



Town of Hillsborough

Planning Board
27 School Street
P.O. Box 7
Hillsborough, NH 03244
(603) 464-7971

November 16, 2023

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the Hillsborough Planning Board pursuant to RSA 675:3 II, on December 6, 2023, at 7:00 pm at the Hillsborough Town Office, 27 School Street to consider the following amendments to the Hillsborough Zoning Ordinance:

- Amend the Zoning Ordinance by deleting the definition “Change of Use from Article II General Provisions section 229-6 Definition and Word Usage.
- Amend the Zoning Ordinance by amending section 229-23 in Article III Use Districts into a Change of Use Ordinance.
- Amend the Zoning Ordinance by amending the definition of Frontage as shown in Article II General Provisions section 229-6 Definitions and Word Usage.
- Amend the Zoning Ordinance by amending the definition of Lot as shown in Article II General Provisions section 229-6 Definitions and Word Usage.
- Amend the Zoning Ordinance by amending the definition of Setback as shown in Article II General Provisions section 229-6 Definitions and Word Usage.
- Amend the Zoning Ordinance by repealing Article II General Provisions section 229-14 Accessory Dwelling Unit Ordinance and replacing it with an updated Article II General Provisions section 229-14 Accessory Dwelling Unit Ordinance that includes allowing detached Accessory Dwelling Units.
- Amend the Zoning Ordinance by amending the Table 4 Chart of Uses, Residential Uses Note number 2, to divide note number 2 under Residential Uses in the Central Business District into two separate notes. Note number 2 for the Central Business District will state that Dwellings at street level require a Special Exception. New note number 3 for the Central Business District will reduce the minimum floor area of any dwelling unit from 600 square feet to 450 square feet for a one-bedroom dwelling unit. Units with two bedrooms or more require an additional 120 sq. ft. per additional bedroom.
- Amend the Zoning Ordinance by repealing Article XV Historic District Ordinance and replacing it with a new updated Article XV Historic District Ordinance.
- Amend the Zoning Ordinance by amending Article VIA Floodplain Ordinance to include changes necessary to comply with the requirements of the National Flood Insurance Program.

Copies of the proposed ordinance changes are available for public inspection at the Town Office during regular business hours, and available on the Town web site – www.town.hillsborough.nh.us. Questions related to the proposed amendments can be directed to Robyn Payson, Planning Director, at (603) 464-7971, or via email at robyn@hillsboroughnh.net.

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