

# TABLE OF USES

(TABLE 4.A.1)

	PRINCIPAL USES	DISTRICT		
		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
1.	One-unit dwelling.	A,B <sup>2</sup> ,HMD <sup>5</sup> ,R-1, R-1A, R-2, R-2A, R-3,R/B, R/C,R/O, MH	--	C/I, MY, I
2.	Two-unit dwelling.	B <sup>2</sup> ,HMD <sup>5</sup> ,R-2 <sup>1</sup> , R-2A, R-3, R/B, R/C, R/O	--	A, C/I, MY, I, R-1,R-1A,MH
3.	Multi-unit dwelling.	B <sup>2</sup> , MY <sup>2</sup> , HMD <sup>5</sup> ,R-3, R/B <sup>3</sup>	R-2A <sup>4</sup> , R/C	A,C/I,I,R-1, R-1A,R-2, R/O, MH
4.	Mobile home unit.	MH <sup>5</sup>		A, B, C/I, MY, HMD,I,R-1,R-1A, R-2,R-2A,R-3,R/B, R/C,R/O
5.	Mobile home park.		MH <sup>6</sup>	A, B, C/I, MY, I, R-1,R-1A,R-2, R- 2A, R-3, R/B, R/C, R/O
6.	Manufactured Housing Unit.	MH <sup>6</sup>	-	-

1 Two attached or detached one-unit dwellings are permitted on a lot.

2 New residential use is not allowed at the street level. Amended 01/22/2008.

3 The conversion of an existing residential building into not more than four (4) dwelling units provided that:

- The principal residential structure was in existence prior to January 1, 1989.
- The number of off-street parking spaces shall comply with Section 21 of this Ordinance.
- The minimum lot size required shall be as follows:

two dwelling units	3,000 square feet
three dwelling units	4,500 square feet
four dwelling units	6,000 square feet

4

- Total gross area of lot shall be at least two (2.0) acres.
- Total net area of lot shall contain at least six thousand (6,000) square feet for each dwelling unit. Net land area shall be defined as the gross land area, minus any area which supports slopes in excess of twenty percent (20%), the Federal floodway and flood plain, the surface area of waterbodies and wetlands, and easements for utilities or other public purposes. (Wetlands shall be defined as per Section 12 of the Zoning Ordinance.)
- A maximum of six (6) units per building shall be permitted.
- Maximum height of a structure may be increased to forty (40) feet; and
- The number of off-street parking spaces shall comply with Section 21 this Chapter.

5 Passed 5/21/2001.

6 Passed 3/19/2001.

# TABLE OF USES

(TABLE 4.A.2)

PRINCIPAL USES		DISTRICT		
COMMUNITY/PUBLIC		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
1.	Government facilities and services.	B, C/I, MY, I, R/B, R/C, R/O	A,HMD <sup>3</sup> ,R-1,R-1A, R-2, R2A, R-3,MH	
2.	Elderly housing facilities. <sup>1</sup>	-	HMD <sup>3</sup> ,R-3, R/C, R/O, C/I	A,B,I,R-1,R-1A,R-2,R-2A,R/B, MH, MY <sup>4</sup>
3.	Group care facility.	-	HMD <sup>3</sup> , R-3, R-B MY <sup>6</sup>	A,B,C/I, I,R-1,R-1A,R-2,R-2A,R/C,R/O,MH
4.	Private educational institutions.		A,B,HMD <sup>3</sup> ,R-1, R-1A,R-2,R-2A, R-3, R/B, R/C, R/O, MH, MY <sup>4</sup>	C/I, I
5.	Places of worship and related religious facilities.	-	A,HMD <sup>3</sup> ,R-1,R-1A, R-2,R-2A,R-3,R/B,R/C, R/O, MH, MY <sup>4</sup>	B, C/I, I
6.	Museum.	B,MY	HMD <sup>3</sup> ,R-3, R/B, R/C, R/O	C/I,I, R-1, R-1A, R-2, R-2A, MH
AGRICULTURAL & RURAL				
1.	Agricultural uses.	A	-	B,C/I,MY,HMD <sup>3</sup> , I, R-1,R-1A, R-2, R-2A, R-3, R/B,R/C,R/O,MH
2.	Commercial nurseries and greenhouses.	A, R/C, C/I, MY <sup>5</sup> ,	-	B, HMD <sup>3</sup> ,I,R-1, R-1A,R-2, R-2A, R-3, R/B, R/O, MH
3.	Commercial stable/riding instruction.	A	-	B,C/I,MY,HMD <sup>3</sup> I,R-1,R-1A,R-2, R-2A, R-3, R/B, R/C, R/O, MH
4.	Commercial kennel. <sup>2</sup>	-	A	B,C/I,MY, HMD <sup>3</sup> ,I, R-1,R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
5.	Veterinary hospital.		A, C/I, R/C MY <sup>7</sup>	B,HMD <sup>3</sup> ,R-I, R-1A,R-2,R-2A, R-3, R/B, R/O, MH

