

CITY OF CONCORD

In the year of our Lord two thousand and seventeen

AN ORDINANCE amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.3, Issuance of Building Permits on Certain Lots on Unaccepted Streets

The City of Concord ordains as follows:

SECTION I: Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.3, Issuance of Building Permits on Certain Lots on Unaccepted Streets, Article 29.3-1 Exception Provided for Certain Lots on Unaccepted Streets, as follows:

Pursuant to the provisions of RSA 674:41 II-a, certain lots, as set forth in Schedule I *and Schedule II*, are hereby excepted from the prohibition against the issuance of building permits pursuant to RSA 674:41 I, and from the requirement to establish a practical difficulty or unnecessary hardship to obtain a building permit pursuant to RSA 674:41 II. The lots included in Schedule I meet the following requirements:

- a. Access to these lots is obtained from those unaccepted streets which have been designated as emergency lanes pursuant to RSA 231:59-a; and
- b. These lots are occupied by existing single or two-family, year-round residential structures.

The lots included in Schedule II meet the following requirements:

- a. These lots are currently owned by St. Paul's School and are contained within the Main Campus Area.*
- b. Access to these lots is obtained from those unaccepted streets that are maintained by St. Paul's School*

SECTION II: Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.3, Issuance of Building Permits on Certain Lots on Unaccepted Streets by establishing a new Article 29.3-3 as follows:

Article 29.3-3 Exception Provided for Private Roads within the St. Paul's School Campus

The Code Administrator is hereby authorized pursuant to the provisions of Article 29.3-1 to issue building permits for the lots accessed by the private streets specified in Schedule II provided that the construction specified in the

application for a building permit complies with all applicable state, federal, and city laws, ordinances, rules, and regulations.

Schedule II

<i>Applicable Private Streets on St. Paul's School Campus:</i>
<i>Sawmill Road</i>
<i>Hockey Lane</i>
<i>Rectory Road</i>
<i>Dunbarton Road</i>
<i>Shattuck Trail</i>
<i>Armour Place</i>
<i>Jerome Ridge</i>
<i>Halcyon Place</i>
<i>Library Road</i>
<i>Big Red Alley</i>
<i>Pelican Alley</i>
<i>Builders Square</i>
<i>Silk Farm Road</i>

SECTION III: This Ordinance shall take effect upon its passage.

Explanation: Matter added to the current ordinance appears in ***bold italics***.

Matter removed from the current ordinance appears in [brackets and ~~struck through~~].