

Revisions to Newington's Zoning Since 1983

Date	Description
3/8/83	Change <i>width</i> to <i>frontage</i>
3/8/83	Delete <i>width</i>
12/19/83	Rezone 9.9 acre Beane Farm from Industrial to Business
3/12/85	Extend WI District to River Road north of Patterson
3/12/85	Expand Patterson buffer from 250' to 400' northerly
3/12/85	Change dimen. in I & WI to 10 acres, 75', 50' & 500'
3/12/85	H District gets same protection as R District
3/11/86	Clarify B/R boundary near Flagstones
3/11/86	Height in I Zone subject to Planning Board approval
3/11/86	Remove 450,000 square foot malls as a permitted use
3/11/86	Permit watchmen, caretakers & janitors in B Zone
3/10/87	Delete obsolete definitions
3/10/87	Delete map scales...
3/10/87	Delete undue hardship...
3/10/87	Delete pending applications...
3/10/87	Refine caretaker provisions in B Zone
3/10/87	Delete Section 1 re: setbacks
3/10/87	Delete Article X re: BOA
3/10/87	Delete Article XI re: Amendments
3/10/87	Replace old sign ordinance with new one
3/8/88	Prohibit retail
3/8/88	Define retail
3/8/88	Reduce lot size in I & WI Zones from 10 to 5 acres
3/8/88	Driveways shall be a minimum of ten feet in width
3/8/88	Minimum frontage in R & B Zones to be continuous
3/8/88	Establishes minimum parking requirements
3/8/88	Wetlands Overlay District adopted
3/14/89	Permit churches in B Zone, but prohibit them in R Zone
3/14/89	Reduce minimum frontage in I & WI from 500' to 100'
3/14/89	Increase Bldg Fees in the B, I & WI from \$2 to \$4 per thousand
3/14/89	Establish the NRP, A & AI Districts at Pease
3/14/89	Specify uses in the NRP, A & AI Districts
3/10/92	Revise definition of <i>wetlands</i>
3/10/92	Revise definition of <i>variance</i>
3/10/92	Establish Light Industrial and Mobile Home Districts
3/10/92	Specify uses in the LI & MH Districts
3/10/92	Extend Historic District to include Stone School & Town Forest
3/9/93	Delete <i>primarily</i> from retail definition
3/9/93	Add parking space dimensional requirements
3/9/93	Delete <i>multiple purpose use of buildings</i> from B District
3/8/94	Delete B district, and replace it with C, O & M districts
3/8/94	Add articles on air & traffic mitigation

3/8/94 Add article on signs
 3/8/94 Add article on sexually oriented businesses
 3/8/94 Revise definition of *nursing home*
 3/8/94 Revise dimensional requirements
 3/8/94 Reformat ordinance
 3/14/95 Extended parking flexibility to entire town
 3/14/95 Established parking standard for industry
 3/14/95 Adopted standards for Special Exceptions
 3/14/95 Restored hotels & motels as permitted uses in the C Zone
 3/14/95 Duplexes to be a permitted use, and revised def. of "dwelling".
 3/12/96 Rezoned 113 Beane Lane (Tax Map 6 Lot 5) from M to R
 3/11/97 Prohibited nursing homes & hospitals in the R Zone
 3/11/97 Added definitions for non-conforming lots, uses & structures
 3/11/97 Expressly permitted agriculture throughout the R Zone
 3/11/97 No more than one building per lot
 3/11/97 Art. I: provide protection from sight, light, sound, odor, dust, etc..
 3/11/97 Art. III: narrative description of zoning boundaries required
 3/10/98 Article XIII re-written re: non-conforming properties
 3/10/98 Article XIV added re: telecommunication facilities
 3/10/98 Special Exception provisions removed from Article V Residential District
 3/10/98 "any one conductor" removed from neon sign provisions in Article XI
 3/9/99 Building fee schedule moved from Article XV to Building Code
 3/13/01 Extended Office Zone southerly along Woodbury Ave to Bank of NH
 3/13/01 Re-zoned rear of Beane Farm to Industrial
 3/13/01 Defined ICR
 3/13/01 Adopted ICR Overlay District
 3/13/01 Added warehouses & facilities for disabled to O Zone's permitted uses
 3/13/01 Capped the size of signs on the sides & rears of bldgs: 75sf, 25sf, and 4sf
 3/11/03 Trailer & Mobile Storage Container article adopted
 3/9/04 Eliminated restaurants & motels as permitted uses in the Office Zone
 3/9/04 Retail definition expanded to include sale, rent or lease
 3/9/04 Vehicle Dealers (sale, rental or leasing) permitted in Commercial Zone
 3/9/04 Complete overhaul of Article X Wetlands
 3/8/05 Conference centers & 3-story hotels become permitted uses in Office Zone
 3/14/06 Docks, detached stairs & paved driveways not to be considered structures
 3/14/06 Sex Business permitted only in the Commercial Zone
 3/14/06 Home occupations & business regulations adopted
 3/14/06 Floodplain management regulations adopted
 3/13/07 Schools no longer permitted in the Residential Zone
 3/13/07 Lighting & Illumination article adopted
 3/11/08 Bed & Breakfast Inns permitted in Residential Zone
 3/10/09 Small Wind Energy Systems regulations adopted
 3/9/10 Travel lanes in parking lots to be maximum of 24' in width
 3/9/10 Exemption for parking lot wetlands setback deleted
 3/8/11 Parking requirements moved to site plan review regulations