<sup>1</sup>Elderly housing facilities are subject to the following provisions:

- Minimum lot size shall be one (1) acre. Minimum lot frontage shall be one hundred feet (100'). Minimum setbacks shall be thirty-five feet (35') at the front yard and twenty-five feet (25') at the side and rear yards. Maximum building height shall be thirty feet (30'). Minimum green space shall be thirty percent (30%).
- A minimum of one (1) parking space for each six (6) beds, plus one (1) space per employee, of the largest shift, shall be provided on the site.
- Elderly housing shall be served by municipal sewer, water, group transit services, and structures shall be fully sprinkled; and
- Elderly housing proposals shall be subject to the provisions of the Chapter 22A Site Plan Review Regulations.

<sup>2</sup> Provided the lot area is not less than five (5) acres, and no building or open enclosure for the keeping of dogs shall be located within one hundred feet (100') from any lot line.

<sup>3</sup> Passed 5/21/2001.

<sup>4</sup> Added/Amended 01/22/2008.

<sup>5</sup> Amended 08/15/2011

<sup>6</sup> Amended 08/15/2011

<sup>7</sup> Amended 08/15/2011

TABLE OF USES  
(TABLE 4.A.3)

	ACCESSORY USES	DISTRICT		
		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
1.	Construction site mobile office. <sup>1</sup>	A, B, C/I, MY, HMD <sup>7</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH	-	-
2.	Accessory building such as a private garage, storage/tool shed, playhouse, greenhouse, swimming pool or similar structures accessory to a dwelling, business or industry. <sup>2</sup>	A, B, C/I, MY, HMD <sup>7</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH	-	-
3.	Clubhouse, community center, laundry room, non-commercial recreational facilities, such as swimming pools and tennis courts, provided primarily for the residents of a mobile home park or condominium/apartment complex.	B, MY <sup>9</sup> , HMD <sup>7</sup> , R-2A, R-3, R/B, R/C, MH	-	A, C/I, I, R-1, R-1A, R/O
4.	Outdoor storage, maintenance and utility areas and facilities. <sup>3</sup>	I	C/I	A, B, MY <sup>9</sup> , HMD <sup>7</sup> , R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
5.	Parking of recreational vehicles. <sup>4</sup>	A, HMD <sup>7</sup> R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O	-	B, C/I, MY, I, MH
6.	Factory seconds store.	B, C/I, I, MY	-	A, HMD <sup>7</sup> , R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
7.	Parking & transfer of commercial vehicles larger than 2 axle trucks, vans, vehicles or trailers exceeding 30 feet, vehicles or equipment weighing in excess of 18,000 lbs. gross weight intended.	C/I, I, MY <sup>13</sup>	-	A, HMD <sup>7</sup> , B, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH,
8.	Produce, Christmas tree and other seasonal stands.	C/I, R/C, MY <sup>9</sup>	-	A, B, HMD <sup>7</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
9.	Keeping of livestock or swine.	A	-	B, C/I, MY, HMD <sup>7</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
10.	Backyard chickens. <sup>14</sup>	A, HMD, MY, R-1, R-2, R-2A, R-3, R/B, R/O		B, C/I, CN, I, MH, R/C
11..	Storage of more than one unregistered and uninspected by the State and/or the City motor vehicle.	C/I, I		B, MY, HMD <sup>7</sup> , R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
12.	Home occupation. <sup>5</sup>	A, MY, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH		B, C/I, I
13.	Child care home. <sup>6</sup>	A, MY, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH		B, C/I, MY, I
14.	Group child care home. <sup>6</sup>	A, HMD <sup>3</sup> , R-3, R/B, R/C, R/O	R-1, R-1A, R-2, R-2A,	B, C/I, MY, I, MH

