions Article II H) This conversion shall not be considered to be an expansion or change of use due to nonconformance with minimum parcel size. However in no case shall the density exceed that allowed under paragraph 3 of this article.

Article XII. Cluster Developments

A. STATEMENT OF PURPOSE

This ordinance is an innovative land use control to provide some flexibility in overall subdivision design, lot layout, and shape for single and two-family dwelling units on a single lot, or on lots of reduced dimensions. The purposes to which any such proposed development must adhere are:

1. To promote the conservation of the natural and scenic environment, and the development of community uses in harmony with the natural features of the land.
2. To establish living areas within Bethlehem that provide for a balance of community needs, such as a diversity of housing opportunities, adequate recreation and open space areas, easy accessibility to these and other community facilities, and pedestrian and vehicular safety.
3. To provide for the efficient use of land, streets and utility systems.
4. To stimulate imaginative and economical approaches to land use and community development.

B. DENSITY

1. The maximum number of single-family lots and/or two-family lots, or single-family and/or two-family dwelling units, permitted in any cluster development shall be determined by dividing the net tract area of the parcel by the minimum lot size for the particular zoning district. The net tract area of a parcel of land shall be defined as the total area of the parcel less all nonbuildable land, including all area within the mapped flood hazard areas, wetlands, and all area with a slope of 25 percent or greater. The net tract area concept may be waived by the Planning Board when a parcel is to be serviced by both Bethlehem Village District water and sewer, in which case, the number of units shall be based on the gross land area.

2. For cluster subdivisions with permanent covenants restricting homes to no more than 1,200 square feet gross floor area with a two-car garage (no more than 480 sq. ft.), the density may at the applicant's discretion be increased to 150% of that which would normally be allowed in the district provided that the applicant demonstrates the provision of water supply and wastewater treatment in accord with NHDES requirements. The net tract area shall not be reduced by the acreage of floodplains, wetlands or steep areas when calculating the allowed number of dwellings for this category of cluster subdivision.

C. FRONTAGE AND SETBACKS

The Planning Board shall evaluate the natural features of the land, the suitability of proposed lots or dwelling units, and overall layout requirements of the development, and may approve reduced interior setbacks and reduced frontage requirements on interior roads. The setbacks from existing roads and from abutting properties not part of the application shall not be reduced. The Planning Board may require increased setbacks and/or vegetative screening from existing roads and/or abutting properties.

D. LOT SHAPE

Long, narrow lots or lots with very irregular shapes shall not generally be accepted by the Board, especially if, in the opinion of the Board, these lots will create unusable or inaccessible areas of land.

E. SEPARATION DISTANCE

Dwellings shall be separated by a minimum of 20 feet, measured at the nearest point of any architectural feature such as eave, deck, or bulkhead.

F. COMMUNITY DESIGN

The arrangement and design of a cluster housing subdivision should include elements that will facilitate neighborhood character, such as arrangement of homes facing each other around a common area, front porch sitting areas, garages to the side or rear and/or shared parking areas, and a combination of private and shared outdoor activity areas.

G. OPEN SPACE

Where applicable, open space areas should be located and designed so as to protect important resource areas such as agricultural land, wetlands, shorelands or other important habitat. At least 50% of the total property shall be left in the form of open space. At least 20% of the property shall be comprised of open space that is realistically and conveniently usable for recreational purposes by the future residents. All permanent open and recreational space areas shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to ensure its maintenance and preservation for the designated purpose. Open space land cannot be further subdivided.

The common open space area shall not be developed except for features that enhance or facilitate its use for nonmotorized outdoor recreation. Examples may include, but are not limited to, picnic areas, gardens, or playing fields. Common open space may include amenities such as seating, landscaping, trails, gazebos, outdoor cooking facilities, covered shelters, playground equipment, or the like.

The Planning Board may allow at its discretion a portion of the open space area to be utilized for water supply, wastewater treatment, and/or stormwater treatment purposes compatible with other open space purposes.

H. PARKING

May be in a combination of individual spaces/garages and shared parking areas.

I. RESPONSIBILITY FOR FACILITIES

The developer (original or subsequent) or the homeowners association of any cluster development shall have the responsibility to develop, repair, and maintain all roads and streets, stormwater facilities and any shared water and/or wastewater facilities.

J. CONDOMINIUM COMPLIANCE

A proposed condominium project must comply with all other required local, state and federal regulations, including the Subdivision Regulations of the Town, and RSA 3567-B, the Condominium Act.

K. ACCESSORY DWELLING UNITS

Any accessory dwelling unit (ADU) associated with a single-family home in a cluster development shall require a Special Exception and must be an attached ADU and shall be limited to 750 sq.ft. gross floor area.

L. RESIDENTIAL USE ONLY

Dwelling units in a Cluster Development may not be used as Short-Term Rentals.

Article XIII. Manufactured Housing

A. MANUFACTURED HOUSING

1. General Provisions for Manufactured Housing:

- a. All manufactured housing to be located in the town shall conform to the current United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards (HUD Code) and be placed by an installer

licensed in the State of New Hampshire.

- b. All Manufactured housing located on individually owned lots in a subdivision created for the placement of manufactured housing shall comply with lot size, frontage requirements, space limitations, and other reasonable controls that conventional single-family housing in the same area must meet.
- c. Manufactured housing parks and subdivisions shall be subject to such regulations as may be promulgated by the Bethlehem Planning Board.

2. Temporary Permits:

Temporary permits may be issued by the Board of Selectmen for a period not to exceed 90 days for the placement of manufactured housing or portable structures used for offices, storage and locker purposes incidental to construction projects provided such permits are conditioned by agreement of the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period not to exceed 90 days as long as construction is actively pursued.

3. Foundations:

- a. Manufactured housing located in manufactured housing parks shall not be required to be placed on a permanent masonry foundation. Space under each manufactured home shall be suitably enclosed.
- b. All manufactured housing located in manufactured housing subdivisions and on individual lots shall be placed on permanent masonry foundations.

B. MANUFACTURED HOUSING PARKS

1. Sanitation:

All specifications for manufactured housing parks as stated within the sanitary laws and regulations of the New Hampshire Department of Environmental Services must be met.

2. Permitting Procedure:

- a. The applicant shall make an application to the Planning Board for site plan approval.
- b. The applicant shall submit an application on a form provided by the Planning Board and must prove that all of the following conditions are met:
 1. Adequate on-site waste disposal and water supply facilities can be provided.
 2. The highway giving access to the property will be adequate to accommodate the intended use.
 3. Adequate buffering from adjoining properties must be provided to the satisfaction of the Board.
 4. Adequate open space is provided for the benefit of the residents of the manufacturing housing park.

- c. In acting on such an application, the Board shall take into account the general purpose and intent of this ordinance to preserve community values and provide reasonable housing alternatives, and may impose conditions and safeguards in addition to those specified in this ordinance if the occurrences of certain characteristics of use or the site warrant such use.
- d. Site plans shall be provided as required in the Planning Board's Site Plan Review Regulations and shall show the location of all lots or sites, off-street parking areas, traffic access and circulation patterns, open spaces, landscaping, lighting, signs, water supply, sanitary waste disposal facilities, drainage patterns, adjacent streets, turning lanes, and other pertinent information that may be necessary to determine that the proposed use meets the requirements, spirit and intent of this ordinance.
- e. Sanitary Requirements:
 - 1. Adequate on-site waste disposal facilities shall be approved by the New Hampshire Department of Environmental Services. Individual septic systems will not be allowed in any manufactured housing park where there are two or more units per acre. In any event, all systems must be approved by the State.
 - 2. Each lot within the manufactured housing park shall be provided with at least a 3" diameter sewer connection. The sewer connection shall be provided with suitable fittings, so that a watertight connection can be made between the manufactured home drain and the sewer connection. Such connections shall be constructed so that they can be closed when not linked to a manufactured home and shall be trapped in such a manner as to maintain them in an odor-free condition.
 - 3. All manufactured housing park operators must provide suitable refuse containers conveniently located throughout the park providing easy accessibility to all tenants. These refuse containers must be of such design as to be rodent-free and not to create a health hazard. Refuse must be picked up not less than twice weekly by the park operator.
- f. Water Supply:
 - 1. Public water supply is that water which is supplied to the residents as a municipal service of the town.
 - 2. Private Water supply is that water which is supplied to the residents of a park by a private concern or operator, or by an individual for his own use.
 - 3. In the absence of a public water supply and when water must be provided by a park operator, a well must be driven and the water must be tested pure for human consumption. This well must be capable of supplying four hundred twenty-five (425) gallons per day per single-family unit in any park at a minimum pressure of 30 psi.
 - 4. In any park where there will be more than ten (10) housing units confined in an area of less than five (5) acres, one (1) fire hydrant will be installed for each ten (10) housing units or fraction thereof.
- g. Facilities:
 - 1. Each lot shall have water and sewage connections.