3/13/12	Clarified the definition of “frontage”
3/13/12	Revised setbacks for sexually oriented businesses
3/12/13	Subjected mobile towers to regulation in Article XV
3/12/13	Permitted 16sf agricultural signs with no limit on duration
3/12/13	Home business signs may be situated as close as 20’ to roadway
3/10/15	Updated floodplain regs per FEMA requirements
3/10/15	Removed reference to educational & religious facilities in residential zone
3/10/15	Allow hospitals, nursing homes, schools, conference centers, and facilities to treat developmentally disabled in Commercial Zone, but not Office Zone
3/10/15	Refined definitions of frontage and setbacks
3/10/15	Driveways require Special Exception
3/10/15	2-family dwelling requires 45,000 sf of continuous upland
3/08/16	Reorganization and update of the Newington Zoning Ordinance.
3/08/16	Accessory Dwelling Unit defined and allowed as a Permitted Use in the Residential District.
3/08/16	Bed & Breakfast defined and limited to four units.
3/08/16	New Article III PDA zoning district which consolidates the four existing Pease zoning districts into one entitled Pease Tradeport district and recognize the authority of RSA 12-G:13.
3/08/16	General Industrial I- add residential uses for a watchman, caretaker or janitor.
3/08/16	Article V- Dimensional Requirements- increase the land area for a Residential-Two Family unit to 120,000 SF.
3/08/16	Delete Article VIII Traffic Mitigation.
3/08/16	Article X Wetlands Overlay District-delete Special Exception and include a new Conditional Use Permit to be granted by the Planning Board.
3/08/16	Article XIX Administration-clarify Section 1 Zoning Enforcement and add a new Section 6 Zoning Board of Adjustment.
3/08/16	Article X Wetlands Overlay District-include 60,000 SF of contiguous upland area for a two family dwelling unit.

Revisions to Newington's Building Code Since 1983

Date	Description
3/13/84	All structures to conform to Fire Prevention Code
3/13/84	All non-residential structures to conform to NFPA
3/10/87	Increase penalty from \$10 to \$100 per day
3/10/87	Delete non-climbable from swimming pool section
3/12/91	Delete Section 5, and adopt several national codes by reference
3/12/91	BOA to serve as Building Code Board of Appeals
4/21/97	BOCA & NFPA codes updated
3/10/98	Sewer connections to be cast iron, and piping materials shall be metal
3/10/98	Evidence of working septic system to be submitted prior to issuance of BP
3/9/99	Fee schedule moved from Article XV of Zoning Ordinance
3/12/02	Architect or engineer stamp required for buildings in excess of 2,000 sf

3/12/02	BOCA code applied to residential properties
9/9/02	International Codes (2000) adopted by reference
3/9/04	Replaced sections 2, 7, 8 & 9 (permits, sewer, piping materials, and pools)
3/13/07	Sprinklers required in non-residential buildings
3/11/08	NH State Building Codes replaced International Codes

