

TABLES OF DIMENSIONAL REGULATIONS AND PRINCIPAL USES

APPENDIX A

TABLE OF STANDARD DIMENSIONAL REGULATIONS

See §127-19 for special provisions and exceptions to dimension regulations. Note: The symbol “NR” on this table indicates no specific minimum or maximum regulation.

Zoning District	Minimum Lot Area (Sq. ft)	Minimum Lot Frontage (ft)	Minimum Lot Depth (ft)	Minimum Lot Front Yard (ft)	Minimum Side / Rear Yards (ft)	Minimum % Open Space	Maximum Building Coverage (%)	Maximum Building Height (ft)
Residence 1	40,000	100	100	50	10	NR	NR	36
Rural	120,000 ¹	300	125	75	20	NR	NR	36
Village Center Business	NR	NR	NR	10	10 ²	NR	NR	36
General Business	40,000	200	80	50	30	35	35	36
Light Industrial	160,000	200	50	100	50 ³	35	35	NR
General Industrial	160,000	200	50	100	50 ⁴	35	35	40

1 In the Rural District, the minimum lot area shall be one hundred twenty thousand (120,000) square feet; however, not less than eighty thousand (80,000) square feet in any lot in the Rural District shall consist of soils which are rated as moderately drained or better by the Cheshire County Conservation District. Wetland areas, excluding bodies of water, may be used to satisfy minimum lot requirements, provided that seventy-five percent (75%) of the minimum required lot size is contiguous non-wetlands and that the contiguous non-wetland area is sufficient in size in configuration to adequately accommodate all required utilities, such as a wellhead and sewage disposal for on-site septic tanks and leach fields. (Amended by ATM 03-12-1991 by Art. 3)

2 In the VCB District, where a non-residential use abuts a residential district, the yard or yards abutting the residential district shall be increased to twenty (20) feet.

3 Where an industrial use in the LI or GI District abuts a residential use or a residential district, the yard or yards abutting the residential use or district shall be increased to one hundred (100) feet. The minimum front yard shall be measured from the edge of the public right of way where it abuts the property line. (Amended by STM 11-01-1989 by Art. 4)

4 Where an industrial use in the LI or GI District abuts a residential use or a residential district, the yard or yards abutting the residential use or district shall be increased to one hundred (100) feet. The minimum front yard shall be measured from the edge of the public right of way where it abuts the property line. (Amended by STM 11-01-1989 by Art. 4)

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APPENDIX B TABLE OF PRINCIPAL USES

(Amended by STM 11-01-1989 by Arts. 6-10; ATM 03-09-2004 by Art. 9; ATM 03-14-2006 by Arts. 3 & 7; ATM 03-11-2008 by Art. 3; ATM 03-09-2010 by Art. 11; ATM 03-13-2012 by Arts. 4, 5, 7, 8, 9, & 11; ATM 03-11-2014 by Art. 2; ATM 03-08-2016 by Art 3; ATM 03-08-2022 by Arts 2 & 3).

All principal uses listed in this table are subject to provisions in corresponding Article III.

See § 127-8 General Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Agriculture	Y	Y	Y	Y	Y	Y
B. Forestry	Y	Y	Y	Y	Y	Y
C. Conservation	Y	Y	Y	Y	Y	Y
D. Excavation, minor (10,000 cubic yards or less/yr)	SE	SE	SE	SE	SE	Y
Excavation, major (>10,000 cubic yards/yr)	N	N	N	N	N	SE
E. Recreation	Y	Y	Y	Y	Y	Y
F. Livestock Keeping	Y	Y	Y	Y	Y	Y
G. Mining, minor (<2,000 cubic yards/yr)	CUP	CUP	CUP	CUP	CUP	CUP
Mining, major (>2,000 cubic yards/yr)	CUP	CUP	CUP	CUP	CUP	CUP

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APPENDIX C

See §127-9 Residential Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Single-family Dwelling, including manufactured	Y	Y	Y	Y	N	N
B. Accessory Dwelling Units (See §127-9 B) (Amended by ATM 03-12-2024 by Art. 3)	CUP	CUP	CUP	CUP	CUP	CUP
C. Two-family (duplex) Dwellings	SE	SE	SE	SE	N	N
D. Dwelling Conversions	SE	SE	SE	SE	N	N
E. Multi-family Dwellings (See §129-19 B)	SE	SE	SE	SE	N	N
F. Home Occupation/Business (See §127-14)	Y	Y	Y	Y	N	N