2. An electrical entrance supplying at least 220 volts, 100 amps shall be provided for each lot. The installation shall comply with all national electric codes. Such electrical outlets shall be weatherproof.
 3. Liquefied petroleum gas shall not be used at individual lots unless the containers are properly connected by copper or other suitable metallic tubing. Liquefied petroleum gas cylinders, connecting tubing and regulating devices shall be securely fastened in-place.
 4. Fuel oil containers shall be properly connected. Racks to hold such containers shall be of a design that which will prevent tipping or accidental overturning.
- h. Roads and Streets:
1. All roads within a park shall have a base of not less than twelve (12) inches of bank gravel with two (2) inches of compacted asphalt as finished surface. The minimum surface shall be twenty (20) feet in width. Main entrances and exits to a park will have a paved surface on not less than thirty (30) feet in width.
 2. All streets shall be graded and proper drainage shall be installed.
 3. Streetlights shall be provided for each five lots exclusive of park entrances and exits.
 4. Electric, telephone and other transmission or utility lines shall be installed under- ground per specifications of public companies involved.
 5. Plans for road and streets must be approved by the Planning Board before a permit can be issued.
- i. General Requirements:
1. Total area of a manufactured housing park shall not be less than 15 acres.
 2. A minimum of 10,000 square feet shall be provided for each site within a manufactured housing park.
 3. The minimum frontage of a park shall be 300 feet.
 4. Within the minimum park land area, but in addition to all lots and common areas, a 20 foot buffer strip shall be maintained along all boundaries and public roads. Within this 20-foot space a dense visual screen of suitable shrubs and trees shall be maintained.
 5. Off-street parking shall be required with provisions for two spaces per lot.
 6. Each lot shall be a minimum of 70 feet wide. There shall be a minimum of 40 feet between manufactured homes. No manufactured home or accessory structure shall be located closer than 20 feet from the lot boundary.
 7. Manufactured housing parks shall provide adequate recreational areas and other open space.

Article XIV. Floodplain Development

The following regulations shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency in its “Flood Insurance Study for Grafton County of N.H., dated February 8, 2024 or as amended, together with the associated Flood Insurance Rate Map panels 33009C0330F, 33009C0340F, and 33009C0345F dated February 8, 2024 and 33009C0117E, 33009C0120E, 33009C0128E, 33009C0130E, 33009C0135E, 33009C0136E, 33009C0140E, 33009C0145E, 33009C0155E, 33009C0165E, 33009C0170E, 33009C0190E, 33009C0280E, 33009C0285E, 33009C0305E, 33009C0310E, and 33009C0335E dated February 20, 2008 or as amended, which are declared to be a part of this regulation and are hereby incorporated by reference. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

ITEM I.

All proposed development in any special flood hazard areas shall require a permit.

ITEM II.

The building inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

1. Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic loads, including the effects of buoyancy,
2. Be constructed with materials resistant to flood damage,
3. Be constructed by methods and practices that minimize flood damages, and;
4. Be constructed with electrical heating, ventilation, plumbing, and 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 conditions of flooding.

ITEM III.

Where new and replacement water and sewer systems (including on-site systems) are proposed in flood prone areas the applicant shall provide the Building Inspector with assurance that new and replacement sanitary sewage systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

ITEM IV.

The building inspector shall maintain for public inspection, and finish upon request, any certification of flood proofing and the as built elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and include whether or not such structures contain a basement. If the structure has been flood proofed, the as built elevation (in relation to mean sea level) to which the structure was flood proofed. The applicant must furnish this information.

ITEM V.

The building inspector shall review proposed developments to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334. It shall be the responsibility of the applicant to certify these assurances to the Building Inspector.

ITEM VI.

In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Environmental Services Department and submit copies of such notification to the Building Inspector, in addition to the copies required by the RSA 482-A: 3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Building Inspector, including notice of all scheduled hearings before the Wetlands Bureau.

Within the altered or relocated portion of any watercourse, the applicant shall submit to the Building Inspector, certification provided by a registered professional engineer assuring that the flood carrying capacity of the watercourse can and will be maintained.

Along watercourses with a designated 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 in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge.

Until a Regulatory Floodway is designated along watercourses, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the FIRM, 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 community.

The Building Inspector shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that all development located in Zone

A meet the following floodway requirement:

“No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge.”

ITEM VII.

1. In special flood hazard areas 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 community’s Flood Insurance Study and accompanying FIRM.
 - b. In Zone A the Building Inspector shall obtain, review, and reasonably utilize any base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.
2. The Building Inspector's base flood elevation determination will be used as criteria for requiring in **Zone(s) A and AE** that:
 - a. ALL new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood level.
 - b. That all new construction and substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the base flood level; or together with attendant utility and sanitary facilities, shall:
 1. Be flood proofed so that below the 100 year flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and hydrodynamic loads and the effects of buoyancy; and:
 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
 - c. ALL manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist floatation, collapse, or lateral movement. Methods of anchoring may include, but

are not limited to, 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. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted providing the enclosed areas meet the following requirements:
 1. The enclosed area is unfinished or flood resistant, useable solely for parking of vehicles, building access or storage.
 2. The area is not a basement.
 3. Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- e. ALL recreational vehicles placed on sites within Zone A **or Zone AE** shall either:
 1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions ; or
 3. Meet all standards of this Ordinance and the elevation and anchoring requirements for "manufactured homes" in this Ordinance.

ITEM VIII. VARIANCES AND APPEALS:

1. Any order, requirement, decision or determination of the Building Inspector made under this Ordinance may be appealed to the Zoning Board o Adjustment as set forth in RSA 676:5.
2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual variance standards under State Law:
 - a. That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
 - b. That if the requested variance is for activity within a designated regulatory

- floodway, no increase in flood levels during the base flood discharge will result.
- c. That the variance is the minimum necessary, considering the flood hazard, to afford relief.
 3. The Zoning Board of Adjustment shall notify the applicant in writing that (i) the issuance of a variance to construct below the vase flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage and (ii) such construction below the vase flood level increases risks to like and property. Such notification shall be maintained with a record of all variance actions.
 4. The community shall (i) maintain a record of all variance actions, include their justification for their issuance, and (ii) report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrators.

Article XV. Personal Wireless Service Facilities (PWSF)

PURPOSE

- I. Preserve the character and appearance of the Town of Bethlehem while allowing adequate telecommunications services to be developed.
- II. Minimize the impact of telecommunications facilities on the scenic, historic, environmental, and natural or human resources of Bethlehem.
- III. Provide standards and requirements for the regulation, placement, design, appearance, construction, monitoring, modification and removal of telecommunications facilities and towers.
- IV. Minimize the impact of telecommunications facilities on property values, and scenic areas within the Town of Bethlehem.
- V. Locate towers and /or antennas in a manner which promotes the general safety, health, welfare and quality of life of the citizens of Bethlehem and all those who visit this community.
- VI. Require the sharing of existing communications facilities, towers, and sites where possible.
- VII. Reasonably regulate the location, placement, operation and maintenance PWSF within the Town of Bethlehem, while at the same time meeting the requirements of the (Federal) Telecommunications Act of 1996.

VIII. Amateur Radio; Receive-Only Antennas: This article shall not govern any tower, or the installation of any antenna that is under 70 feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas. This application adopts the provisions and limitations as referenced in RSA 674:16, IV.