15.	Storage boxes or spaces trailers used as storage for non-hazardous materials by the commercial or industrial use that occupies the property. <sup>7</sup>	B,C/I,I	-	A,HMD <sup>3</sup> ,R-1, R-1A,R-2,R-2A,R- 3,R/B,R/C,R/O,MH, MY <sup>9</sup>
16.	Framed-Covered Structures. <sup>8</sup>	A,B,C/I,MY,HMD,I, R-1,R-1A,R-2,R-2A, R-3,R/B,R/C, R/O,MH		
17.	Outdoor Wood-fired Hydronic Heaters (OWHH). <sup>10</sup>	A,B,C/I,CN,MY,HMD,I,R- 1,R-1A,R-2,R-2A,R- 3,R/B,R/C,R/O,MH		
18.	Contractor's Office/Storage Yard <sup>11</sup>	C/I, I, R/C <sup>12</sup>		A,B,CN,MY,HMD, MH,R,R-1,R-1A,R- 2,R-2A,R-3,R-B,R-O

<sup>1</sup> Trailers in use for field offices or for storage of materials or equipment during construction, alteration or repair of a building may during the actual progress of such work be parked on the premises on which such work is being done. If such work shall cease for more than 30 successive days, except for seasonal stoppage, said trailers shall be removed and shall not be returned unless such work is again in actual progress.

<sup>2</sup> If 120 square feet or less, does not need to comply with setback requirements.

<sup>3</sup> These areas and/or features shall be screened from adjacent properties and from view from a public right-of-way. A fence, wall, hedge, landscaping, earthen berm, natural buffer area, or any combination thereof shall be provided, subject to approval by the Planning Board, for such purpose.

<sup>4</sup> No parking or storage of such vehicles is permitted in any front yard.

<sup>5</sup> Requirements for home occupations are outlined in Section 8 of this Ordinance.

<sup>6</sup> Shall meet the requirements for home occupations as outlined in Section 8 of this Ordinance, and comply with State licensing rules where applicable.

<sup>7</sup> Storage boxes or space trailers are permitted only on a temporary basis for a period of one (1) year or as extended by the Planning Board.

<sup>8</sup> Passed. 5/3/2004.

<sup>9</sup> Amended 01/22/2008.

<sup>10</sup> All OWHH's installed shall meet the minimum standards set forth in RSA 125-R with the following exception: No person shall install a *Phase II* OWHH unless it is installed at least 100 feet from the nearest property line and has a permanent attached stack that is at least 2 feet higher than the peak of the roof of a residence or place of business not served by the OWHH. The intent of this provision is to require that Phase II units meet the State requirements for Phase I units. (Passed 10/25/2010.)

<sup>11</sup> a. The use shall be screened from adjacent properties and from view from a public right of way. A fence, wall, landscaping, earthen berm, natural buffer area or any combination thereof shall be provided; and

b. The use shall require site plan approval from the Planning Board and shall meet the requirements of Chapter 22A.

<sup>12</sup> a. No portion of the use shall be located within 150 feet of a front lot line;

b. No portion of the use shall be located within 200 feet of the closest lot line of an existing residential use or a zoning district that allows residential uses (excluding the Recreational (REC) zoning district);

c. The use shall be screened from adjacent properties and from view from a public right of way. A fence, wall, landscaping, earthen berm, natural buffer area or any combination thereof shall be provided; and

d. The use shall require site plan approval from the Planning Board and shall meet the requirements of Chapter 22A.

<sup>13</sup> Amended 08/15/2011

<sup>14</sup> Amended 04/21/2014. This use is allowed on the portion of the lot fully behind the principal structure, provided the following standards are met: maximum of six (6) chickens and no roosters, and three (3) square feet of chicken coop and twenty (20) square feet of fenced enclosure yard per chicken. All coops and enclosures shall be a minimum of twenty (20) feet from any property line. Chickens must be kept in a coop or enclosure at all times. These provisions shall not apply to lots located in the Agricultural (A) district.