See §127-10 Governmental, Institutional, and Public Service Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Municipal	Y	Y	Y	Y	Y	Y
B. Educational	Y	Y	Y	Y	Y	Y
C. Religious	Y	Y	Y	Y	Y	Y
D. Nursing Home	SE	SE	SE	SE	N	N
E. Public or Private Utility Facility	N	N	Y	Y	Y	Y
F. Day care facility (6 or < children at any one time)	Y	Y	Y	Y	Y	Y
G. Day care facility (>6 children at any one time)	SE	SE	SE	SE	SE	SE
H. Day care facility (accessory to permitted industrial use, for the benefit of employees)	SE	SE	SE	SE	Y	Y

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APPENDIX D

See §127-11 Business Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Retail Store	SE	N	Y	Y	N	N
B. Business or Professional Office	SE	SE	Y	Y	Y	Y
C. Financial	N	N	Y	Y	Y	Y
D. Restaurant	SE	N	SE	Y	N	N
E. Hotel, Inn, or Motel	N	N	SE	SE	N	N
F. Bed & Breakfast	Y	Y	Y	N	N	N
G. Combined Business & Dwelling	SE	N	SE	SE	N	N
H. Lodge or Club	N	N	SE	Y	N	Y
I. Funeral Home	N	N	Y	Y	N	N
J. Veterinary Care	N	N	N	SE	N	SE
K. Commercial Kennel	N	SE	N	SE	N	SE
L. Personal Services	N	N	Y	Y	N	N
M. General Services	N	N	Y	Y	N	N
N. Studio	N	N	Y	Y	N	N
O. Building Trade Shop	N	N	Y	Y	Y	Y
P. Commercial Recreation	N	N	N	SE	N	SE
Q. Commercial & Trade School	N	N	N	Y	Y	Y
R. Amusement Facility	N	N	N	SE	N	SE
S. Motor Vehicle Service Station or Car Wash	N	N	SE	SE	N	SE
T. Motor Vehicle Repair or Body Shop	N	N	N	N	Y	Y
U. Light Vehicular and Equipment Sales	N	N	N	Y	Y	Y
V. Parking Facility	N	N	N	Y	Y	Y
W. Antique/Craft Shop	SE	N	Y	Y	N	N
X. Short-Term Rental (Added by ATM 03-14-2024 by Art. 6)	CUP	CUP	CUP	CUP	N	N

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APPENDIX E

(Amended by ATM 03-13-2018 by Art. 3)

§ 127-12 Industrial Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Warehouse	N	N	N	Y	Y	Y
B. Mini Warehouse	N	N	SE	Y	N	Y
C. Construction Yard	N	N	N	N	N	Y
D. Lumberyards	N	N	N	N	N	Y
E. Heating Fuel Sales and Service	N	N	N	SE	N	SE
F. Heavy Vehicular Sales and Repair Garage	N	N	N	N	N	Y
G. Light Manufacturing	N	N	N	N	Y	Y
H. Woodworking	N	N	N	N	SE	Y
I. Small-Scale Ground Mounted Solar	Y	Y	Y	Y	Y	Y
J. Community-Scale Ground-Mounted Solar	CUP	CUP	CUP	CUP	CUP	CUP
K. Utility-Scale Ground-Mounted Solar	N	CUP	N	CUP	CUP	CUP

§ 127-13 Prohibited Principal Uses

PRINCIPAL USES	RESIDENTIAL DISTRICTS		BUSINESS DISTRICTS		INDUSTRIAL DISTRICTS	
	R-1	Rural	VCB	GB	LI	GI
A. Heavy Manufacturing	N	N	N	N	N	N
B. Storage	N	N	N	N	N	N
C. Amusement	N	N	N	SE	N	N
D. General	N	N	N	N	N	N

TABLES OF DIMENSIONAL REGULATIONS AND PRINCIPAL USES

APPENDIX F

TABLE OF ACCESSORY USES

(Amended by ATM 03-09-2004 by Art. 8; ATM 03-09-2010, Arts. 4 & 13; 03-13-2018 by Art. 4; ATM 03-08-2022 by Arts 2 & 3)

All Accessory Uses listed in this table are subject to provisions in corresponding Article III.

§127-14 Accessory Uses

A. Permitted in Residential Districts and dwellings in non-residential districts

1. Private garage or carport for not more than four (4) motor vehicles
Solar system
Greenhouse
Tool shed or barn
Swimming pool or tennis court, provided that such facilities are used only by the residents and their guests.
2. (a) Home Occupation – Does not require Site Plan Review (See §127-14 2(a))
(b) Home Business – Requires Site Plan Review (See §127-14 2(b))
3. The renting of rooms or boarding for not more than four (4) persons, except that by Special Exception from the Board of Adjustment, the renting of rooms or boarding to more than four (4) persons may be allowed. In either case, the service shall be operated by a resident of the premises.