REGULATIONS

- A. Application Procedure: An applicant for a PWSF shall first obtain a Special Exception from the Zoning Board of Adjustment, followed by Site Plan Review from the Planning Board. An applicant may apply for a Joint Meeting of the Zoning Board of Adjustment and the Planning Board.
- B. General requirements for a PWSF.
1. Siting preferences. Pursuant to the needs analysis required by Subsection E below, an application to install, construct, erect, move, reconstruct or modify, any PWSF antenna shall be subject to siting preferences as follows:
 - a. If the analysis demonstrates that it is reasonably necessary to install, construct, erect, move, reconstruct or modify a PWSF antenna within the Town of Bethlehem, then, subject to all other permitted conditional use standards, the proposed PWSF antenna maybe located upon an existing building or other structure in a location within the Town of Bethlehem that is uniquely suited to the demonstrated need for service, by special exception of the ZBA.
 - b. If the analysis demonstrates that it is not reasonably practicable to install, construct, erect, move, reconstruct, or modify the proposed PWSF antenna upon an existing building or structure within the Town of Bethlehem by special exception of the ZBA that is uniquely suited to the demonstrated need for service, then, subject to all other permitted conditional use standards, the proposed PWSF antenna may be located or collocated upon an existing PWSF tower in a location within the Town of Bethlehem by special exception of the ZBA that is uniquely suited to the demonstrated need for service.
 - c. If the analysis demonstrates that it is not reasonably practicable to install, construct, erect, move, reconstruct and/or modify the proposed PWSF antenna upon an existing PWSF tower in a location within the Town of Bethlehem that is uniquely suited to the demonstrated need for service, then, subject to all other permitted conditional use standards, the proposed PWSF antenna may be located or collocated upon a new PWSF tower to be constructed in a location within the Town of Bethlehem by special exception of the ZBA that is uniquely suited to the demonstrated need for service.

2. PWSF antennas. PWSF antennas shall be consistent with the following requirements:
 - a. Microwave dishes, cones or other antennas used for the purpose of point-to-point microwave transmission or microwave links are prohibited.
 - b. Platform-mounted or side-arm-mounted antennas of any kind are prohibited.
 - c. Subject to the siting preferences set forth in Subsection B(1) above, PWSF antennas may be mounted on existing buildings or other structures or on PWSF towers, provided that:
 - (1) PWSF antennas mounted on existing buildings or other structures shall not, when combined with the height of the building or structure on which they are located, exceed **50 feet** in height nor shall the total height of the existing structure or preexisting tower be more than ten (10) feet above the average tree canopy height; and
 - (2) PWSF antennas mounted on PWSF towers shall not extend beyond the height limitations for such towers.
 - d. PWSF antennas shall be constructed, finished or painted so as to minimize their visual impact on the landscape.
3. PWSF towers. PWSF towers shall be consistent with the following requirements:
 - a. PWSF towers shall be limited to monopole designs only. Freestanding lattice towers and guyed towers of any kind are prohibited.
 - b. To the maximum extent practicable, PWSF towers shall be designed to permit collocation of additional antennas.
 - c. The maximum height of any PWSF tower including any PWSF antennas or other equipment mounted thereon, shall not exceed twenty (20) feet above the average tree canopy height and under no circumstances shall the overall height of a new tower, including any antennas or appendages, be more than ninety (90) feet.
 - d. No PWSF tower shall be lighted except as may be required by state or federal law. All lighting incidental to that required above shall be shielded to minimize glare and, to the extent reasonable, shall be directed downward and inward towards the facility and not towards neighboring properties.
 - e. No PWSF tower shall bear any signs, displays or advertisements of any kind except as may be required by law.

- f. PWSF towers shall be constructed, finished or painted so as to minimize their visual impact on the landscape.
4. PWSF equipment and PWSF equipment compound. All PWSF equipment shall be housed within a PWSF equipment compound, consistent with the following requirements:
 - a. PWSF equipment compounds shall be enclosed within a locked security fence at least seven feet in height, unless located within an existing building.
 - b. No PWSF equipment compound nor any PWSF equipment housed therein shall exceed 15 feet in overall height.
 - c. PWSF equipment compounds shall be constructed, finished or painted so as to minimize their visual impact on the landscape.
5. Reasonable efforts shall be employed to camouflage and minimize the visual impact of any PWSF installed or constructed pursuant to the provisions of this section.
6. PWSF shall fully conform to all applicable state, federal and local laws.
7. Routine maintenance of PWSF shall be limited to the hours of 7:00 am, to 7:00 p.m.

C. Setback requirements for the location of PWSF.

1. The minimum setback for a new tower shall be no closer than 1,500 feet horizontally to any structure existing at the time of application which is used as a primary or secondary residence, school property (both public and private), a hospital, senior center, child care facility, building used for religious worship, or to any other building used regularly by the public. Primary or secondary residences are those dwelling units that include toilet facilities and facilities for food preparation and sleeping.
2. The minimum setback from residential lot lines shall be 150 feet.
3. No PWSF shall be located in the front yard of any lot
4. Fall Zone: New towers must be set back a minimum distance that is equal to 150% of the height of the tower from all property lines, public road, or public recreational area. This distance under no circumstances shall be less than the setbacks for the Zoning District in which they are to be located.

D. Additional site plan requirements. In addition to compliance with all applicable zoning and site plan requirements, applications for approval of PWSF shall include the following:

1. An access road, turnaround, and one parking space, as may be necessary to provide adequate emergency and service access, using existing roads, public or private, to the maximum extent practicable.
2. The color or colors of the proposed PWSF equipment.
3. A Visual Environmental Assessment Form (“Visual EAF”) with particular attention given to the visibility of the proposed PWSF equipment from key viewpoints identified in the Visual EAF, existing tree lines, and proposed elevations.
4. A map of existing PWSF within the Town of Bethlehem which is owned, leased or otherwise under the custody, control or use of the applicant at the time of application, and of sites within the Town of Bethlehem where PWSF is proposed or projected to be installed, constructed, erected, moved, reconstructed and/or modified by or for the benefit of the applicant within the next five years.
5. A certified load analysis report for the building, structure, existing PWSF tower, or proposed PWSF tower upon which a PWSF antenna is proposed to be located, indicating its ability to support possible future, collocated PWSF antennas.
6. The approving authority may waive any of these requirements, for good cause shown, where an application is made to locate the proposed PWSF antenna upon an existing building, structure, or PWSF tower.

E. Criteria for a Special Exception for a PWSF: In addition to submission of all applications required by this Zoning Ordinance, all applicants for a Special Exception for the installation, constructing, erection, movement, reconstruction, or modification of any PWSF shall meet the following requirements in addition to those stated in Article XX, Section D:

1. Needs analysis. As used in this ordinance, the term “Significant Gap” shall mean a quality of voice service, exclusive of additional features and services that may be offered by carriers in addition to voice cellular telephone service, that is sufficiently poor as to prevent access to the national telephone network, and which affects a significant number of users. The term “Significant Gap” shall not mean a level of coverage that is merely comprised of de minimis “dead spots” in coverage within a larger service area. No cell tower shall be erected anywhere in the Town of Bethlehem unless a proposed cell tower is necessary to close a significant gap in coverage, as defined herein. The needs analysis shall contain documentary evidence and expert testimony demonstrating by clear and convincing evidence that there exists a Significant Gap in the ability of remote users to access the national telephone network, and that the proposed installation, construction, erection, movement, reconstruction or modification of any PWSF within the Town is uniquely suited to the said demonstrated need

for service. This evidence shall include, at a minimum:

