

AMENDMENT #1
PROPOSED AMENDMENT TO
AMEND SCREENED BUFFER REQUIREMENTS

6.5 Screened Buffer – ~~A principal use other than a single family or two family residence in a commercial or industrial zone, shall be required to provide a fifty (50) foot buffer containing a screen along any property line adjacent to a residential zone. A principal use other than a single family or two family residence in a residential zone shall be required to provide a fifty (50) foot buffer containing a screen along any property line adjacent to a lot occupied by a residential principal use unless otherwise specifically provided for in Article 6 or Article 11 of the Gilford zoning ordinance. The Planning Board may waive up to twenty (20) feet of the buffer upon issuance of a conditional use permit pursuant to Article 21, Conditional Use Permits.~~

6.5.1 Purpose and Intent – The purpose of this ordinance is to ensure proper distance, separation, and screening of commercial, industrial, and institutional uses from less intense single-family and two-family residential uses by the establishment of buffer and screening requirements.

6.5.2 Buffer and Screen Required – A principal use other than a single-family residence, two-family residence, or agricultural use shall be required to provide a fifty (50) foot buffer along the entirety of the property line that immediately abuts, in whole or in part, the property line of a lot occupied by a residential principal use that is located within a residential zone. Said buffer shall include a screen which shall be of sufficient quality to visually obstruct the non-residential use from the vantage of the residential lot. Notwithstanding the foregoing, no buffer or screen shall be required along road frontage unless specifically required elsewhere in this Zoning Ordinance.

6.5.3 Waiver Provision – The Planning Board may waive up to twenty (20) feet of the buffer upon issuance of a conditional use permit pursuant to Article 21. The Planning Board may waive up to 100% of the screen within the buffer upon issuance of a Conditional Use Permit pursuant to Article 21. For the purpose of waiving screen requirements, the Planning Board shall only have to make finding that the distance separating the uses and/or existing landscaping features create an effective screen and that the use will not substantially injure the value of adjoining or abutting property, and the Planning Board shall not have to make findings set forth in Section 21.5.3 or Section 21.5.5 through Section 21.5.8.

6.5.4 Conflicting Regulations – This section is not intended to supersede any conflicting provisions which may exist in Article 6 or Article 11 of the Gilford Zoning Ordinance. The buffer and screening provisions for specific uses set forth in those Articles shall prevail.

Yellow highlighted text is proposed new wording.
Strikeout text is existing wording proposed to be deleted.