§190-14 B. Lot size and density.

(4) Special exceptions.

(a) In order to preserve and safeguard Conway's older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same conforming lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.

[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).

[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.

[4] No significant changes to the exterior lines or architectural detail are made which would diminish the historical or architectural heritage of the structure.

[5] Adequate area is available for parking and sewage disposal outside the setback and buffer areas.

[6] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.

[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.

[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.
§190-15 B. Lot size and density.

(4) Special exceptions.

(a) In order to preserve and safeguard Conway's older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same conforming lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.

[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).

[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.

[4] No significant changes to the exterior lines or architectural detail are made which would diminish the historical or architectural heritage of the structure.

[5] Adequate area is available for parking and sewage disposal outside the setback and buffer areas.

[6] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.

[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.

[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.
§190-16 B. Lot size and density.

(4) Special exceptions.

(a) In order to preserve and safeguard Conway's older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same conforming lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.
[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).
[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.
[4] No significant changes to the exterior lines or architectural detail are made which would diminish the historical or architectural heritage of the structure.
[5] Adequate area is available for parking and sewage disposal outside the setback and buffer areas.
[6] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.
[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.
[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.
§190-17 C. Lot size and density.

(5) Special exceptions.

(a) In order to preserve and safeguard Conway’s older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.

[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).

[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.

[4] No significant changes to the exterior lines of the building or exterior architectural detail are made which would diminish the historical appearance of the structure.

[5] Adequate area is available for parking outside the setback and buffer areas.

[6] A compliant State of New Hampshire and Town of Conway approved in-ground sewerage disposal system already exists or will be constructed as a condition of this approval, or the property is connected to municipal sewerage.

[7] Architectural design plans and a to-scale site sketch must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with Subsection B(5)(a)[1] through [6] within this section.

[6][8] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.

[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.

[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.
§190-18 B. Lot size and density.

(5) Special exceptions.

(a) In order to preserve and safeguard Conway’s older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.

[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).

[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.

[4] No significant changes to the exterior lines of the building or exterior architectural detail are made which would diminish the historical appearance of the structure.

[5] Adequate area is available for parking outside the setback and buffer areas.

[6] A compliant State of New Hampshire and Town of Conway approved in-ground sewerage disposal system already exists or will be constructed as a condition of this approval; or the property is connected to municipal sewerage.

[7] Architectural design plans and a to-scale site sketch must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with Subsection B(5)(a)[1] through [6] within this section.

[8] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.

[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.

[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.
§190-19 B. Lot size and density.

(5) Special exceptions.

(a) In order to preserve and safeguard Conway’s older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.
[2] Modification of the interior does not exceed four units **The total number of dwelling units on the site does not exceed four (4).**
[3] **No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.**
[4] No significant changes to the exterior lines of the building or exterior architectural detail are made which would diminish the historical appearance of the structure.
[5] **[4] Adequate area is available for parking and sewage disposal outside the setback and buffer areas.**
[6] [5] Accessory structures must have at least 300 square feet of living **occupiable** space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.
[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.
[8] **Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.**
§190-20 B. Lot size and density.
(5) Special exceptions.
(a) In order to preserve and safeguard Conway's older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same lot, provided that:

[1] Substantially all of the structure was constructed prior to 1930.
[2] Modification of the interior does not exceed four units. The total number of dwelling units on the site does not exceed four (4).
[3] No less than 5,000 square feet of land area must be provided on the parcel for each unit that exists or is to be constructed thereon.
[4] No significant changes to the exterior lines of the building or exterior architectural detail are made which would diminish the historical appearance of the structure.
[5] Adequate area is available for parking and sewage disposal outside the setback and buffer areas.
[6] Accessory structures must have at least 300 square feet of living occupiable space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.
[7] All of the dwelling units shall be used for long-term residency; short-term transient occupancies of less than 30 consecutive days of any dwelling unit is prohibited.
[8] Scaled floor plans and a scaled site drawing must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the requirements for this special exception.