2. The PWSF service provider's wireless telecommunications network layout and coverage area for a radius of at least **20 miles** from the Town of Bethlehem, identifying all locations:
 - a. In operation as of the filing date of the Special Exception; and
 - b. Under construction as of the filing date of the Special Exception; and
 - c. Pending approval before any licensing authority as of the filing date of the Special Exception.
3. All results and, to the extent requested by either the Bethlehem Planning Board or Zoning Board of Adjustment, as applicable, supporting data derived from tests which must be conducted to determine before and after signal strength plots. These results and data:
 - a. Shall demonstrate the actual existing signal coverage in effect at the time of application, and the Significant Gap in coverage needed to provide remote users access to the national telephone network contrasted with the proposed signal coverage which would result from the proposed installation, construction, erection, movement reconstruction, or modification of PWSF within the Town of Bethlehem; and
 - b. Shall be certified by a qualified, independent, licensed, professional engineer, qualified and experienced in the design of cellular telecommunication systems, utilizing radio frequencies, hereinafter "A Radio Frequency Engineer". The Town reserves the right to retain a Radio Frequency Engineer on its own behalf at the applicant's expense to review the results or data submitted by the applicant.
 - c. Balloon Test: Within 35 days of submitting an application, applicant shall arrange to fly, or raise upon a temporary mast, a three foot diameter brightly colored balloon at the maximum height of the tower and within fifty horizontal feet of the center of the proposed tower. The date time and location of this balloon test shall be advertised by the applicant, at 7 and 14 days in advance of the test date in *The Littleton Courier*, and *The Caledonia Record*. The applicant shall inform the Bethlehem Zoning Board of Adjustment, the Planning Board, and abutting property owners in writing, of the dates and times of the test, at least 14 days in advance.

The balloon shall be flown for at least four consecutive hours sometime between 9:00 am, and 5:00 p.m. of the dates chosen.

- d. Visual Analysis: The applicant shall develop and submit a written analysis of the visual impact of the proposed tower. This analysis shall include photographs of the balloon test taken from at least 10 different perspectives within the Town of Bethlehem.
4. A search ring of the Town of Bethlehem prepared by a licensed professional radio frequency engineer and overlaid on an appropriate background map demonstrating the area within the Town of Bethlehem where the PWSF needs to be located in order to provide reasonably necessary signal strength required to close the claimed Significant Gap in coverage needed to provide remote users access to the national telecommunications network, within the target cell.
5. In connection with the signal strength plots and search ring described above, the applicant must provide a report prepared by a qualified independent professional engineer which explains why the proposed location was selected and which specifically addresses, at a minimum:
 - a. If the applicant proposes to install, construct, erect move, reconstruct or modify a PWSF antenna upon an existing structure or building, why it is reasonably necessary to locate that PWSF antenna within the Town of Bethlehem to close the Significant Gap in coverage needed to provide remote users access to the national telephone network;
 - b. If the applicant proposes to install, construct, erect, move, reconstruct or modify a PWSF antenna upon an existing PWSF tower:
 - (1) Why it is reasonably necessary to locate that PWSF antenna within the Town of Bethlehem to close the Significant Gap in coverage to provide remote users access to the national telephone network; and
 - (2) Why it is not reasonably practicable to locate or collocate that PWSF antenna upon an existing building or structure within the Town of Bethlehem.
 - c. If the applicant proposes to install, construct, erect, move, reconstruct and/or modify, a PWSF antenna upon a PWSF tower:
 - (1) Why it is reasonably necessary to locate that PWSF antenna within the Town of Bethlehem to close the Significant Gap in coverage to provide remote users access to the national telephone network;
 - (2) Why it is not reasonably practicable to locate or collocate that PWSF antenna upon an existing building or structure within the Town of Bethlehem; and
 - (3) Why it is not reasonably practicable to locate or collocate that PWSF antenna upon an existing PWSF tower within the Town of Bethlehem.
6. The Maximum Permissible Exposure Analysis for the power at which this proposed PWSF is expected to operate.

- F. Permit standards. The following criteria shall be considered by the Planning Board prior to the approval or denial of site plan review for the PWSF. These criteria may be used as a basis to impose reasonable conditions on the applicant.
1. Aesthetics. PWSF shall be located and buffered to the maximum extent which is practical and technologically feasible to help ensure compatibility with surrounding land uses. In order to minimize any adverse aesthetic effect on neighboring residences to the extent possible, the Planning Board may impose reasonable conditions on the approval of the application, including the following:
 - a. The Planning Board may require the applicant to show that it has made good- faith efforts to minimize the height of proposed towers; to collocate on existing building structures or PWSF towers; or to locate proposed new PWSF towers near existing towers in an effort to consolidate visual disturbances.
 - b. The applicant must submit a copy of its policy regarding collocation with other potential applicants on any proposed PWSF tower.
 - c. The Planning Board may require the applicant to use camouflage and/or otherwise to minimize the visual impact of the proposed PWSF.
 2. Radio-frequency effect. The Planning Board may impose conditions on the applicant that the proposed PWSF antenna be operated only at Federal Communication Commission (FCC) designated frequencies and power levels and/or Environmental Protection Agency (EPA) technical exposure limits, that competent documentation be provided which establishes maximum allowable frequencies, power levels and exposure limits for radiation from the site will not be exceeded, and that radio and television reception will not be interfered with.
 3. Removal of PWSF. The applicant shall agree to remove any PWSF if all or part of any such PWSF becomes obsolete, is unrepaired for an unreasonable period, or ceases to be used for its intended purpose for 12 consecutive months. The Town of Bethlehem may, at its sole discretion, require the applicant to provide a demolition bond to the Town of Bethlehem for the purpose of assuring the removal of any PWSF in accordance with the provisions of this section. The applicant will be responsible for providing, on an annual basis, written estimates to the Town of Bethlehem for the cost to demolish and/or remove the PWSF, and to restore the land upon which it is located. Such estimates will be used to establish whether any adjustment is required in the amount of the required demolition bond.
 4. Structural safety.
 - a. Upon written request from the Town of Bethlehem at any time, during the application process or after the installation, construction, erection, movement, reconstruction, or modification of any PWSF, the applicant shall provide a report from a licensed professional engineer certifying as to the condition of the PWSF

with respect to applicable structural safety standards. Such requests from the Town shall not occur more often than once every three years. If the engineer's report recommends that repairs or maintenance are required, then a letter shall be submitted to the Town which shall contain a reasonable schedule for the required repairs or maintenance. Upon their completion, a letter shall promptly be submitted to the Town to certify the same.

- b. In the event that the applicant fails to comply with these requirements regarding structural safety, the Town reserves the right in addition to all of its other rights and remedies available under, state, federal and local law to declare the applicant in default of its obligations under this chapter. Should that occur, the applicant will have 10 days to notify the Town as to how it intends to cure its default, setting forth a reasonable schedule for the same. In the event that the applicant fails to so notify the Town, or fails to cure as agreed, the Town may draw on the applicant's demolition bond and arrange for the removal and/or demolition of the applicant's PWSF; declare the PWSF to be abandoned and arrange for the public auction of the PWSF; and/or pursue such other remedies at law and in equity as may be available. Nothing in this section shall be construed to limit the applicant's liability for criminal prosecution.

- G. The approval is valid for a period of one year from date of issue; if no construction has begun by this date, the approval becomes invalid.

Article XVI. Aquifer Protection Ordinance

I. AUTHORITY

The Town of Bethlehem hereby adopts this ordinance pursuant to the authority granted under RSA 674:16 and RSA 674:21 relative to innovative land use controls.

II. PURPOSE

The purpose of this ordinance is to preserve, maintain, and protect the quality and quantity of aquifers, aquifer recharge areas and surface waters that are fed by **groundwater located** wholly or partially within the town of Bethlehem.

The purpose is to be accomplished by regulating land uses that could harm and/or contribute pollutants to designated wells and/or aquifers identified as being needed for present and/or future public water supply.

III. GROUNDWATER PROTECTION DISTRICT

The Groundwater Protection District is an overlay district which is superimposed over the existing underlying zoning so as to include all land within the boundaries of the

Stratified Drift Aquifer (s) as shown on the maps in the middle Connecticut River Basin West-Central New Hampshire, Northeastern Quadrant. This map will be revised as new data becomes available.

IV. APPLICABILITY

This ordinance applies to all uses in the Groundwater Protection District, except that this ordinance does not apply to the Town's District V zone.

