

**Proposed Amendments to the Landaff Zoning Ordinance  
Town Meeting of March 9, 2021**

The following articles (A, B, & C) are presented, and recommended, by the Planning Board, as Amendments to the Landaff Zoning Ordinance. Voting is by paper ballot with no discussion at the Town Meeting.

**Article A**

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

- A. Amend Article 6, Future Uses, Section 601 by adding the following permitted use:  
**Manufactured housing as provided in Article 9 of the Ordinance.**
  
- B. Amend Section 602 by deleting the following Special Exception:  
**Manufactured housing as provided in Article 9 of the Ordinance.**
  
- C. Amend Article 9, Manufactured Housing as follows:
  - i. Delete the phrase, "with or without a permanent foundation" from Section 901, Definition.
  
  - ii. Amend Section 902, Purpose by deleting the language shown with strike-through lines, and modifying it to read as follows: ~~*A major purpose of this Article is to protect the value of property, to provide safe and healthful living conditions for all the inhabitants of the Town of Landaff. and to facilitate the adequate and economical provisions of schools and other public requirements. A manufactured home is of proven value in fulfilling a given need under given conditions, and yet its very mobility makes it difficult to provide and plan for the protection of property values, for the provision of public facilities, and for the protection of the municipality against sharp and sudden fluctuations in the demands upon its public services.*~~
  
  - iii. Amend Section 903(a) [which refers to Manufactured housing as a Special Exception Use], by deleting the existing language of and replacing it with the following language: **Manufactured housing is allowed on individual lots in all residential districts in the Town of Landaff provided the lots meet all requirements for single family dwellings, and the manufactured home is constructed and installed in conformance with all State Codes and Regulations.**
  
  - iv. Amend Section 903 Permitted uses by moving paragraph the existing section 903(b), to a new Section 905, Restricted Use, so it reads as follows:  
**Section 905. Restricted Use: Manufactured home parks and trailer coach parks shall not be allowed.**
  
  - v. Create a new section 903(b) to read as follows:

All manufactured housing units installed on undeveloped or unoccupied lots must meet the most recent specifications and standards established by the United States Department of Housing and Urban Development. An existing unit that fails to meet the applicable HUD standards may be replaced with a newer unit that also fails to meet these standards upon submission to the Zoning Board of Adjustment for, and approval of, a Special Exception.

Recommended by the Planning Board. Vote by Ballot

#### Article B

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

1. Amend Article 3, Definitions, by adding the following:  
**Biosolids: Solid or semi-solid residue generated during the treatment of domestic sewage in a municipal treatment plant.**
2. Amend Article 6, Future Uses, Section 602 by adding the following Special Exception use:  
**Land application of biosolids, provided it meets the standards in the publication "Manual of Best Management Practices for Land Application of Biosolids", published by the UNH Extension Services, as amended.**

Recommended by the Planning Board. Vote by Ballot

#### Article C

To see if the Town will vote to amend the Landaff Zoning Ordinance as follows:

1. Amend Article 10, Wetlands Conservation District, by adding a new section as follows:

**Section 1005: Building Setbacks for surface waters. All buildings shall be setback a minimum of 50 feet from the normal high water mark of the following surface waters: Chandler Pond; Ammonoosuc River; Wild Ammonoosuc River; and, Mill Brook [from Chandler Pond to the Ammonoosuc River].**

Recommended by the Planning Board. Vote by Ballot