An annual permit shall be required to keep chickens under this provision. An application for such permit shall be submitted to the City Clerk on forms available for that purpose. There shall be a \$10 fee and the permit shall expire on September 1st each year.

**TABLE OF USES**  
(TABLE 4.A.4)

PRINCIPAL USES		DISTRICT		
INDUSTRIAL		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
1.	Industrial/Light Industrial.	B,C/I,MY,I	-	A,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
2.	Truck terminal facilities.	I	-	A,B,C/I,MY,HMD <sup>3</sup> R-1,R-1A,R-2,R-2A,RR/B,R/C,R/O,MH
3.	Excavation of earth products. <sup>1</sup>			
4.	Airport or heliport	-	C/I,I,MY <sup>4</sup>	A,B,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
5.	Communications (i.e., radio/television broadcasting, telephone communications).	B,C/I,MY,I	-	A,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
6.	Public utility station.	CI,I,R/C	MY <sup>5</sup>	A,B,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/O,MH
7.	Tank farm.	C/I,I	-	A,B,MY,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
8.	Railroad siding/loading area.	B,MY,I	-	A,C/I,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
9.	Bus depot.	I	MY <sup>6</sup>	A,B,C/I,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
10.	Junkyard.	I	-	A,B,C/I,MY,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH
11.	Wholesale Trade.	B,C/I,MY,I	-	A,HMD <sup>3</sup> ,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,R/O,MH

**TABLE OF USES- TABLE 4.A.5**

<sup>1</sup> Requirements for excavation of earth products are outlined in Section 11 of this Ordinance.

<sup>3</sup> Passed 5/21/2001.

<sup>4</sup> Amended 08/15/2011

<sup>5</sup> Amended 08/15/2011

<sup>6</sup> Amended 08/15/2011

PRINCIPAL USES		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
1.	Retail, wholesale and rental trades, commercial service and repair facilities excluding motor vehicles.	B,C/I,MY,R/C	R/B	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R/O, MH
2.	Professional and business offices.	B, C/I, MY, R/B, R/C, R/O	-	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, MH
3.	Restaurants, fast food restaurants, drive-in or refreshment stand.	B,C/I,MY,R/C	-	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
4.	Hotels, motels, inns, and other hospitality services.	C/I, R/C	MY <sup>6</sup>	A, B, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
5.	Bed and breakfast, tourist homes and boarding houses.	R/C, R/B, R/O, MY <sup>1</sup>	A, R-2, R-3,	A, B, C/I, HMD <sup>1</sup> , I, R-1, R-1A, MH
6.	Personal service establishments (i.e., hair salon, copy center, photographic studio, florist, shoe repair, etc).	B,C/I,MY,R/C	R/B	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/O, MH
7.	Laundry and/or dry cleaning shop. <sup>9</sup>	C/I, R/C	-	A, B <sup>9</sup> , MY, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH.
8.	Athletic/fitness facility.	B,C/I,MY,R/C	-	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
9.	Auto Convenience Market. <sup>9</sup>	C/I	R/C	A, B <sup>9</sup> , MY, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
10.	Trade and craft establishment (i.e., shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers).	B, C/I, MY, R/C	-	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
11.	Amusement and recreational services.	B, C/I, R/C	MY <sup>6</sup>	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
12.	Medical/dental services and related facilities, including hospitals.	B, C/I, MY, I, R/B, R/C, R/O	-	A, HMD <sup>1</sup> , R-1, R-1A, R-2, R-2A, R-3, MH
13.	Civic clubs.	B, C/I, MY	R/B, R/O, R/C	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, MH
14.	Business center developments.	C/I, I, R/C, MY <sup>2</sup>	-	A, B, HMD <sup>1</sup> , R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH
15.	Shopping mall/center.	B,C/I,MY,R/C	-	A, HMD <sup>1</sup> , I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O, MH