V. PERFORMANCE STANDARDS

The following Performance Standards apply to all uses in the Groundwater Protection District unless specifically exempt under Section XI:

- A. For any use that will render impervious more than 15% or more than 2,500 square feet of any lot, whichever is greater, a stormwater management plan shall be prepared which the Planning Board determines is consistent with the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, Rockingham County Conservation District, August 1992 and Best Management Practices for Urban Stormwater Runoff NH Department of Environmental Services, January 1996.
- B. Conditional uses, as defined under Section IX shall develop stormwater management and pollution prevention plans and include information consistent with Stormwater Management for Industrial Activities: Developing Pollution Prevention Plans and Best Management Practices. (US EPA, 1992) The plan shall demonstrate that the use will:
 - 1. Minimize, through a source control plan that identifies pollution prevention measures, the release of regulated substances into stormwater;
 - 2. Demonstrate that recharge to groundwater will not result in violation of Ambient Groundwater Quality Standards (ENV-Ws 410.05) at the property boundary;
 - 3. Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and may not infiltrate stormwater through areas containing contaminated soils without completing a Phase I Assessment in conformance with ASTM E 1527-05, also referred to as All Appropriate Inquiry (AAI).
- C. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, August 2005, and any subsequent revisions;
- D. All regulated substances stored in containers with a capacity of 7 gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains;
- E. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door and/or gate that is locked when authorized personnel are not present and must be inspected weekly by the facility owner;
- F. Outdoor storage areas for regulated substances, associated material or waste must be protected from exposure to precipitation and must be located at least 50 feet from surface water or storm drains, at least 75 feet from private wells, and outside the sanitary protective radius of wells used by public water systems;
- G. Secondary containment must be provided for outdoor storage of regulated substances if an

aggregate of 275 gallons or more of regulated substances are stored outdoors on any particular property;

- H. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one container to another;
- I. Prior to any land disturbing activities, all inactive wells on the property, not in use or properly maintained at the time the plan is submitted, shall be considered abandoned and must be sealed in accordance with We 604 of the New Hampshire Water Well Board Rules.

VI. SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN

Applicants for a conditional use permit as described under Section IX, part (A), (users of regulated substances) shall submit a spill control and countermeasure (SPCC) plan to the Fire Chief who shall determine whether the plan will prevent, contain, and minimize releases from ordinary or catastrophic events such as spills, floods or fires that may cause large releases of regulated substances. It shall include:

- 1. A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas.
- 2. Contact list and phone numbers for the facility response coordinator, cleanup contractors, and all appropriate federal, state, and local agencies who must be contacted in case of a release to the environment.
- 3. A list of all regulated substances in use and locations of use and storage;
- 4. A prediction of the direction, rate of flow, and total quantity of regulated substance that could be released where experience indicates a potential for equipment failure.
- 5. A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground.

VII. PERMITTED USES

All uses permitted by right or allowed by Special Exception in the underlying district are permitted in the Groundwater Protection District unless they are Prohibited Uses (Section XIII herein) or Conditional Uses (Section IX herein). All uses must comply with the Performance Standards unless specifically exempt under Section XI.

VIII. PROHIBITED USES

The following uses are prohibited in the Groundwater Protection District.

- A. The development or operation of a hazardous waste disposal facility as defined under RSA 147-A
- B. The development or operation of a solid waste landfill
- C. The outdoor storage of road salt or other deicing chemicals in bulk
- D. The development or operation of a junkyard
- E. The development or operation of a snow dump
- F. The development or operation of a wastewater or septage lagoon
- G. The development or operation of a petroleum bulk plant or terminal

H. The development or operation of gasoline stations.

IX. CONDITIONAL USES

- A. The following uses are permitted only by Conditional Use Permit issued by the Planning Board, so long as such use is otherwise permitted within the underlying district and is not a prohibited use under Section XIII herein;
1. Storage, handling, and use of regulated substances in quantities exceeding 100 gallons or 800 pounds dry weight at any one time, provided that an adequate spill prevention, control and countermeasure (SPCC) plan, in accordance with Section VI, is approved by the local Fire Chief.
 2. Any use that will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater.
- B. In granting such Conditional Use Permit, the Planning Board must determine that the proposed use will be in compliance with the Performance Standards set forth in Section V as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a performance guarantee or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the performance standards.
- C. The Planning Board may suspend or revoke any Conditional Use Permit issued hereunder if it determines, after notice and hearing, that it was issued in error or upon false information, or that the applicant has failed to comply with any conditions of approval, and upon such suspension or revocation all activities approved by said Permit shall cease until such Permit is reinstated or a new permit issued.

X. EXISTING NONCONFORMING USES

Existing nonconforming uses may continue without expanding or changing to another nonconforming use but must be in compliance with all applicable state and federal requirements, including Env-Ws 421, Best Management Practices Rules.

XI. EXEMPTIONS

The following uses are exempt from the specified provisions of this ordinance as long as they are in compliance with all applicable local, state, and federal requirements:

- A. Any private residence is exempt from all Performance Standards
- B. Any business or facility where regulated substances are not stored in containers with a capacity of 7 gallons or more is exempt from Section V Performance Standards, Sections E through H
- C. Storage of heating fuels for on-site use or fuels for emergency electric generation, provided

- that storage tanks are indoors on a concrete floor or have corrosion control, leak detection, and secondary containment in place, is exempt from Performance Standard E
- D. Storage of motor fuel in tanks attached to vehicles and fitted with permanent fuel lines to enable the fuel to be used by that vehicle is exempt from Performance Standards E through H
 - E. Storage and use of office supplies is exempt from Performance Standard E through H
 - F. Temporary storage of construction materials on a site where they are to be used is exempt from Performance Standards E through H
 - G. The sale, transportation, and use of pesticides as defined in RSA 430:29 XXVI are exempt from all provisions of this ordinance
 - H. Household hazardous waste collection projects regulated under NH Code of Administrative Rules Env-Wm 401.03(b)(1) and 501.01(b) are exempt from Performance Standards E through H
 - I. Underground storage tank systems and above ground storage tank systems that are in compliance with applicable state rules are exempt from inspections under Section XIII this ordinance.

XII. RELATIONSHIP BETWEEN STATE AND LOCAL REQUIREMENTS

Where both the State and the municipality have existing requirements the more stringent shall govern.

XIII. MAINTENANCE AND INSPECTION

- A. For uses requiring Planning Board approval for any reason, a narrative description of maintenance requirements for structures required to comply with Performance Standards shall be recorded so as to run with the land on which such structures are located, at the Registry of Deeds for Grafton County. The description so prepared shall comply with the requirements of RSA 478:4-a.
- B. Inspections may be required to verify compliance with Performance Standards. The Code Enforcement Officer shall perform such inspections at reasonable times with prior written notice to the landowner, unless emergency circumstances exist such that prior notice cannot be reasonably given.
- C. All properties within the Groundwater Protection District known to the Code Enforcement Officer as using or storing regulated substances in containers with a capacity of 7 gallons or more, except for facilities where all regulated substances storage is exempt from this Ordinance under Section XI, shall be subject to inspections under this Section.
- D. The Bethlehem Board of Selectmen may require a fee for compliance inspections. The fee shall be paid by the property owner. A fee schedule shall be established by the Board of Selectmen pursuant to the procedures set forth in RSA 41-9:a.

XIV. DEFINITIONS

The terms below shall have the following meanings when used in the XVI Aquifer Protection Ordinance.

