



# TOWN OF PEMBROKE

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## PEMBROKE PLANNING BOARD PUBLIC HEARING

Proposed 2010 Amendments to the Zoning Ordinance  
January 26, 2010

### **Amendment 3. §143-21. Table of Dimensional and Density**

**Regulations.** To amend the Zoning Ordinance to add the minimum lot size for additional dwelling units for the Limited Office District and to add provisions for waiving local setback requirements for failed septic systems.

Note 7. ~~In the C1 and LO districts, the existing residential uses shall be subject to the regulations for that particular type of dwelling as defined in the R1 district.~~

*In the C1 district, the existing residential uses shall be subject to the regulations for that particular type of dwelling as defined in the R1 district. In the LO district, the existing and new residential uses shall be subject to the regulations for that particular type of dwelling as defined in the R1 district.*

Note 15. The requirement for meeting the required Town setbacks will be waived for failed systems on existing lots of record. State required setbacks can be used for failed systems only. ~~A variance must be obtained before approval of plans for any new septic system that cannot meet the required Town setbacks for that Zoning District.~~

**Amendment 7. Article X. Open Space Subdivision Provisions.** To replace the existing Open Space Subdivision Provisions with a new Open Space Development Ordinance and to modify §143-19. Table of Use Regulations to permit Open Space Development in the Limited Office, Medium Density-Residential, and Rural/Agricultural-Residential Districts under the Residential category.

**Amendment 9. Article XVIII. Special Use Permits.** To add a new Article to the Zoning Ordinance, available for review in a separate document, setting forth the procedures and requirements for issuance of special use permits by the Planning Board.

Added language is in bold italic. Removed language is in bold strikeout.