<sup>1</sup> Amended 08/15/2011

<sup>2</sup> Amended 08/15/2011

PRINCIPAL USES COMMERCIAL/RETAIL		DISTRICT		
		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
16.	Day care facilities.	B,C/I,M,I <sup>2</sup> R/B,R/C	MY <sup>6</sup>	A,HMD <sup>1</sup> ,R-1,R-1A,R-2,R-2A,R-3,R,MH,R/O
17.	Banks and other financial institutions.	B,C/I,R/C, MY <sup>6</sup>	-	A, HMD <sup>1</sup> ,I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/O,MH
18.	Funeral homes.	B, C/I, R/B, R/O, R/C, MY <sup>7</sup>	-	A, HMD <sup>1</sup> ,I, R-1,R-1A,R-2, R-2A, R-3, MH
19.	Parking lot/structure.	B, MY	-	A, C/I, HMD <sup>1</sup> ,I, R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
20.	Motor Vehicle Repair Garage/Station. <sup>9</sup>	C/I, I	R/C	A, B <sup>9</sup> ,MY,HMD <sup>1</sup> ,R-1,R-1A,R-2,R-2A,R3,R/B,R/O, MH
21.	Automobile Sales. <sup>3</sup>	C/I	R/C	A,B,HMD <sup>1</sup> ,I,R-1, R-1A,R-2,R-2A, R-3,R/B,R/O,MH MY <sup>6</sup>
22.	Lounge, bar, nightclub, and similar establishments.	B,C/I,MY	R/C	A,HMD,I,MH, R-1,R-1A,R-2, R2A,R3,R/B,R/O
23.	Outdoor recreation area, such as, but not limited to, golf course and amusement park.	C/I, MY <sup>7</sup>	-	A,B,I,R-1,R-1A,R-2,R-2A,R-3,R/B,R/C,RMH, R/O
24.	Adult book store or adult video store, adult motion picture theater, adult motion picture arcade or adult cabaret.	-	C/I <sup>4</sup>	A,B,MY,HMD <sup>1</sup> , R-1, R-1A, R-2, R-2A, R-3, R/B, R/C, R/O, MH
25.	Mini-warehouses. <sup>1</sup>	I	-	A,B,C/I,MY,R-1, R-1A,R-2,R-2A, R-3,R/B, R/C,R/O,MH
26.	Artisan Production Shop. <sup>5</sup>	B,C/I,HMD,R/C, MY <sup>6</sup>	-	A,R-1, R-1A,R-2,R-2, R-2A,R-3 R/B,R/O,MH
27.	Artist Studio. <sup>5</sup>	B,C/I,MY,R/B, R/C,R/O	-	A,HMD,R-1, R-1A,R-2, R-2A,R-3,MH

TABLE OF USES



(TABLE 4.A.5)

PRINCIPAL USES		DISTRICT		
		PERMITTED	SPECIAL EXCEPTION	PROHIBITED
COMMERCIAL/RETAIL				
28.	Coffee Kiosk. <sup>5</sup>	B,C/I,R/C	MY <sup>7</sup>	A,HMD,R-1, R-1A, R-2, R-2A, R-3,R/B,R/O,MH
29.	Motor Vehicle Services. <sup>5,9</sup>	C/I, I	R/C	A, B <sup>9</sup> ,MY,HMD, R-1,R-1A,R-2, R-2A,R-3, R/B, R/O,MH
30.	Shopping Center, Power Center. <sup>5</sup>	B,C/I,MY,R/C	-	A,HMD,I,MH, R-1,R-1A,R-2, R-2A,R-3, R/B,R/O,MH
31.	Strip Center. <sup>5</sup>	B,C/I,MY,R/C	-	A,HMD,I, R-1,R-1A,R-2, R-2A,R-3,R/B, R/O,MH
32.	Convenience Store <sup>8</sup>	C/I, R/C	B	A, CN, HMD, I,R,R-1,R-1A, R-2,R-2A,R-3, R/B,R/O, MH,MY
33.	Small Loan Lenders. <sup>10</sup>	C/I,I		A,B,CN,HMD, MH,MY,R-1, R-1A, R-2, R-2A,R-3,R/B, R/C,R/O,REC

<sup>1</sup>Passed 5/21/2001.<sup>2</sup>As an accessory use only.<sup>3</sup>Subject to site plan approval.<sup>4</sup>Subject to Site Plan approval.<sup>5</sup>Passed 5/3/2004.<sup>6</sup>Amended 01/22/2008.

