

The rest of the Land Use Ordinance Amendments

Amendment 1 – Village Overlay District – 4:1 ratio residential to non-residential

6.4.2.6 Building Standards and Features

E. Residential uses on the first floor of a building shall be allowed in nonconforming structures in existence prior to May 12, 2015. However, first floor residential uses of nonconforming structures shall not be allowed if the building’s footprint is expanded by ~~30%~~ **10%** or more.

F. All residential uses in new buildings shall **be**:

- **be** reviewed by the Planning Board as a conditional use; and
- **is-be** consistent with the terms of the Comprehensive Plan, which includes the Berwick Downtown Vision Report and Implementation Plan; and
- **not exceed a 4:1 ratio of residential to non-residential use measured by constructed floor space. This statistic is tracked by the Planning Department and updated as new permits are issued;**

This ratio pertains to the 7.7-acre parcel formerly known as Prime Tanning and structures contained with frontage on Wilson Street, School Street, and Sullivan Street.

Amendment 3 – Multiple Manufactured Homes/Mobile Homes on Individual Lots

	R1	R2	R3	C/I	RC/I	AP	LR	SC/I	RP	SP
<u>Multiple Manufactured Homes/Mobile Homes on Individual Lots</u>	C	P	P	X	C	P	P	X	X	X

Amendment 4 – Farm Animals defined and regulated through the definition. Roosters not allowed in R1 District.

Animal Farm: Any parcel of land that contains at least the following land area used for the keeping of horses, mules, cows, goats, sheep, hogs and similar sized animals for the domestic use of the residents of the lot, provided that adequate land area is provided for each animal unit, excluding water bodies of one-quarter acre surface area or larger:

Cattle: One bovine animal unit per acre of cleared hay-pasture land.

Horse: 1.5 animal units per acre of cleared hay/pasture land.

Sheep: Three animal units per acre of cleared hay/pasture land.

Swine: Two animal units per acre of cleared land.

Roosters: Are not allowed in the R1 Districts.

Other animal farms: The required lot size shall be determined by municipal officer charged with enforcement and shall conform to the lot size for similar sized animal

EXHIBIT B

Amendment 5 – Larger buildings require Conditional Use regardless of use.

	R1	R2	R3	C/I	RC/I	AP	LR	SC/I	RP	SP
Non-Residential Buildings > 5,000 square feet	C	C	C	C	C	C	X	C	X	X

Amendment 6 – Odor Control

7.7 Odor

No use may, as a result of normal operation, regularly emit odors that are offensive or harmful by reason of their character, intensity, or duration, and that are perceptible beyond the lot line. No odor may be considered offensive if it is commonly associated by way of character, intensity, or duration with a permitted use in the zoning district in which it is located. Odors commonly associated with a permitted use may not be perceptible beyond the zoning district boundary unless the use is permitted in an adjacent zoning district.