B. Permitted in the General Business District

1. Rental of automobiles, light trucks, or utility trailers and similar vehicles provided that such rental is secondary to the operation of a motor vehicle service station permitted under 127-11 S, 127-11 M, or 127-11 V.
2. Truck or trailer cleaning and washing for the conduct of the principal use.
3. Drive-up facilities in a bank (See §127-14 B (3))

C. Permitted in the Light Industrial District

1. Uses necessary in connection with scientific research or development (See §127-14 C (1))
2. Truck or trailer cleaning/washing, provided that the trucks or trailers are necessary for conduct of principal use of property.

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APPENDIX G

§127-14. Accessory Uses, continued

D. Permitted in the General Industrial District

1. Truck or trailer cleaning/washing provided that the trucks or trailers are necessary for the conduct of the principal use of the property.
2. Rental of heavy trucks including truck trailers and industrial equipment provided that such rental service is secondary to a heavy vehicular sales establishment permitted under §127-12 F.

E. Permitted in any District

1. Wind machines designed to serve a principal use on a lot. (See § 127-14 E (1))
2. A mobile home may be placed on the site of a residence which has been rendered uninhabitable by accident. (See §127-14 E (2))
3. Farm products grown on the premises may be sold on the premises.
4. Where not otherwise permitted, a greenhouse may be authorized by Special Exception from the Board of Adjustment where the principal use of the property is agriculture.
5. Fixed Wireless Transmitter Tower Structure Towers 75 feet or less are allowed in all districts. Towers over 75 feet require a Conditional Use Permit. (See §127-14 E.5)
6. Fixed Wireless Transmitter Antenna Array. This technology may be located on an existing structure in any zoning district. (See §127-14 E.6)

F. Siting for Solar Energy Systems (See §148)

Size (Scale)	Mount	Residential Districts		Business Districts		Industrial Districts	
		R-1	Rural	VCB	GB	LI	GI
Small	Roof	Y	Y	Y	Y	Y	Y
Small	Ground	Y	Y	Y	Y	Y	Y
Community	Roof	CUP	CUP	CUP	CUP	CUP	CUP
Community	Ground	CUP	CUP	CUP	CUP	CUP	CUP
Utility	Roof	N	CUP	N	CUP	CUP	CUP
Utility	Ground	N	CUP	N	CUP	CUP	CUP

TABLES OF DIMENSIONAL REGULATIONS AND PRINCIPAL USES

APPENDIX H

Suggested Space and Housing guidelines for Fully Mature Farm Animals University of New Hampshire Cooperative Extension Best Management Practices

Animal:	Horse	Beef Cow	Dairy Cow	Dairy Goat	Pig	Sheep	Hen	Broiler	Turkey
Unit	1	1	1	1	1	1	1	1	1
Enclosed Housing Area/Animal	<u>Tie stalls</u> 45 sq. ft.; 5'x 9' <u>Box stalls</u> 12'x 8' or 10'x 10'	75-100 sq. ft.	75-100 sq. ft.	20-25 sq. ft.	48 sq. ft. with exercise yard; 100 sq. ft. w/o exercise yard	20-25 sq. ft.	3-4 sq. ft.	3-4 sq. ft.	6 sq. ft.
Exercise Yard Area/Animal	200 sq. ft.	100-125 sq. ft.	100-125 sq. ft.	50 sq. ft.	200 sq. ft.	50 sq. ft.	10 sq. ft.	_____	20 sq. ft.
Pasture Area Per Animal	1-2 acres	1-2 acres	1-2 acres	0.2-0.3 acres	12-14 sows/acre rotational pasture	0.2-0.3 acres	_____	_____	100 sq. ft.
Type of Housing and Boundary Setback	Enclosed ventilated barn or open 3-sided barn 50 ft. setback	Open front 3-sided barn 50 ft. setback	Open front 3-sided barn free-stall or enclosed stanchion barn 50 ft. setback	Enclosed barn removable side panels or windows 50 ft. setback	Enclosed barn, huts, shed, hutches, or lean-to 50 ft. setback	Open front 3-sided shed 50 ft. setback	Enclosed barn 50 ft. setback	Enclosed barn 50 ft. setback	Enclosed barn 50 ft. setback
Fencing	Electric Wooden rail, Woven wire	Barbed wire Electric, Woven wire	Barbed wire Electric, Woven wire	Electric, Woven wire	Electric, Plank rail	Electric, Woven wire	Chicken wire	_____	Chicken wire
Family needs	1 horse per family member	½-1 beef/yr. raise 2/yr. for constant supply	1-2 cows	2-3 goats	2 pigs /yr.	6 sheep	6 hens	24 broilers	12 turkeys