

LACONIA CITY COUNCIL AGENDA
FEBRUARY 9, 2026

STAFF REPORT
AGENDA ITEM 21.A.

**ORDINANCE 2026-235-41, 70 – AMENDING CHAPTER 235, ZONING,
RELATIVE TO ARTICLE VII, SUPPLEMENTARY PROVISIONS, SECTION
235-41, RESIDENTIAL ACCESSORY USES; AND ARTICLE XI, ZONING
BOARD OF ADJUSTMENT, SECTION 235-70, POWERS AND DUTIES OF
ZONING BOARD OF ADJUSTMENT**

Discussion: This proposed amendment to the Zoning Ordinance is intended to address conflicting and confusing language within the short-term lodging regulations. The City's legal counsel has drafted the proposed language in accordance with state law and recent NH Supreme Court decisions. This proposed language includes better defined performance standards and requirements to allow for greater enforcement. Additionally, after further discussion with legal counsel, the Special Exception application will be updated by the Planning Department to require applicants to sign and acknowledge their obligation to comply with the requirements for Short-Term Lodging as outlined in the City Code.

In accordance with Article XIV of the Zoning Ordinance, the Planning Board held a public hearing on and unanimously approved the proposed Ordinance at its November 3, 2025 meeting.

Fiscal Impact: There is no direct and immediate fiscal impact to the City.

Staff Recommendation: The Planning Department recommends that the City Council review the proposed amendment and schedule a public hearing or refer it back to the Planning Board for further review.

This Report Submitted By: Tyler Carmichael, Assistant Planning Director

Proposed Motions:

"I move to waive a reading of Ordinance 2026-235-41, 70 in its entirety and to read by title only."

"I move to conduct a first reading of Ordinance 2026-235-41, 70 amending Chapter 235, Zoning, Article VII, Supplementary Provisions, Section 235-41, Residential Accessory Uses, and Article XI, Zoning Board of Adjustment, Section 235-70, Powers and Duties of Zoning Board of Adjustment."

"I move to schedule a public hearing on February 23, 2026 during the regular City Council meeting to gather input prior to adoption."

-OR-

"I move to refer the proposed amendment with the City Council's recommended changes to the Planning Board for further review and approval."