

- i. The minimum size of a house lot shall be 1/3 acre.
  - ii. Road frontage may be reduced to 75 feet, as applicable and appropriate for the presented road layout and use of cul-de-sacs.
  - iii. The minimum setback of structures inside a cluster development may be reduced to 20 feet for septic system structures, and 10 feet for all other structures
  - iv. The minimum setback of all structures, except for roads connecting the cluster development to the external road system, shall be 75 feet from the edge of the cluster development parcel.
- f. The open space shall be deemed to the town as a conservation easement or be conveyed to a community association or deeded to the lot owners association with sufficient covenants on the individual deeds to assure the continuance of the land as open space. Also, other common facilities, private roadways and features within the cluster development shall be protected by covenants running from the land and shall be conveyed by the property owners to a homeowners association, so as to guarantee the continued use of the land for the intended purposes, continuity of proper maintenance and the availability of funding for maintenance and recovery for specific losses. In addition, the covenants, adopted by the homeowners association, shall outline the membership and obligations of the residents of the cluster development. All covenants, deeds and easements shall be subject to review based on the statement of purpose by town counsel and approval by the Planning Board.
- g. Whenever a proposed cluster subdivision would be visible from any point outside the development, the Planning Board may require an adequate landscape buffer to protect external property values.

3. Proposals for cluster development projects shall be submitted to the Planning Board for review. The Planning Board will review the cluster development for compliance with subdivision and site plan regulations. No building permit shall be issued or construction started without approval from the Planning Board.

F. SIGNS:

1. PURPOSE AND INTENT

In keeping with the Master Plan and rural character of the town, the purpose of this article is to protect and improve community appearance as well as aesthetics, and to protect the health, safety, and welfare of its citizens.

This section recognizes that any business needs identification and the public needs direction. This section aims to encourage the use of street graphics which are compatible with rural character, are readable, clear, non-distracting to vehicular and pedestrian traffic, and are maintained in good repair.

2. DEFINITIONS

IESNA. Illuminating Engineering Society of North America. An organization that recommends standards for the lighting industry.

3. ILLUMINATION

- a. Illumination shall be downward to the ground to cut off all upward transmission of light. Bottom mounted outdoor sign lighting shall not be used.
- b. Commercial lighting shall meet minimum IESNA illumination levels while not exceeding IESNA uniformity ratios and average illumination recommendations.
- c. Signs can only be illuminated during business hours.
- d. Sign illumination cannot glare onto abutting lots.
- e. Direct view of light source cannot result in discomfort to the observer or possible visual impairment.

4. LIMITS ON NUMBER AND SIZE OF SIGNS

a. Home Occupation

- (1) One free-standing sign and one wall sign may be installed at a site where one or more home occupations are located.
- (2) A home occupation sign may not be illuminated, constructed from reflective materials.
- (3) It must be possible to enclose the entire structure (base, supports and display area) of a free-standing sign inside a (hypothetical) box with the following dimensions: 6 feet high, 4 feet wide and 2 feet deep.
- (4) The display area (including background and frame) of a free-standing sign may not exceed 2 square feet.
- (5) The display area (including background and frame) of a home occupation wall sign may not exceed 2 square feet.

b. Single Commercial or Industrial Business

- (1) If there is one highway entrance to the business, one free-standing sign may be erected at the entrance. If there are two or more highway entrances to the business, two free-standing signs may be erected, each at a different entrance.
- (2) It must be possible to enclose the entire structure (base, supports and display area) of each free-standing sign inside a (hypothetical) box with the following dimensions: 12 feet high, 8 feet wide and 4 feet deep.
- (3) The display area (including background and frame) of each free-standing sign may not exceed 32 square feet. If the sign is double-faced, only one face is counted. If the sign has more than two faces, all faces are counted.
- (4) In addition, the business will be allowed to have one wall sign with a display area (including background and frame) not to exceed 12 square feet.

c. Multiple Commercial or Industrial Businesses

- (1) If there is one highway entrance to multiple businesses, one (presumably multi-panel) free standing sign may be erected at the entrance. If there are two or more highway entrances to the multiple businesses, two (presumably multi-panel) free-standing signs may be erected, each at a different entrance.
- (2) It must be possible to enclose the entire structure (base, supports and display area) of each free-standing sign inside a (hypothetical) box with the following dimensions: 12 feet high, 16 feet wide and 4 feet deep.
- (3) The display area (including background and frame) of each free-standing sign may not exceed 64 square feet. If the sign is double-faced, only one face is counted. If the sign has more than two faces, all faces are counted.
- (4) In addition, each of the business will be allowed to have one wall sign with a display area (including background and frame) not to exceed 12 square feet.