<sup>7</sup> Amended 08/15/2011

<sup>8</sup> Added 07/15/2013

<sup>9</sup> Amended 07/15/2013.

<sup>10</sup> Passed 05/05/2014. Small loan lenders shall be located a minimum of 2,000' (feet) apart.

## **DIMENSIONAL AND DENSITY REGULATIONS**

**TABLE 5.A.1**

	ZONING DISTRICT	MINIMUM LOT AREA (SQ. FT.) <sup>13</sup>	MINIMUM LOT FRONTAGE (FEET)	MINIMUM YARD REQUIREMENTS "SETBACKS" <sup>14</sup>		
				FRONT	SIDE	REAR
<b>A</b>	<b>AGRICULTURAL</b>	43,560	150 <sup>1</sup>	35 <sup>9</sup>	2Q <sup>9</sup>	50 <sup>9</sup>
<b>R-1</b>	<b>RESIDENTIAL SINGLE FAMILY</b>					
	w/water & w/sewer	15,000	115	25 <sup>2</sup>	10	30
	w/water & w/o sewer	25,000	135	25 <sup>2</sup>	15	30
	w/o water & w/o sewer	43,560	150	35 <sup>2</sup>	20	50
<b>R-1A</b>	<b>RESIDENTIAL/SINGLE FAMILY/A</b>	10,000	100	15	15	15
<b>R-2</b>	<b>RESIDENTIAL/DUPLEX<sup>5</sup></b>					
	w/water & w/sewer	20,000	150	25	10	30
	w/water & w/o sewer	27,250	175	25	15	30
	w/o water & w/o sewer	43,560	175	35	20	50
<b>R-2A</b>	<b>RESIDENTIAL/DUPLEX/A</b>	10,000 <sup>6</sup>	100	15	15	15
<b>R-3</b>	<b>RESIDENTIAL/MULTI-FAMILY<sup>5</sup></b>					
	w/water & w/sewer	26,250 <sup>3</sup>	150	30	30	30
<b>MH</b>	<b>MANUFACTURED HOUSING</b>					
	w/water & w/sewer	15,000	115	25	10	30
	w/water & w/o sewer	25,000	135	25	15	30
	w/o water & w/o sewer	43,560	150	35	20	50
	Mobile Home Park	10,000 <sup>11</sup>	80	25	10	30
<b>B</b>	<b>BUSINESS</b>	N/A	N/A	N/A	N/A	N/A
<b>CN</b>	<b>COMMERCIAL NODE</b>					
	residential uses	15,000	100	25	10	30
	office uses	15,000	115	20	20	30
	commercial uses	40,000	200	30	20	30
<b>I</b>	<b>INDUSTRIAL</b>	N/A	60 <sup>8</sup>	50 <sup>4</sup>	25	25
<b>R/B</b>	<b>RESIDENTIAL/BUSINESS</b>					
	residential uses	6,000	50	10	10	15
	commercial	10,000	50	10	10	15
	uses office uses	6,000	50	10	10	15
<b>R/C</b>	<b>RESIDENTIAL/COMMERCIAL</b>					
	residential uses <sup>5</sup>					
	commercial uses	40,000	200	50	30 <sup>7</sup>	30 <sup>7</sup>
<b>R/O</b>	<b>RESIDENTIAL/OFFICE</b>					
	residential uses <sup>5</sup>					
	commercial uses	40,000	200	50	30 <sup>7</sup>	30 <sup>7</sup>
	office uses	15,000	115	20	10	20

<b>C/I</b>	<b>COMMERCIAL/INDUSTRIAL</b>					
	commercial uses	40,000	200	50	30 <sup>7</sup>	30 <sup>7</sup>
	industrial uses	N/A	60 <sup>8</sup>	50 <sup>4</sup>	25 <sup>7</sup>	25 <sup>7</sup>
<b>REC</b>	<b>RECREATIONAL</b>	N/A	N/A	10	10	10
<b>MY</b>	<b>MILLYARD</b>	N/A	N/A	N/A	N/A	N/A
<b>HMD</b>	<b>HISTORIC MODERATE DENSITY</b> <sup>12</sup>	7,000	70	15	15	15

<sup>1</sup>Minimum lot depth in the A District is 175 feet.

