

**Hudson Planning Board**  
**Proposed Zoning Amendments for 2024 Town Meeting**

**Amendment 1**

**Amend Article IX - Wetland Conservation District, Section 334-35.A.3 Boundaries to increase wetland buffer from 50 feet to 75 feet for nonresidential uses.**

Existing Article IX - Wetland Conservation District, Section 334-35.A.3 reads as follows:

§ 334-35 Boundaries.

A. The Wetlands Conservation Overlay District includes all of the following:

- (1) Surface waters.
- (2) Wetlands of any size.
- (3) A fifty-foot-wide buffer around wetlands and surface waters.

Amend Article IX - Wetland Conservation District, Section 334-35.A.3 to read as follows (language to be added shown in *italics*, language to be removed shown in ~~strikeout~~):

§ 334-35 **Boundaries.**

A. The Wetlands Conservation Overlay District includes all of the following:

- (1) Surface waters.
- (2) Wetlands of any size.
- (3) A fifty-foot-wide buffer around wetlands and surface waters *for residential uses and a seventy-five foot buffer around wetlands and surface waters for nonresidential uses.*

**Amendment 2**

**Amend Article III – General Regulations, Section 334-15.B - Parking Prohibited, subsection (1) to prohibit the outdoor storage of more than one uninspected vehicle.**

– Add the words “and uninspected” to the following sentence: Outdoor parking or storage of more than one unregistered *and uninspected* motor vehicle per residential unit.

**Amendment 3**

**Amend Article II – Terminology, subsection 334-6 - Definitions to add a definition for Contractor’s Yard to read as follows:**

***Contractors Yard***

*A lot or portion of a lot used for outdoor storage of construction materials or construction equipment customarily required in the building trade by a construction contractor.*

**Amendment 4**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection C-1 to permit the “use of land or structures used primarily for religious purposes” by right rather than by Special Exception in the R-1 Residential and TR-Town Residence Districts and to permit such uses by right in the I-Industrial District.**

The proposed amendment to the Primarily Table of Permitted Principal Uses would bring Hudson into consistency with State RSA 674:76, Religious Use of Land and Structures, which stated that “No zoning ordinance or site plan review regulation shall prohibit, regulate, or restrict the use of land or structures primarily used for religious purposes; provided, however, that such land or structures may be subject to objective and definite regulations concerning the height of structures, yard sizes, lot area, setbacks, open space, and building coverage requirements as long as said requirements are applicable regardless of the religious or non-religious nature of the use of the property and do not substantially burden religious exercise”.

**Amendment 5**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-1 to permit “Seasonal farm stands for retail sale of produce or Christmas trees in the I-Industrial District.**

**Amendment 6**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsections D-11 and 12, to prohibit “Automotive fuel stations” and “Automotive fuel stations with general retail” in the G and G-1 General Districts.**

**Amendment 7**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-13 to prohibit “Car washes” in the G and G-1 General Districts.**

**Amendment 8**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-15 to permit “Mobile parked food service” in the B-Business District.**

**Amendment 9**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-21 to permit “Outdoor commercial recreation” in the B-Business District by right rather than by Special Exception.**

**Amendment 10**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-26 to permit “Itinerant roadside vending” in the B-Business District.**

**Amendment 11**

**Amend Section 334 - Attachment 1 - the Table of Permitted Principal Uses, subsection D-31 and 32 to eliminate references to Tattoo parlors and Body art/piercing because they are redundant categories, already covered under D.3: Personal service establishment, per definition provided in subsection 334-6.**

**Amendment 12**

**Amend the Official Zoning Map to change certain areas developed for residential purposes from G - General to Residential R-2. (See map)**

**Amendment 13**

**Amend the Official Zoning Map to change 48 Friars Drive (Mblu 209-1) from G - General to I - Industrial because the property abuts the I District and is developed for industrial purposes.**

**Amendment 14**

**Amend the Official Zoning Map to change certain parcels on West Road currently developed for industrial purposes from B – Business to I-Industrial.**