5. REMOVAL

All signs shall be maintained in good repair at all times. Any sign which is or becomes in disrepair shall be removed upon order of the Selectmen if it is not repaired. Any sign which refers to a discontinued use shall be removed upon order of the Selectmen.

6. PROHIBITED SIGNS

- a. Any sign that extends above roof peak of the building.
- b. Moving, blinking, flashing, changing, or rotating signs.
- c. Signs in the right of way unless approved by the Board of Selectmen.
- d. Signs that interfere, prohibit, or impair vision or traffic in any manner.
- e. Signs that create a hazard to the health, safety, or welfare of the public.

7. EXISTING NON-CONFORMING SIGNS

- a. Any sign in existence at the time of the adoption of this Ordinance which is deemed to constitute a hazard to health or public safety shall be removed upon order of the Selectmen. Any other sign lawfully in existence at the time of the adoption of this Ordinance may continue in existence and be maintained, but may not be changed in any of its dimensions or character or be moved, unless it is made to comply with this Ordinance.
- b. Any nonconforming sign, the use of which has been discontinued for a period of 12 months or more, shall not be reestablished, restored or repaired, unless it is made to comply with this Ordinance.

8. ENFORCEMENT: VIOLATIONS AND PENALTIES

The enforcement of this Ordinance shall be by the Board of Selectmen, who shall, upon any properly instituted complaint of violation, promptly investigate and take action to cause the offending sign to be removed and to punish offenders.

The owner of property upon which any sign is found to be in violation of this Ordinance, shall be notified in writing to correct the improper conditions. If said condition is not corrected within 15 days after notification, the Board of Selectmen may then cause such sign to be removed. The property owner and/or sign owner shall be liable to the Town of New Ipswich for any costs incurred by the Board of Selectmen in carrying out the provisions of the Section.

Penalty for violation of this Ordinance shall be as authorized by RSA 676:15-17b as the same may be amended from time to time. Each day of offense after proper notification has been given by the Board of Selectmen shall constitute a separate offense.

If, in the opinion of the Board of Selectmen, any violation of this Ordinance constitutes a threat to the health, welfare, or public safety, the Board of Selectmen may, in addition to any other remedy, seek injunctive relief.

9. **VALIDITY:** Whenever the provisions of this section differ from those of other provisions in the New Ipswich Zoning Ordinance, that provision or ruling which imposes greater restrictions or higher standards shall apply.
10. **SEVERABILITY:** The invalidity of any provision of this Article shall not affect the validity of any other provision, nor any prior decisions made on the basis of the valid provisions of this Article.
11. **EFFECTIVE DATE:** This Article shall take effect upon its passage, and as amended.

G. **PARKING:**

1. **Space Determinations:**

Off-street parking shall be provided for motor vehicles as follows in connection with all new buildings hereafter erected in town:

- a. Motels, hotels, inns and other lodging establishments: 1 space per sleeping room.
- b. Dwellings: 2 spaces per dwelling unit.
- c. Retail stores: 1 space per each 200 square feet of floor space used for display or sale of merchandise.
- d. Offices: 1 space per 300 square feet of gross floor area or 1.1 spaces for each employee on the largest shift.
- e. Nursing homes and hospitals: 1 space for every 4 beds at design capacity plus 1 space for each employee on the largest shift.
- f. Restaurants and theaters: 1 space for each 3 seats.
- g. Light industrial uses: 1.1 space for each employee on the largest shift.

2. **Converting Existing Uses:**

Any alterations to convert existing residential property to commercial use shall meet the requirements of Section 1.

All buildings hereafter remodeled into multi-family dwellings shall meet the requirements of Section 1.