<sup>2</sup>Where lots comprising fifty percent (50%) or more of the block frontage have been developed, and if the Code Enforcement Officer determines that the minimum frontyard setback of twenty-five feet (25') shall place a building out of alignment with the front building line common to the majority of the existing buildings, the average of the frontyard setback of the developed frontage shall establish the minimum frontyard setback. In no case shall a frontyard setback be less than ten feet (10'), nor shall a frontyard setback of more than twenty-five feet (25') be required for new construction.

<sup>3</sup> For multi-family dwellings of greater than three (3) units, the minimum lot area required increases by the following amounts for each additional unit over the first three:

	0 bedrooms (efficiency)	+3,200 square feet
1 bedroom		+4,000 square feet
2 bedrooms		+5,000 square feet
3 bedrooms		+ 6,000 square feet

The minimum lot area required for triplex and greater multi-family residential units shall be based on net land area. Net land area shall be defined as the gross land area, minus any land area which supports slopes in excess of twenty percent (20%), the Federal floodway and flood plain, the surface areas of waterbodies and wetlands, and easements for utilities or other public purposes which are located above ground.

<sup>4</sup> Lots which front on a major City road, as determined by the City Engineer, shall provide a minimum front setback of seventy feet (70'). Lots which front a State owned road, and for which industrial uses are proposed, must provide a minimum developmental setback of fifty feet (50'). A developmental setback prohibits not only buildings, but also paved areas, storage yards and any other development of land except landscaping.

<sup>5</sup> Residential uses shall be developed in accordance with the density and dimensional regulations applicable to the number of dwelling units proposed (i.e., one dwelling unit shall be developed in accordance with the regulations of the R-1 District).

<sup>6</sup> Minimum lot area listed for the R-2A District shall apply only to the development of a one-unit dwelling. The minimum lot area for a two-unit dwelling shall be 12,000 square feet. For the regulations specific to multi-unit dwelling, refer to Table 4.A.1.

<sup>7</sup> The minimum building setback shall be determined by the requirements outlined in Section 10.C.4 of the City of Somersworth

Site Plan Review Regulations.

<sup>8</sup> Applicable only to lots created after the effective date of this zoning ordinance amendment.

<sup>9</sup> The minimum building setbacks for residentially zoned properties within the Greenfield Drive, Kilda/Cecile Streets, Maloney Street and Pinewood Estate subdivisions shall adhere to those requirements applicable to structures within the R-1 District.

<sup>10</sup> No parking area shall be located within, twenty-five feet (25') of a residentially-zoned district, nor within twenty-five feet (25') of any streetline.

No development or structure, except fences or walls, as provided in Section 16, shall be located within twenty-five feet (25') of a residentially-zoned district nor within twenty-five feet (25') of any street line.

No building or roofed portion of any structure shall be located within twenty-five feet (25') of any lot line.

No required open space, yard or setback area shall be used or developed for any purposes other than by landscaping and by the minimum amount of walkways or driveways reasonably necessary to serve the permitted uses.

Primary structures shall be setback at least fifty feet (50') from the ordinary high water mark for rivers or the natural mean high water level for natural fresh water bodies. Except as otherwise prohibited by law, pre-existing, non-conforming structures may be repaired, improved, or expanded. No alteration shall extend the structure closer to the water line, except that the addition of an open deck or porch is permitted to a maximum of twelve feet (12') toward the water line.

<sup>11</sup> Per unit with municipal water and sewer.

<sup>12</sup> Minimum lot area per unit is 3,500 square feet.

- 13 The definition of minimum lot area is the gross land area, minus any land area which supports slopes in excess of twenty percent (20%) as measured over a ten (10) foot interval, the regulatory floodway and floodplain as defined in the Zoning Ordinance, the surface areas of waterbodies and wetlands as defined in the Zoning Ordinance, private and public roads, and easements and utilities for utility or other public purposes which are located above ground.

(Added 04/16/07.)

