

Zoning amendment No. 1 – Accessory Dwelling Units

Are you in favor of the adoption of Amendment No. 1, as proposed by the Planning Board, to amend the Moultonborough Zoning Ordinance by revising Section 3.13, entitled “*Accessory Dwelling Units?*”

Planning Board Recommendation: *Yes*

The proposed amendment aligns the Town’s zoning ordinance with the 2025 changes in state law governing Accessory Dwelling Units (ADUs). The amendment is also intended to remove regulatory barriers and promote housing choice within our community.

The amendment proposes the following substantive changes:

1. Allows ADUs to be located in a separate, detached structure.
2. Clarifies ADUs may utilize an existing septic system or use a separate NHDES permitted septic system (if the existing system fails) in accordance with NH RSA 485-A:38.
3. Allows ADUs to be established within existing nonconforming buildings (e.g., buildings that do not meet current setbacks).

The amendment preserves existing protections such as prohibiting ADUs on multi-family properties, prohibiting the separate sale of an ADU, and providing guidance on rental versus owner-occupied requirements.

Copies of the complete text of Amendment No. 1 are available at the town office and available the day of the election.

Zoning amendment No. 2 – Signs

Are you in favor of the adoption of Amendment No. 2, as proposed by the Planning Board, to amend the Moultonborough Zoning Ordinance by revising Section 5.7, entitled “*Signs?*”

Planning Board Recommendation: *Yes*

The proposed amendment clarifies certain permitting and enforcement provisions related to signs and authorizes the Selectboard to delegate enforcement authority to the Code Enforcement Officer.

The amendment proposes the following substantive changes:

1. Authorizes the Selectboard to delegate sign ordinance enforcement authority to the Code Enforcement Officer.
2. Clarifies how sign area is measured for permitting purposes.
3. Authorizes the removal of unlawful signs located within the public right-of-way.

Copies of the complete text of Amendment No. 2 are available at the town office and available the day of the election.