1. **Aquifer:** a geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.
2. **Extraction (or “Water Extraction” or “Extraction of Water”):** withdrawal, removal, diversion, taking, or collection by any means of water from ground water sources, aquifers, springs, wells, pumps, or similar.
3. **Extraction Point (or “Extraction Facility”):** the physical location where water is extracted, whether by well, pump, pipeline, catchments or other similar method.
4. **Gasoline Station:** Portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purposes of retail sale of gasoline.
5. **Groundwater:** Subsurface water that occurs beneath the water table in soils and geologic formations.
6. **Impervious:** Not readily permitting the infiltration of water.
7. **Impervious Surface:** a surface through which regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present. Asphalt; earthen, wooden, or gravel surfaces; or other surfaces, which could react with or dissolve when in contact with the substances stored on them are not considered impervious surfaces.
8. **Junkyard:** 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 yard, and includes garbage dumps and sanitary landfills. 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
9. **Large Scale Water Extraction:** Extraction of water from ground water sources, aquifers, springs, wells or similar in a total daily amount on any given day of 5000 gallons or more, as extracted by an individual or entity or consortium or association of individuals or entities, regardless of the number of extraction facilities utilized.
10. **Outdoor Storage:** Storage of materials where they are not protected from the elements by a roof, walls, and a floor with an impervious surface.
11. **Petroleum Bulk Plant or Terminal:** Means that portion of the property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline tank car, tank vehicle, portable tank, or container.
12. **Public Water System:** A system for the provision to the public of piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.
13. **Regulated Substance:** Petroleum, petroleum products, and substances listed under 40 CFR 302, 7-1-05 edition, excluding the following substances: (1) ammonia, (2) sodium hypochlorite, (3) sodium hydroxide, (4) acetic acid, (5) sulfuric acid, (6) potassium hydroxide, (7) potassium permanganate, and (8) propane and other liquefied fuels which exist as gases at normal atmospheric temperature and pressure.
14. **Reviewing Authority:** “Reviewing agency” and “Planning Board” are used interchangeable and have the same meaning.
15. **Sanitary Protective Radius:** The area around a public water supply well, which must be maintained in its natural state as required by Env-Ws 378 or 379 (for community water systems); Env-Ws 372.12 and Env-Ws 372.13 (for other public water systems).

16. **Water Bodies (or “surface water”):** Lakes, ponds, rivers, streams, wetlands, and similar.
17. **Zone of Contribution:** That area of an aquifer that contributes water to a well or other extraction point under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at approved yield with no recharge from precipitation). It is bounded by the groundwater divides that result from pumping the well and by the contact of the aquifer with less permeable materials such as till or bedrock. In some cases, streams or lakes may act as recharge boundaries. In all cases the zone of contribution shall extend up gradient to its point of intersection with prevailing hydro geologic boundaries (a groundwater flow divide, a contact with till or bedrock, or a recharge boundary).

Article XVII. Short-Term Rental

Each of the following must be documented to the satisfaction of the Building Inspector prior to the issuance of a Zoning Permit for a Short-Term Rental:

1. Access to the dwelling is provided by a Town or State-maintained road, or private road that has not been the subject of a waiver pursuant to RSA 674:41 and that has been approved by the Planning Board.
2. The dwelling is served by one on-site parking space for each permitted bedroom plus one additional parking space.
3. The septic system is properly-functioning, with a NHDES permit on file for the number of bedrooms. For systems without a NHDES permit on file, an evaluation by a NH Certified Septic System Evaluator will be required, along with a current NHDES-approved design to be constructed in the event of system failure.
4. For dwellings not served by a public water supply, documentation must be provided prior to the issuance of a permit of a test for total coliform by a New Hampshire Environmental Laboratory Accreditation Program-accredited lab showing the absence of coliform bacteria.
5. The dwelling is in compliance with all applicable building, health and life safety codes.

Article XVIII. Small Wind Energy Systems

A. 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.

B. DEFINITIONS

The terms below shall have the following definitions when used in Article XVIII Small Wind Energy Systems:

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.

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.

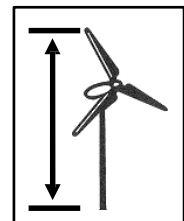
Net metering. The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.

Power grid. The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

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.

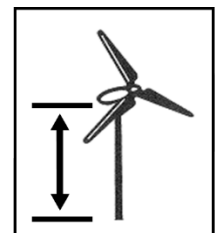
Small wind energy system. A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for onsite consumption.

System height. The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.



Tower. The monopole, guyed monopole or lattice structure that supports a wind generator.

Tower height. The height above grade of the fixed portion of the tower, excluding the wind generator.



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.

C. PROCEDURE FOR REVIEW

1. **Building Permit.** Small wind energy systems and met towers are an accessory use permitted in all zoning districts where structures of any sort are allowed. No small wind energy system shall be erected, constructed, or installed without first receiving a building permit from the building inspector. A building permit shall be required for any physical modification to an existing small wind energy system. Met towers that receive a building permit shall be permitted on a temporary basis not to exceed 3 years from the date the building permit was issued.
2. **Application.** Applications submitted to the building inspector 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.
 - 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.
3. **Abutter and Regional Notification:** In accordance with RSA 674:66, the building inspector shall notify all abutters and the local governing body by certified mail upon

application for a building permit to construct a small wind energy system. The public will be afforded 30 days to submit comments to the building inspector prior to the issuance of the building permit. The building inspector shall review the application for regional impacts per RSA 36:55. If the proposal is determined to have potential regional impacts, the building inspector shall follow the procedures set forth in RSA 36:57, IV.

D. STANDARDS

1. The building inspector shall evaluate the application for compliance with the following standards:
 - a) Setbacks: The setback shall be calculated by multiplying the minimum set-back requirement number by the system height and measured from the center of the tower base to property line, public roads, or nearest point on the foundation of an occupied building.
 - i. Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located.
 - ii. Guy wires used to support the tower are exempt from the small wind energy system setback requirements.

MINIMUM SETBACK REQUIREMENTS			
Occupied Buildings on Participating Landowner Property	Occupied Buildings on Abutting Property	Property Lines of Abutting Property and Utility Lines	Public Roads
0	1.5	1.1	1.5

- b) Tower: The maximum tower 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 tower height exceed 150 feet.
- c) Sound Level: The small wind energy system shall not exceed 60 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.
- d) Shadow Flicker: Small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than 30 hours per year on abutting occupied buildings. The applicant has the burden of proving that the shadow flicker will not have significant adverse impact on neighboring or adjacent uses. Potential shadow flicker will be addressed either through siting or mitigation measures.

- e) 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.
- f) Code Compliance: The small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code.
- g) 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.
- h) 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.
 - i. 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, except when the financial costs are prohibitive.
 - ii. 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, white, off-white or gray.
 - iii. 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.
- i) 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.
- j) 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.
- k) 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.

- l) 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.

E. ABANDONMENT

1. At such time that a small wind energy system is scheduled to be abandoned or discontinued, the applicant will notify the building inspector by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.
2. 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.
3. 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 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.
4. 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 may pursue legal action to have the small wind energy system removed at the owner's expense.

Article XIX. Enforcement of the Zoning Ordinance

- A. No building & zoning permit shall be required for repairs or maintenance necessitated by ordinary wear and tear or for remodeling where the total cost of such work, including materials will not exceed three thousand dollars (\$3,000.00), and providing the purpose for which the building is to be used is not changed.
- B. Except as provided in paragraph A. above, no building or structure shall be erected, placed or altered or use of any building, structure or lot changed, until the owner or authorized agent has first received a building & zoning permit. Applications for building & zoning permits shall be filed with the Board of Selectmen on forms supplied by the Board, and shall contain such information as the Board may require to ascertain the proposed building or structure and its intended use comply with the provisions of this Ordinance. No building & zoning permit shall be issued until the Board of Selectmen has certified that the proposed building and its use comply with the provisions of these Regulations. Upon approval of an application, the Board of Selectmen shall issue a building & zoning permit to the applicant authorizing such construction or alteration.
- C. All Construction/Renovation of structures within the Town of Bethlehem shall conform to applicable sections of the New Hampshire State Building Code as adopted by NH RSA 155-A. All Construction/Renovation projects shall secure a building & zoning permit from the Board of Selectmen or from the Zoning Board of Adjustment as herein after. A building & zoning permit shall become void if:
 - 1. Operations are not begun within six months from date of issuance of the permit: and
 - 2. If at the determination of two years from date of the permit the exterior of the building remains in an incomplete condition. The Board of Selectmen or its duly authorized agent shall order the completion or removal at the expense of the owner, of such incomplete buildings, unless an extension of the permit is granted by the Zoning Board of Adjustment.
- D. Building & zoning permits shall not be issued for building on land of such character that it cannot be safely used because of danger to life, health and property from flood or other menace until appropriate measures have been taken by the owner to eliminate such hazards.
- E. The Code Enforcement Officer shall take action on an application for a building & zoning permit within thirty (30) days, or sixty (60) days (for nonresidential applications or residential application encompassing more than 10 dwelling units) from the date of filing, in accordance with RSA 676:13 III.
- F. Appeals to the Zoning Board of Adjustment may be taken by any person aggrieved by any officer, department, board or bureau of the municipality affected by any decision of the Board of Selectmen. Such appeal shall be taken within a reasonable time as provided by

the rules of the Zoning Board of Adjustment, by filing with the Board of Selectmen from whom the appeal is taken and with the Zoning Board of Adjustment notice of appeal specifying the grounds thereof. The Board of Selectmen from whom the appeal is taken shall forthwith transmit to the Board Adjustment all records concerning the appealed action.

