

GILSUM PLANNING BOARD
Proposed Zoning Amendments for 2024 Town Meeting

Amendment #1: Are you in favor of Amendment #1 as proposed by the Planning Board for the Gilsum Zoning Ordinance to delete Article VII – Board of Adjustment, Paragraph H. and amend Article II – General Provisions, Paragraph K. Accessory Apartments.

Explanation: The purpose of this amendment is to: (1) remove the requirement that an accessory apartment receive ZBA approval; (2) increase the minimum square footage; (3) clarify that they are allowed in detached structures; and (4) otherwise bring the ordinance into compliance with state law.

Amendment #2: Are you in favor of the adoption of the amendment as proposed by the planning board for the Town of Gilsum zoning ordinance as follows?

To amend ARTICLE XIII – DEFINITIONS by deleting the definition of Accessory Apartment and replacing it with a new definition, as follows:

Existing:

~~**ACCESSORY APARTMENT.** A residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. (Amended March 17, 2017)~~

New:

ACCESSORY DWELLING UNIT (ADU) means a residential living unit that is within or attached to a single-family dwelling, or is in a separate structure on the property, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Explanation: The purpose of this amendment is to bring the definition into compliance with state law.

Amendment #3: Are you in favor of the adoption of the amendment as proposed by the planning board for the Town of Gilsum zoning ordinance as follows?

To amend Article XIII – Definitions, by deleting the definition of “Family”, as follows:

14. ~~**FAMILY.** Any number of persons all of whom are related by blood, adoption or marriage, or no more than four persons who are living together as a single housekeeping unit and any one of which is not related by blood, adoption or marriage to all the others. (Added March 10, 2009)~~

Explanation: The purpose of this amendment is to eliminate a definition from the ordinance for a term that is no longer used in the ordinance.