

Proposed Amendments to Zoning 2025-2026

Warrant Article Format

To see if the Town will vote to amend Article IV Districts, B. District Boundaries, 4. of the Surry Zoning Ordinance to read as follows:

4. General (GEN) – All remaining land not specifically defined which includes both sides of Farm Road, Joslin Road, Webster Road, Merriam Road, Mine Ledge Road and all other class VI roads.

This amendment changes the zoning of Mine Ledge Road from Rural Residential to General.

To see if the Town will vote to amend Article VI, Land and Space Requirements Table of the Surry Zoning Ordinance to read as follows:

District	Min Lot Size (Acres)	Min Lot Width	Min Lot Depth	Frontage
GEN	5	400	400	400

Note: Set backs, Stories, Heights are to remain the unchanged by this amendment.

This amendment increases the minimum lot size in the General Zone from 2 acres to 5 acres and increases lot width from 200 feet to 400 feet, increases lot depth from 300 feet to 400 feet, and increases frontage from 200 feet to 400 feet.

To see if the Town will vote to amend the Surry Steep Slopes Ordinance B. Definitions to change the definition of a steep slope to a slope of 15 percent or greater; to change the definition of the Steep Slope District to areas which have a slope of 15 percent or more; and to change D. Regulations 1. To read: Any of the following that is located on a slope of 15 percent or greater.

This amendment changes any reference to steep slopes being 20 percent or greater to 15 percent or greater.

To see if the Town will vote to amend Article VII F. 5. of the Surry Zoning Ordinance to read: The ADU shall be provided a minimum of 1 off-street parking space.

This amendment reduces the required parking from two spaces to one space as required by NHRSA 674:16, VII.

To see if the Town will vote to amend the Surry Zoning Ordinance Article V Table of Use Regulations, A. Residential Use 3. Multi-Unit Dwelling, to permit Multi-Unit Dwellings in the Commercial/Industrial Zone.

This amendment allows a previously not permitted use in the Commercial/Industrial Zone in order to comply with NHRSA 674:80, I.

To see if the Town will vote to amend the Surry Zoning Ordinance Article XV, Codes, A, by adopting the New Hampshire State Building Code in full, as required by NHRSA 155-A, including all model codes incorporated by reference and as amended by the State Building Code Review Board.

The current code referred to in Article XV, A lists only one part of the State Building Code. NHRSA 155A:2 states that all buildings, components and structures constructed in New Hampshire shall comply with the state building code and state fire code. NHRSA 155-A, IV lists the International Codes that are incorporated into the state building code by reference.

To see if the Town will vote to amend the Surry Zoning Ordinance Article XV, Codes, B by adopting the New Hampshire State Fire Code as defined in NHRSA 153:1, VI-a including NFPA 1(Fire Code) and NFPA 101 (Life Safety Code) as amended by the State Fire Marshal.

The current Article XV, B refers to the Life Safety code only and applies only to public, commercial and multi-family dwellings. NHRSA 155A:2 states that all buildings, components and structures shall comply with the state building code and state fire code.

To see if the Town will vote to amend Article IX, Administration, Enforcement and Penalty, D. to read: The building inspector shall have the authority to accept and review building design documents, issue any and all building permits, perform inspections as may be necessary to assure compliance with the state building code and issue any certificates of occupancy. The Board of Selectmen shall establish a schedule of reasonable fees for building permits, inspections and certificates of occupancy. The Board of Adjustment shall serve as the building code board of appeals to which decisions of the building inspector can be appealed. A building permit shall become void if work has not commenced within one year. The permit may be renewed or reissued by the building inspector if construction is expected to continue and the project remains in compliance with this ordinance and the state building code. No building permit shall remain valid for more than 3 years from date of issue unless renewed.

The current Article IX D. does not give the building inspector the authority to issue building permits which are currently issued by the Selectmen. The reference to fees and length of validity for permits are currently in Article IX, B. This amendment brings the ordinance into compliance with NHRSA 155-A:3 and provides for construction delays up to 3 years.

To see if the Town will vote to amend the Surry Zoning Ordinance Article IX, Administration, Enforcement and Penalty, B. to read: The Board of Selectmen shall issue any and all sign permits requested when such is in accordance with the provisions of this ordinance. The Board of Selectmen may make a reasonable charge for such permits. All such permits shall be valid for a period of not exceeding one year.

This amendment removes the issuance of building permits from the Selectmen's office and brings the ordinance into compliance with NHRSA 155-A:3.