Revisions to the Subdivision Regulations Since 1983

Date	Description
6/2/83	Sewer connections in the B & I Districts
10/3/85	Scattered & premature develop. prohibited, per RSA 674:36 II(a)
1/9/86	New fee schedule adopted
2/6/86 & 7/10/86	Penalty increased from \$10 to \$100
5/7/87	Definition of Bond
5/7/87	Maintenance bond required
5/7/87	Engineering fees to be paid before Permit issued
2/18/88	Developer to assume cost for hydrants
1/5/95	Adopted sidewalk standards and striping requirement
5/26/95	Adopted new standards for streets, sidewalks & bike paths
5/26/95	Require that septic system be on the same lot as the building
7/6/95	Engineers et. al. shall be notified by certified mail
10/5/95	Topographical plans shall show shoreland buffers and floodplains
10/2/97	Exhibits become the property of the Town
10/2/97	NH State Plane Coordinates & USGS 1983 datum required
10/2/97	Submittal of digitized copy of plan required
10/2/97	Upon road completion: clear debris, submit as-builts, and compliance inspection
1/8/98	Definitions for conduit related terms added
1/8/98	Utility Hookups: developer to extend secondary ducts to every house
6/4/98	Roadway Maintenance Bond increased from 3% to 10%
6/3/99	Section 4H: replaced Min. Standards...with applicable road construction standards
1/25/10	Updated requirement for submittal of plans in digital format
7/11/11	Major revisions to roadways in Section 5
11/7/11	Letters from utilities required in advance
11/24/14	Eliminated \$2 per abutter fee
11/24/14	Updated references to Water Supply & Pollution Control Commission
11/24/14	Redefined flood zone
11/24/14	Updated topo reference
11/24/14	Updated PB procedures
11/24/14	Increased application fees
12/15/14	Added new Section 5 (Newbury, NH) re: subdivision layout & design
12/15/14	Defined Form Factor
2/23/15	Adopted waiver criteria pursuant to RSA 674:36 II (n)

Revisions to the Site Plan Regulations Since 1983

Date	Description
1/9/86	New fee schedule adopted
5/7/87	Definition of Bond
5/7/87	Engineering fees to be paid before Permit issued
7/6/89	Add section on site approval expiration after 2 years
3/4/93	Added tree preservation section for setback areas
1/6/94	Added traffic mitigation requirements
1/5/95	Amended and enhanced the tree preservation section
5/26/95	Adopted new standards for streets, sidewalks & bike paths
10/5/95	Driveway regulations adopted
10/2/97	Exhibits become the property of the Town
10/2/97	NH State Plane Coordinates & USGS 1983 datum required
10/2/97	Submittal of digitized copy of plan required
11/8/99	Cultural Resource Regulations adopted
2/14/00	Adopted lighting regulations
2/11/02	Condominium Conversion Regulations adopted
7/9/07	Bonds required for review by PB's consultants
12/14/09	Adopted storm water runoff regulations
1/25/10	Updated requirement for submittal of plans in digital format
1/11/11	Parking requirements moved from zoning to site plan review regulations
11/7/11	Requires letters from utilities confirming conformance with utility policies
11/7/11	Parking standards established for minimum as well as maximum spaces allowed
11/24/14	Increased application fees

Revisions to the Road Construction Specifications

Date	Description
5/26/95	Adopted Road Construction standards
10/2/97	Stabilized construction entrance required
10/2/97	Shoulder width increased from four to five feet
1/8/98	Detailed conduit requirements added (Section 9C)
1/8/98	Water service to be extended to every lot prior to road completion
6/3/99	Adopted construction specifications for non-residential roadways
6/3/99	Changed Road Construction Specs to " <i>Residential Roadway Construction Specs</i> "
6/3/99	Changed title of Section 24 to " <i>...Standards for Residential Roadways</i> "
1/25/10	Replaced ACCMP culvert with HDPE culvert
1/25/10	Eliminated requirement for granite curbs
1/25/10	Eliminated requirement for one foot shoulders on bicycle paths
7/11/11	Adopted new specifications prepared by Altus

Revisions to the Driveway Regulations

Date	Description
10/5/95	Regulations adopted
10/2/97	Stabilized Construction Entrances required, and roads to be kept free of debris
2/24/14	Banned shared driveways
10/26/15	Stone Gradation Table