- 14 Temporary handicap ramps or similar structures that allow a person or persons with a recognized physical disability to reside in the premises may be installed within the required setbacks provided that all the following criteria are met:
- The building permit shall reference this provision:
  - The structure shall not encroach into the Public Right of Way;
  - The structure shall be temporary and shall be removed when the particular person or persons for which the structure was built no longer needs to use the premises or structure\*;
  - The structure shall comply with the setbacks set forth in Table 5.A.1 to the maximum extent possible;
  - Abutters to the property on which the proposed structure shall be erected shall be notified, at the applicant's expense, by the Code Enforcement Officer prior to the issuance of the Building Permit; and
  - This exemption is restricted to residential uses only.

In the Historic District, these structures shall be considered exempt under the section 14.E.2 Exempt Activities as long as the construction of the ramp or similar structure does not involve the removal or modification of any existing structure.

\*The Code Enforcement Officer, after consultation with the Director, can waive the requirement to remove the structure when the person or persons for which the structure was built no longer needs it if it can be shown that a different person with a recognized physical disability needs the structure to remain. All waiver requests for the structure to remain shall be provided in writing to the Department of Development Services. A waiver from this requirement does not entitle the structure to remain indefinitely; it only allows the different person or persons that receive the waiver to utilize the structure until they no longer need it. (Added 09/17/2012)

# **DIMENSIONAL AND DENSITY REGULATIONS**

TABLE 5.A.2

	ZONING DISTRICT	MAXIMUM BUILDING COVERAGE (PERCENT)	MAXIMUM BUILDING HEIGHT (FEET) <sup>2</sup>	MAXIMUM DWELLING UNITS/GROSS (ACRE)
A	AGRICULTURAL	N/A	50	1.0
R-1	RESIDENTIAL, SINGLE FAMILY			
	w/water & w/sewer	N/A	35 <sup>4</sup>	2.5
	w/water & w/o sewer	N/A	35 <sup>4</sup>	1.5
	w/o water & w/o sewer	N/A	35 <sup>4</sup>	0.9
R-1A	RESIDENTIAL/SINGLE FAMILY/A	N/A	35 <sup>4</sup>	
R-2	RESIDENTIAL/DUPLEX			
	w/water & w/sewer	N/A	35 <sup>4</sup>	3.8
	w/water & w/o sewer	N/A	35 <sup>4</sup>	2.8
	w/o water & w/o sewer	N/A	35 <sup>4</sup>	1.8
R-2A	RESIDENTIAL/DUPLEX/A	N/A	35 <sup>4</sup>	
R-3	RESIDENTIAL/MULTI-FAMILY			
	w/water & w/sewer	N/A	35 <sup>4</sup>	N/A
MH	MANUFACTURED HOUSING			
	w/water & w/sewer	N/A	N/A	N/A
	w/water & w/o sewer	N/A	N/A	N/A
	w/o water & w/o sewer	N/A	N/A	N/A
	Mobile Home Park	N/A	N/A	N/A
B	BUSINESS	N/A	N/A	N/A
CN	COMMERCIAL NODE			
	residential uses	N/A	35 <sup>4</sup>	2.5
	commercial uses	75 <sup>3</sup>	35	N/A
I	INDUSTRIAL <sup>1</sup>	40	40	N/A
R/B	RESIDENTIAL/BUSINESS			
	commercial uses	40	35	N/A
	office uses	40	35	N/A
R/C	RESIDENTIAL/COMMERCIAL			
	commercial uses	40	35	N/A
R/O	RESIDENTIAL/OFFICE			
	commercial uses	40	35	N/A
	office uses	40	35	N/A
C/I	COMMERCIAL/INDUSTRIAL			
	commercial uses	40	35	N/A
	industrial uses	40	40	N/A
HM	MILLYARD	N/A	MY	N/A
R	RECREATIONAL	5	35 <sup>4</sup>	N/A

- 1 The minimum setback between buildings on the same lot in the Industrial District shall be twenty-five (25) feet. Heights in excess of that which is permitted may be allowed by the Planning Board under site plan approval provided there are appropriate increases in yard requirements.
- 2 Heights in excess of that which is permitted may be allowed by the Planning Board under the site plan approval provided there are appropriate increases in yard requirements.
- 3 Maximum impervious coverage.
- 4 Passed 9/16/2005

(Amended 3/19/2001.)