

2025 ZONING WARRANT ARTICLES

ARTICLE 2

Are you in favor of the adoption of Amendment No. 1 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To enact certain administrative revisions to the Ordinance including:

To amend Article 5.3, Section C, Table of Principal Uses in zoning ordinance as follows:

(pg29) To ~~correct omission in the Table of Uses of the~~ Farmstead Alternative by Conditional use permit in the Rural Zone, the Residential zone, the Center Historic District Zone, and the Shaker Village Museum Preservation District.

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(pg30) To clarify that Convenience Stores ~~may~~ include gas pumps and diesel pumps ~~by Special Exception, except in the aquafer protection overlay.~~

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(pg30) To allow Commercial EV Charging Stations in the Commercial Zone and the Industrial Zone by right and to permit them by Special Exception in the Center Historic District Zone ~~and in the Shaker Village Museum Zone.~~

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(pg31) To permit Commercial Solar in the ~~Commercial and~~ Industrial ~~Zones~~ by Special Exception;

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(pg31) To permit Data Storage Centers in the Industrial District by Special Exception;

(pg28-31) To indicate as foot note number 1 to the Table of Principal Uses, that residential uses are permitted in the Commercial Zone as part of a commercial cluster development only. This shall apply to Cluster Developments for Single Family, Pre-site built housing, Manufactured Housing, Two-Family, and Multi-Family.

ARTICLE 3

Are you in favor of the adoption of Amendment No. 2 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend Article 3, Definitions, by adding the following defined terms:

(pg 12,13) COMMERCIAL SOLAR FIELD: means a for-profit, single facility that generates electricity by means of a solar photovoltaic device that is directly connected to an electric distribution utility's distribution grid and is not a community solar facility, regardless of the operational capacity that the facility is designed for or capable of.

(pg13) DATA STORAGE CENTER: A physical room, building or facility that houses IT infrastructure for building, running and delivering applications and services. It also stores and manages the data associated with those applications and services.

(pg12)COMMERCIAL EV CHARGING STATION

One or more charging units designed to charge Electric Vehicles (EV) for a fee at a site open to the general public.

ARTICLE 4

Are you in favor of the adoption of Amendment No. 3 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend [18.3.3.A \(pg 98\)](#) in the following manner: ~~A Detached Accessory Dwelling Unit shall not be constructed on an existing nonconforming lot.~~ A detached Accessory Dwelling Unit shall not be constructed on a lot of less than 1.75 acres excluding slopes over 15% and wetlands.

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ARTICLE 5

Are you in favor of the adoption of Amendment No. 4 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend Article 6.9, [\(pg42\)Commercial Cluster Development, Section B](#) by indicating that the total number of lots or units shall be calculated in the same manner. [Acreage allotment required for any use shall not be less than the actual acreage of that use / lot\(s\).](#)

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[To amend Article 6.4 Section I. \(pg 36\) add item number 5 Wetlands and slopes more than 15% combined shall not account for more than 25% ? of undisturbed Designated Open Space.](#)

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To amend Article 6.9, [\(pg 43\) Commercial Cluster Development, Section C](#) by adding a requirement that no Commercial Cluster development shall be more than 50% residential.

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ARTICLE 6

Are you in favor of the adoption of Amendment No. [5 as](#) proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows: [\(pgs 34, 36, 40, 42\)](#)

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To make non-substantive editing and formatting changes including the following:

To correct misspelled words.

To eliminate duplicate text.

To change asterisks in the table of uses to numbered footnotes.

To update references to the Site Plan Regulations and Subdivision Regulations to references to the Land Development Regulations.

To update and correct any numbering or spacing issues.