

Proposed Changes to Chapter 190 - Definitions

Chapter 190 – Definition Amendments

Proposed Definitions

- Adaptive Reuse
 - The renovation and reuse of pre-existing structures for non-transient residential dwelling units in all or any portion of an eligible structure.

- Attainable Housing
 - Housing accessible to those with an income equal to or less than the area median income. Attainable dwelling units may or may not be restricted as affordable or workforce units but are considered to increase the overall availability of long-term housing within the community.

- Conditional Use Permit
 - A land use permit allowing departures from standards in accordance with RSA 674:21 and RSA 676:4 and shall be consistent with the provisions of the underlying district. A Conditional Use Permit shall be issued by the Planning Board or Conservation Commission as specified within applicable sections of Chapter 190 and may not establish a use specifically prohibited by this Ordinance.

- Transfer of Development Rights
 - A voluntary tool which may be used to increase the permitted structural square footage by the payment of a fee. Development rights are then purchased in designated areas to protect drinking water sources and the Saco and Swift River Watershed.

- Density Transfer Credit
 - Credit obtained by the purchase of development transfer fees which may increase the permitted structural lot coverage afforded to a development. Development Transfer Credits are expressed in lot area.

- Density Transfer Fee
 - A fee paid to the Town of Conway in exchange for density transfer credit. Fee amounts are described within the Schedule of Fees.

- Drive-Thru Facilities
 - An accessory use to a commercial establishment which the customer is serviced without exiting the vehicle. This includes uses such as restaurants, banks, or carwashes. Establishments with windows or similar which offer external services only to pedestrians are not considered a drive-thru facility.

- Hotel
 - A building or groups of buildings used for Transient Occupancy offered to the public at a daily or weekly rate with sleeping accommodations for greater than 16 persons. Facilities may include, where allowed, such accessory uses as restaurants, bars, taverns, function rooms, places of assembly or recreational facilities, but shall not include Charitable Gaming. A Hotel is distinguished from a Motel by providing room accommodations which primarily open to interior corridors and / or exceeds two-stories in structure height.

- Infill Development
 - Use of land in established commercial areas for the purpose of redevelopment. Parcels must have frontage on a Collector, Local, or Private Road and abut one or more commercial uses. Infill development encourages the redevelopment of large commercial parcels and allows for the use of shared parking and infrastructure.

- Mixed-Use Development
 - Development which combines residential and commercial uses on a single parcel and may include residential buildings with ground-floor retail space, office buildings with apartments on upper floors, or developments with a mix of residential buildings and commercial uses. Mixed-Use Developments are intended to create a range of housing options and allow for more compact and efficient development patterns.

- Motel
 - A building or groups of buildings not exceeding two-stories used for Transient Occupancy offered to the public at a daily or weekly rate with sleeping accommodations for greater than 16 persons. Permitted accessory uses shall not include places of assembly exceeding 50 persons or Charitable Gaming Facilities. Individual Motel rooms may include cooking facilities.

- New Development
 - Any site development for other than agricultural or silvicultural practices, which increases the existing impervious coverage by greater than 10%.

- Non-Transient Residential Use
 - Occupancy of a residential dwelling unit for 31 days or more. Also called “long term occupancy”.

- Occupiable floor area
 - The net area of all interior floor space designed for human occupancy or use in which individuals may remain for a period of time for rest, living, amusement, treatment, education, dining, shopping, employment, labor, or other similar purposes.

- Primary Residence
 - The place of domicile designated by a person as their principal place of physical presence for the majority of the year.
- Redevelopment
 - Any site development on previously disturbed land for other than agricultural or silvicultural practices, which increases predevelopment impervious coverage by no greater than 10%.
- Retail Establishments
 - Any site engaged in the sale of goods or services to the general public.
- Self-Storage Facilities
 - Any structure, group of structures, or other facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for the storage of business or personal goods or property. Facilities must be at least 200 feet from any public right-of-way and have a minimum landscape buffer of 40 feet from all adjacent residentially used properties. "Self-Storage Facility" shall be considered synonymous with self-storage warehouse, self-service storage facility, mini-warehouse or mini-storage.
- Structural Lot Coverage
 - The total area of all building and/or structure footprints on a lot divided by a parcels buildable area, expressed as a percentage. All new and proposed structures shall be included in the determination of Structural Lot Coverage; retaining walls, fences, driveways, refuse areas, mechanical equipment, parking areas, driveways, and sidewalks may be excluded.
- Transient Occupancy
 - Occupancy of a residential dwelling unit for 30 days or less. Also called "Short term occupancy".

Amended Definitions

- Accessory Dwelling Unit (ADU)
 - A dwelling unit accessory to a single-family dwelling or duplex, either attached or detached. Such dwelling units shall be not less than 300 square feet and no greater than 1,000 square feet; provided any second accessory dwelling unit shall be not less than 300 square feet and no greater than 850 square feet. [An Accessory Dwelling Unit is considered residential accessory use.](#)

- Lodging House
 - A building or portion thereof that provides Transient Occupancy accommodations for a total of 16 or fewer people, with or without meals. This definition includes Inns, Bed-and-Breakfasts, as well as single family homes and duplexes that are used for Transient Occupancy which accommodates 16 or fewer people. Inns, Bed and Breakfasts, or other transient lodging which can accommodate greater than 16 persons will be considered a Hotel or Motel.

Pending Definitions

- Compatible Uses
- Viewshed
- Parking Lot
- Warehouse
- Accessory Use Wireless Communication Facilities