

**2025 AMENDMENTS
TO THE CORNISH ZONING ORDINANCE
PROPOSED BY THE CORNISH PLANNING BOARD
FOR PUBLIC HEARING JANUARY 23, 2025**

The amendments to the Cornish Zoning Ordinance proposed by the Town of Cornish Planning Board are outlined below. Proposed additions are in *bold and italics*, and proposed deletions are ~~crossed out~~.

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 1

The Planning Board’s Amendment No. 1 amends the Zoning Ordinance to comply with recent changes in State law. Pursuant to House Bill 1567, which was signed into law on July 26, 2024, home-based child care is allowed as an accessory use to any primary residential use by right if all requirements for such programs adopted in rules of the New Hampshire Department of Health and Human Services are met.

Specifically, Amendment No. 1 involves the following:

Delete from Article II (Definitions):

~~Day Care Facility A use accessory to a residence operated to provide care during the day for three or more persons unrelated to the occupants of the residence. (Art. II)~~

Delete from Article IV.B, Table 4.1:

	<i>Village</i>	<i>Residential</i>	<i>Rural</i>
Day Care Facility	SE	SE	SE

Delete IV.C.15 Day Care Facility

- ~~a) The ZBA shall not approve the application for a day care facility unless the applicant can show the location permits safe and convenient access for emergency vehicles.~~
- ~~b) The ZBA may require that the outdoor play area to be fenced.~~
- ~~c) There must be a safe off street loading and unloading facilities.~~
- ~~d) Notwithstanding other provisions of this ordinance, all day care facilities must comply with applicable State and Federal statutes and regulations.~~

Add to Article II (Definitions):

Home-Based Child Care *A use accessory to a primary residence operated to provide either “family day care home” child care or “family group day care home” child care as these terms are defined in NH RSA 170-E:2. Home-based child care shall be allowed as an accessory use*

by right in all Zoning Districts where a primary residential use is permitted as long as all requirements for such programs adopted in rules of the New Hampshire Department of Health and Human Services (He-C 4002) are met.

Add to Article IV.B, Table 4.1, under “Business Use”:

	<i>Village</i>	<i>Residential</i>	<i>Rural</i>
<i>Home-Based Child Care</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 2

The Planning Board’s Amendment No. 2 amends the Zoning Ordinance to allow by Special Exception a Child Care Agency to operate as a principal use.

Add to Article II:

Child Care Agency *A “child day care agency” as defined in NH RSA 170-E:2.*

Add to Article IV.B, Table 4.1, under “Business Use”:

	<i>Village</i>	<i>Residential</i>	<i>Rural</i>
<i>Child Care Agency</i>	<i>SE</i>	<i>SE</i>	<i>SE</i>

Add to Article IV.C.15:

Child Care Agency

- a) The ZBA shall not approve the application for a Child Care Agency unless the applicant can show the location permits safe and convenient access for emergency vehicles.*
- b) The ZBA may require that any proposed outdoor play areas be fenced.*
- c) There must be a safe off-street loading and unloading facilities.*
- d) Notwithstanding other provisions of this ordinance, all Child Care Agencies must comply with all requirements for such programs adopted in the rules of the New Hampshire Department of Health and Human Services.*

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Cornish Zoning Ordinance?

AMENDMENT NO. 3

The Planning Board's Amendment No. 3 amends the Zoning Ordinance to comply with recent changes in State law. Pursuant to House Bill 1400, which was signed into law on August 23, 2024, towns must comply with certain requirements as they relate to off-street parking spaces for residential developments.

Specifically, Amendment No. 3 involves the following:

Revise Article IV.C.21 to read:

Article IV.C.21 Parking – Adequate off street parking space shall be provided for each use, in accordance with the following minimum standards:

- a) Residential Use – ***1.5 residential off street parking spaces per unit for studio and one-bedroom units under 1,000 square feet that meet the requirements of workforce housing under RSA 674:58.IV. For all other multi-family developments allowed by this ordinance,*** two off street parking spaces for each dwelling unit.
- b) Commercial Use – One square foot of off street parking space for every square foot of floor space.
- c) Public Assembly – Any church, theater, auditorium, hall, restaurant or other place of public assembly, shall have provision for one off street parking space for every four seats.
- d) Country Inn and Bed & Breakfast – One off street parking space for each lodging unit.
- e) All Non-Residential Uses – No off street parking area shall be located within a required front yard.