

Meredith Zoning Ordinance Excerpts

Article V, Section D-4 Shoreline District

General Purpose-This District provides housing and recreation for a substantial number of seasonal and year-round residents who prefer to live in single-family detached housing with access to lake waters. The purpose of this District is to preserve the water quality and adjacent shorelines and maintain privacy and tranquility of residents. Particular emphasis is placed on the preservation of the water quality of Lake Waukegan which is the public water supply for the Town of Meredith.

This District shall include shoreline frontage on Lakes Winnepesaukee, Winnisquam, Wicwas, Waukegan and Pemigewasset and all the islands in the Town of Meredith. Unless otherwise indicated on the zoning map, the District boundary line shall extend from the shoreline approximately 300 feet in depth to the lot boundary line or the centerline of a street, road or right-of-way

Article V, Section D-2(a) Meredith Neck District

General Purpose- Meredith Neck is a unique and historic residential and recreational district in the Town of Meredith. It is a valuable asset for the Town of Meredith so long as its character is preserved and intensive uses are precluded. It has unique traffic access problems that intensive development would increase.

The area is limited to agriculture, forestry, rural residential and certain other nonintensive land uses. The purpose of this District is to take extra measures to prevent premature development of land, to retain certain areas for non-intensive uses, to prevent development where it would be a burden on the Town and to retain areas for open space. Future development will take place on three (3) acres or more.

Article VII, Part C:

C. Variance

The Board of Adjustment may authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions affecting land in question, a literal enforcement of the

provisions of this Ordinance will result in unnecessary hardship that would deprive the owner of the reasonable use of his land or building. In granting such variance, the Board of Adjustment shall prescribe any condition it deems necessary or desirable. If the variance is not utilized within a two-year period, it shall expire. To grant such a variance, it must be demonstrated that (13 Mar 14):

- a. No diminution in value of surrounding properties would be suffered.
- b. Granting the permit will not be contrary to the public interest.
- c. Denial of the permit would result in unnecessary hardship to the owner seeking it.
- d. Granting the permit substantial justice would be done.
- e. The use must not be contrary to the spirit of the ordinance.