

# Petition to amend sec VIII and sec IX of Hollis Zoning Ordinance for 2022

## TO THE SELECTMEN OF HOLLIS, NEW HAMPSHIRE:

The undersigned legal voters of the town of Hollis hereby offer proposed ballot language for the following petition below:

Are you in favor of the adoption of Amendment No (inset Amendment number here) as proposed by petition of the town's residents to amend Section VIII: Definitions and Section IX: General Provisions by deleting the words shown in strikethrough and adding the words underlined below as follows:?

[This amendment is intended to clarify the definition of Subdivision so that it is clear that Housing For Older Persons developments and other condominium developments are included. It also clarifies the definition of Net Tract Area regarding surface water of manmade ponds. In addition the requirement to demonstrate unique building areas for condominium developments is clarified.]

### **SECTION XXI: DEFINITIONS**

For the purpose of this ordinance, certain terms or words used herein are defined as follows:

...  
SUBDIVISION: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, transfer, condominium conveyance, or building development. It includes a re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners ~~shall~~ must be deemed a subdivision. The division of land for the purpose of developing Housing for Older Persons or other development types of more than one dwelling unit on a single lot must be deemed a subdivision.

...  
NET TRACT AREA: The net tract area of the parcel is determined based on the pre-development conditions by subtracting the total area calculated for wetlands, surface waters including man-made surface waters, hydric soils, flood plain, road rights-of-way, and altered/unaltered slopes greater than 25% from the total (gross) tract area.

### **SECTION IX: GENERAL PROVISIONS**

#### **O. DETERMINATION OF DENSITY FOR CONDOMINIUM DEVELOPMENTS.**

The number of permissible dwelling units in a condominium subdivision shall be the same as that which would be applicable for a conventional subdivision of the contemplated housing type. Similarly, any buildings proposed to be built as part of a Housing for Older Persons development or any other type condominium development, shall be required to demonstrate compliance with the Building Area requirements set forth herein. It is required that each building must have an exclusive non-overlapping building area in order to demonstrate compliance