- G. Upon any well-founded information that these Regulations are being violated, the Selectmen shall take immediate steps to enforce the provisions of these Regulations by seeking an injunction in the Superior Court or by any other legal action.
- H. It shall be the duty of the Board of Selectmen or their duly authorized agent to enforce the provisions of these Regulations.
- I. These Regulations may be amended in accordance with the provisions of N.H. Revised Statutes Annotated.
- J. All buildings, structures and uses in the districts herein set forth shall comply in all respects with State law including the regulations of the New Hampshire Departments of Safety, Health and Human Services and Environmental Services.

Article XX. Zoning Board of Adjustment

A. BOARD COMPOSITION

There is hereby created a Zoning Board of Adjustment, and its members shall be elected as prescribed by RSA Chapter 673.3, as amended.

B. ZONING BOARD OF ADJUSTMENT POWERS

In accordance with RSA 674:33, as amended, the Zoning Board of Adjustment shall have the power to:

1. Hear and decide appeals in accordance with RSA 676:5, as amended, if it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance, provided the appeal was filed within 30 days of the date of the decision of the administrative officer.
2. Grant or deny a Special Exception in accordance with the provisions of Section D below.
3. Grant or deny a Variance in accordance with Section E below and RSA 674:33(b), as amended.
4. Grant Equitable Waivers of Dimensional Requirements in accordance with RSA 674:33-a.

C. FEES

1. Prior to a hearing, the costs of advertising, posting, and mailing notices of the hearing shall be paid by the person making the appeal.
2. The Zoning Board of Adjustment may impose reasonable fees to cover its administrative expenses and costs of special investigative studies, review of documents, and other matters which may be required by particular appeals or applications. (RSA 676.5)

D. SPECIAL EXCEPTIONS

The Zoning Board of Adjustment may, in appropriate cases and subject to appropriate conditions and safeguards, grant permits for uses specifically allowed as Special Exceptions under this Ordinance. A special exception shall be granted if the Zoning Board of Adjustment determines that the proposed use, structure or change to use or structure will meet all of the following criteria:

1. meets the requirements of the zoning ordinance and is consistent with the spirit and intent of the Master Plan;
2. does not negatively impact the health, safety or general welfare of the neighborhood or town, including but not limited to noise, odor, vibration, glare, hours of operation, traffic, lighting, runoff and/or pollutants;
3. is compatible with the character of the neighborhood and the town;
4. will not negatively impact property values; and
5. does not overload or result in an excessive demand on municipal services or facilities, including but not limited to schools, emergency services, water and sewage, waste disposal and road maintenance.

The applicant shall submit an application on a special form provided by the Zoning Board of Adjustment. Two copies of plans for the proposed development of a site requesting a Special Exception shall be submitted with an application for a permit. Such plans shall show, as appropriate, the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, lighting and any other pertinent information that may be necessary to determine if the proposed use meets the requirements set forth above. At the request of the Zoning Board of Adjustment, an impact study may be required at the applicant's expense.

E. VARIANCES

As provided in RSA 674:33, as amended, a variance from the terms of this Ordinance may be legally granted by the Zoning Board of Adjustment if the following conditions are met:

- A. The variance will not be contrary to the public interest;
- B. The spirit of the ordinance is observed;

- C. Substantial justice is done;
- D. The values of surrounding properties are not diminished; and
- E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - 1. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
 - 2. If the criteria in subsection 1 are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subsection E shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

F. CONDITIONS

In acting on applications for variances and special exceptions, the Board shall take into account the general purpose and intent of this Ordinance to protect the neighborhood and community. The Board may impose conditions and safeguards in addition to those specified in the Ordinance should the nature of the site or certain characteristics of the use warrant such.

The board may impose safeguards in addition to the applicable requirements of this Ordinance, including, but not limited to, the following:

1. Front, side or rear setbacks in excess of the minimum requirements in this Ordinance.
2. Screening of parking areas or other parts of the premises from adjoining premises or from the street by walls, fences, planting or other devices.
3. Limitations of size, number, design and location of drives, or other traffic features.
4. Off-street parking or loading spaces beyond the minimum requirements of this ordinance.

Article XXI. Penalty

Every person, persons, firm or corporation violating any of the provisions of this Ordinance shall be subject to enforcement in accordance with the provisions of N.H. Revised Statutes Annotated. 676:15 et seq.

Article XXII. Definitions

In the interpretation and enforcement of this Ordinance, all words other than those specifically below shall have the meanings implied by their context and by their ordinarily accepted meanings. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

Abutter: Shall mean any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purpose of receiving testimony only, and not for purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his/her land will be directly affected by the proposal under consideration.

Accessory Building or Use: A building or use located on the same lot as the principal building and the use of which is considered customarily incidental and subordinate to those of the principal building, such as detached garages, swimming pools and equipment sheds. Also includes offering one or two guest rooms in an owner-occupied dwelling, in which the owner or another member of the owner’s household is present overnight during the period of rental, for compensation by up to three lodgers.

Accessory Dwelling Unit, Attached: A dwelling unit that is within or attached to a single family dwelling or attached garage, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies; and contains an interior door between the principal dwelling unit and the accessory dwelling unit.

Accessory Dwelling Unit, Detached: A dwelling unit in a detached accessory structure such as guest cottage, barn or garage, on the same lot with a single-family dwelling, that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, containing no more than two bedrooms and no more than 1,000 sq. ft. of gross floor area.

Alternative tower structure: Innovative siting techniques that shall mean man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna: Shall mean any exterior apparatus designed for telephonic, radio, television, personal communications services (PCS), pager network, or any other communications through the sending and/or receiving of electromagnetic waves of any bandwidth.

Applicant: Shall mean the owner of the property or the owner's agent, so designated in writing as part of the application.

Application: Shall mean an official form, specific to a project, provided by the Land Use Office, to be completed and submitted by the applicant (property owner or agent of the owner for proposed project so designated in writing as part of the application).

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 within a 75 foot radius of the proposed facility site.

Area of shallow flooding: Is the land in the floodplain within the Town of Bethlehem subject to a one percent or greater chance of flooding in any given year. The area is designated as Zone A on the Firm.

Area of special flood hazard: Is the land in the floodplain within the Town of Bethlehem subject to a one percent or greater chance of flooding in any given year. The area is designated as Zone A and AE on the FIRM, as the current definition relates to maps and Special Flood Hazard Areas (SFHA) that do not apply to Bethlehem.

Base flood: Means the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE): means the elevation of surface water resulting from the base flood.

Basement: Means any area of the building having its floor sub grade (below ground level) on all sides.

Bed and breakfast: An owner-occupied single-family dwelling, where the owner or a live-in manager is present overnight during the period of rental, where three to five guest rooms, all within the principal building, are offered for transient use for overnight accommodation for compensation. May offer breakfast only exclusively for guests.

Breakaway wall: This definition can be deleted in its entirety, as it does not relate to Bethlehem's SFHA construction practices.

Building: Any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter or protection of persons, animals or property of any kind.

Building Height: The vertical distance of the highest point of the roof beam in the case of a flat roof and of the top of the rafters at the ridge in the case of a sloping roof as measured from the average ground level along the front of the building.

Camouflaged: A telecommunication facility that is disguised, hidden, or placed within an existing or proposed structure.

