

Permitted Uses

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- ASSEMBLY HALL
- CHILD CARE FACILITY
- CHILD CARE HOME
- CONSERVATION LOT
- Conversion of Existing Dwelling to Accommodate not more than 2 units [4]
- Dwelling, 2 Family
- DWELLING, SINGLE FAMILY
- EDUCATIONAL INSTITUTION, K-12
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [5]
- Funeral Parlor
- OFFICE [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROOMING HOUSE

Uses Permitted by Special Exception

- ASSISTED LIVING FACILITY
- Beauty and barbershop
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- Conversion of Existing Dwelling to accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- NURSING HOME
- Retail Store

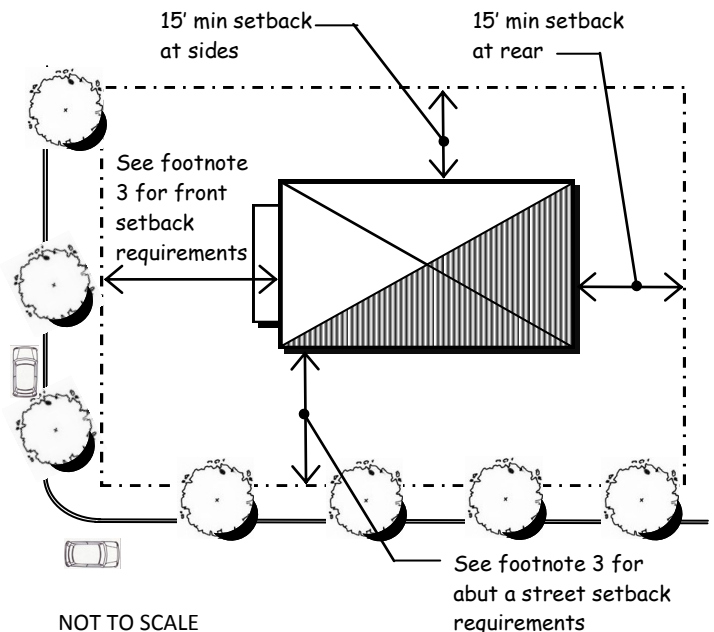
Sign Regulations

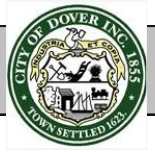
Size	RM-U District
Total signs permitted	1
Total area permitted	16 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max, development identification sign 20 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted

Dimensional Regulations [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING	
Front SETBACK	[3]
Abut a Street SETBACK	[3]
Side SETBACK	15 ft
Rear SETBACK	15 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	[3]
Abut a Street SETBACK	[3]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	40 ft max
OUTBUILDING	40 ft max

Principal Building Placement





Footnotes

- [1] Refer to 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
 - [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
 - [3] The front setback and abut a street shall be calculated by determining the setbacks of all lots within the same zone located with 500 feet from the exterior lot lines of the original lot to be subdivided. *For new construction*, this dimension shall be considered to be a build to line, as opposed to a setback. *For expansions*, it will remain a setback. Regardless of the average, in no case shall the build to line be closer than five (5) feet to the front lot line.
 - [4] Provided that the lot contains at least two thousand (2,000) square feet for each dwelling unit plus an additional five hundred (500) square feet for every bedroom contained in such multiunit residence. A maximum of four (4) units per lot is allowed.
 - [5] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
 - [6] Permitted only if operated as a customary home occupation (Refer to definition in 170-6B).
 - [7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- A. The facility shall be serviced by municipal sewer.
 - B. The density per unit requirement is 5,000 square feet of lot area in the R-20 District.
 - C. Parking lots and service areas are screened from abutting residential uses.
 - D. The facility shall obtain a license from the State of New Hampshire.
- Conversion to, or creation of Dwelling, 3-4 Family.** [Added 3-25-87 by Ord. No. 6-87]: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:
- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
 - B. Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
 - C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
 - D. Parking areas shall be screened from the street and from abutting lots.
 - E. Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
- ELDERLY ASSISTED CARE FACILITY** [Added 09-15-93 by Ord. No. 19-93]: ELDERLY ASSISTED CARE HOME is allowed by Special Exception in accordance with the densities and provisions stated below:
- A. ELDERLY ASSISTED CARE HOMES larger than 6 bedrooms shall meet the following density requirements: In the RM-U District at a density of one bedroom per 2,500 sq. ft.
 - B. Provided that parking and service areas are screened from abutting residential uses.
 - C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]
- GROUP HOME FOR MINORS** [Added 09-01-93 by Ord. No. 20-93]: GROUP HOME FOR MIORS shall be subject to the following conditions:

Special Exception Criteria (see 170-52(C)(3) for additional regulations)

ASSISTED LIVING FACILITY:

- A. The facility shall be serviced by municipal sewer.
 - B. The density per unit requirement is 2,500 square feet of lot area in the RM-U District.
 - C. Parking lots and service areas are screened from abutting residential uses.
 - D. The facility shall obtain a license from the State of New Hampshire.
- Barber and Beauty Shops:** Barber and beauty shops shall be subject to the following regulations:
- A. No more than one (1) operator's chair is permitted.
 - B. No assistants are to be employed.
 - C. All operators are to be members of the immediate family who reside in the home.
 - D. All such uses shall conform to the regulations governing customary home occupations in 170-18.

CONGREGATE CARE FACILITY [Added 09-15-93 by Ord. No. 19-93]:

CONGREGATE CARE FACILITY is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the RM-U District at one unit per 2,500 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

CONTINUING CARE COMMUNITY FACILITY:

- A. In the RM-U District at one unit per 2,000 sq. ft. of land;
 - B. Provided that parking and service areas are screened from abutting residential uses.
- Retail Store** [Added 12-08-10 by Ord. No. 2010-10.27-13]: A Retail Store shall be subject to the following regulations:
- A. The store shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
 - B. The store shall be no larger than 2,000 square feet.
 - C. No more than half of the required parking necessary shall be on-site parking, which shall be screened from abutting residential LOTS.
 - D. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
 - E. The proposed use shall be compatible with the surrounding NEIGHBOR-