Campground: A parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency, in compliance with RSA 216-I.

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

Commercial: When used in reference to excavations, shall mean any use of any earth material for sale or resale on-or off-site of the excavation area. In addition, an excavation shall be considered commercial if earth materials are transported to other land whose ownership is different than the ownership of the land from which the earth was excavated. Excavations which use earth materials in the processing of other material such as, but not limited to, concrete, asphalt and other building materials shall be considered commercial.

Conditional Use Permit: A permit issued by the Planning Board as authorized by RSA 674:21 Innovative Land Use Controls in accordance with RSA 676:4 Board's Procedures on Plats.

Development: Means any man-made change to improved or unimproved real estate, including but not limited to other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

Dwelling, Multifamily: A residential building designed for and occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Environmental Assessment (EA): An EA is a document required by the Federal Commission and the National Environmental Policy Act when a telecommunication facility is placed in certain designated areas.

Equipment shelter: An enclosed structure, cabinet, shed, vault, or box near the base of the tower within which are housed equipment for telecommunications facilities such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.

Excavation: Shall mean a land area, which is used, or has been used, for commercial taking of earth.

FAA: An acronym that shall mean the Federal Aviation Administration.

FCC: An acronym that shall mean the Federal Communications Commission.

FEMA: Means the Federal Emergency Management Agency.

Flood or Flooding means: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): Means the official map of the community, on which the Federal Emergency Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study (FIS): means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e. mudflow) and/or flood-related erosion hazards.

Flood Opening means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures.

Floodplain or flood-prone area: Means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Flood proofing: Means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway: Aee "regulatory floodway."

Gross Floor Area: The sum of the horizontal area of all floors of a building, measured from the exterior faces of the walls but not including unfinished cellars, attics, porches, etc.

Guyed tower: Any tower that is secured to the ground or other surface by diagonal cables for lateral support.

Height: Height shall mean the distance measured above grade to the top of the structure. When referring to a tower, the height shall be measured to the highest point on the tower, even if said highest point is an antenna or other appendage.

Highest adjacent grade: Means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) as preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. 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;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior, or;
4. Individually listed on a local inventory of historic places in communities with historic preservation, programs which have been approved by the Secretary to qualify as a registered historic district:
 - A. By an approved state program as determined by the Secretary of the Interior, or;
 - B. Directly by the Secretary of the Interior in states without approved programs.

Home Business: An accessory use of a dwelling or accessory structure on a residential lot that involves the on-site manufacture of goods, provision of services, or outdoor storage or activity, which use is clearly incidental and secondary to the use of the dwelling as a residence and shall not change the residential character thereof, with any retail sales only incidental and occasional, operated by a resident of the same premises. Includes Bed and Breakfast and owner-occupied Short-Term Rental.

Lattice tower: A type of tower with multiple legs and structural cross bracing between the legs that may be self-supporting and freestanding or may be guyed.

Light Industry: Any manufacturing or industrial use including processing, fabrication and assembly provided that no such use shall create smoke, odors, sound or other hazards beyond the premises, and provided that no such use shall generate hazardous waste.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). 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 an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

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 is designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained

therein. Manufactured housing as defined in this section shall not include presite built housing as defined in RSA 674:3 1 -a. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

Manufactured Housing Park: Manufactured Housing Park means any parcel of land under single or common ownership or control which contains, or is designed, laid out, or adapted to accommodate, two or more manufactured houses. Nothing herein shall be construed to apply to premises used solely for storage or display of manufactured housing.

Manufactured Housing Subdivision: A manufactured housing subdivision, as defined in RSA 672:14, created exclusively for the placement of manufactured housing on individually owned lots.

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

Mean Sea Level means, for the purposes of the National Flood Insurance Program , the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum to which base flood elevations shown on a community's Flood Insurance Rate Maps are referenced.

Mixed Use: A structure with nonresidential uses on the first (street level) floor and dwelling units or a mix of dwelling units and nonresidential uses above the first floor.

Monopole: A thicker type of tower 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.

Mount: The structure or surface upon which antennas are mounted, including the following types of mounts: roof mounted (mounted on the roof of the building), side-mounted (mounted on the side of the building), ground-mounted (mounted on the ground), or structure-mounted (mounted on a structure other than a building).

New Construction means, for the 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.

Owner-occupied: Describes the principal residence or seasonal dwelling of a person or persons that holds title to the property, where at least one such person is physically present within the dwelling unit on said property for at least three months each calendar year.

Preexisting towers and antennas: Shall mean any tower or antenna lawfully constructed prior to the adoption of this ordinance. Shall also mean any tower or antenna lawfully constructed in accordance with this ordinance that predates an application currently before the Board.

Pre-site built housing: A manufactured housing unit with a removable chassis, delivered to the site in two or more sections, which, when erected on a site, has a total width of not less than twenty-four (24) feet and a total length greater than its width, shall be considered pre-site built housing as defined in RSA 674:31a when its chassis is removed and its construction meets all federal, state and local building codes required for site built single-family dwellings.

Public Accommodations: A building or group of buildings in which more than one dwelling unit, or guest rooms (three or more rooms if in an owner-occupied dwelling where the owner or a live-in manager is present during the period of rental) are provided for lodging, or lodging and meals, for transient or seasonal guests for compensation; or a residential building with rooms (three or more rooms if in an owner-occupied dwelling where the owner or a live-in manager is present during the period of rental) that are provided to lodgers who may not be transient or seasonal. Public accommodations include, but are not limited to, motels, hotels, condotels, inns, lodges, bed and breakfasts, and boarding or rooming houses. Includes multiple cottages, camps or cabins operated under a single management entity and offered only for transient or seasonal use. Also includes campgrounds. May include customary lodging amenities and facilities such as restaurants and meeting rooms.

Recreational Vehicle is defined as:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck, and;
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory floodway: Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

Residential Conversion: The conversion of an existing residential structure or structure previously used for nonresidential purposes, to multi-family, or addition of dwelling units within an existing structure that is or with this change will become multifamily.

Riverine: Means relating to, formed by or resembling a river (including tributaries), stream, brook, etc.

Short-Term Rental: A single-family dwelling, owner-occupied two-family dwelling, or owner-occupied single family dwelling with accessory dwelling unit, where one unit only is offered for transient use for compensation. Refers only to dwelling units that would normally be considered residential living units not associated with Public Accommodations.

Special flood hazard area: (See Area of Special Flood Hazard).

Start of Construction: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of 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. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwellings units or part of the main structure.

Structure: Anything constructed, erected or placed with a fixed location on the ground, or attached to something having a fixed location on the ground. Includes, but is not limited to, buildings, manufactured homes, small wind energy systems, and free standing solar panels. Shall not include fences, mailboxes, raised garden beds, walkways, portable play equipment or the like. For floodplain management purposes, “structure” shall mean a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Structure Height: The distance measured from the natural and undisturbed contour of the land surrounding the area of the structure to the top of it. When referring to a structure, the height shall be measured to the highest point of it.

Substantial damage: Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the

structure's continued designation as a “historic structure.”

Telecommunications facilities: Shall mean any structure, antenna, tower, or other device, which provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), and personal communications service (PCS), and common carrier wireless exchange access services.

Tower: Shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

Transient: Describes a room, number of rooms, or dwelling unit that is offered for rent in increments of less than 30 days.

Viewshed: Shall mean any property from which the telecommunications facility can be seen.

Violation: when used in reference to floodplain development, means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

Water surface elevation: means 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.

Article XXIII. Amendments

This Ordinance may be amended in accordance with NH RSA 675 as amended.

Article XXIV. Saving Clause

The invalidity of any section or provision of these Regulations shall not invalidate any other section or provision thereof.

Article XXV. Effective Date

These Regulations shall take effect upon passage, March 9, 1971. Revised: 1974, 1981, 1983, 1984, 1985, 1986, 1988, 1989, 1999, 2000, 2001, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2011, 2014, 2016, 2017, 2018, 2021, 2023; New Flood Maps by Selectboard Resolution December 18, 2023; March 12, 2024.