

ARTICLE IV - RESIDENTIAL DISTRICT

The following provisions shall apply to the Residential District:

- A. The following uses shall be deemed Residential uses and shall be permitted in the Residential District:
1. Single-family dwellings and buildings accessory thereto.
 2. Rooming or boarding houses for not over four guests.
 3. A manufactured home on a single lot that is in compliance with all requirements for residences in this zoning district.
 4. Customary home occupations and farm stands by a person residing in the premises, such as the practice of medicine, dentistry or other learned professions, insurance or real estate sales; a workshop or studio of an interior decorator, seamstress, artist, or arts and crafts specialist; or a similar office, studio, or workshop accommodating an occupation customarily conducted in a dwelling or building accessory thereto, provided that:
 - a. Such use is clearly incidental and secondary to the use of the premises for residential purposes and does not involve modification of such dwelling so as to alter its outward appearance;
 - b. The number of persons employed at any such location shall be no more than two permanent on-site employees in addition to the owner or tenant;
 - c. Off-street parking for employees and customers/clients shall be provided; any customer/patient/client parking shall require site plan review by the Planning Board. Home occupations which do not generate traffic shall be exempt from site plan review;
 - d. No offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness is produced;
 - e. There is no exterior accumulation, display or storage of material or equipment and, except for a sign, no indication of such use or variation from the residential character of the premises.

B. The following uses in the Residential District may be granted by a Special Exception by the Zoning Board of Adjustment after a public hearing:

1. Two-family dwellings.
2. Attached accessory dwelling units (ADU).
3. Detached accessory dwelling units (DADU).
4. Nursing homes, private clubs, kindergartens and day care centers, hospitals.
5. Churches or other religious institutions, public libraries, publicly owned municipal buildings, parks or playgrounds, public museums, educational institutions.
6. Cluster development in accordance with Article IX of the Zoning Ordinance.

C. Frontage and yard requirements:

1. Minimum lot area not less than 2 acres and conforming to frontage and yard requirements listed below.
 - a. No single-family dwelling shall be erected, or building altered to accommodate one family as a residence on less than 2 acres of lot area, unless such lot was a conforming lot of record at the time of its creation.
2. Minimum Lot Area for subdivision:
 - a. In computing lot areas, no more than one-half of the road or street right-of-way may be included if the lot owner holds title to the same.
 - b. Upon subdivision, any portion of a lot that is in the Wetlands Overlay District shall not be included in the minimum lot area requirement.
 - c. Upon subdivision, any portion of a lot that is in the Steep Slope Overlay District shall not include more than 80% of that area within the minimum lot area requirement.

3. Minimum Lot Width:

No dwelling shall be erected in such a district on a lot having frontage of less than 250 feet on a public or private right-of-way unless such lot was a conforming lot of record at the time of its creation.

4. Set Back Building Lines:

No building or structure or any portion thereof, except steps and uncovered porches less than 10 feet in width, and fences, except solid fences more than 4 feet high, shall be erected within 46.5 feet of the center line of the traveled way of any 2 rod street or private right-of-way or within 55 feet of the center line of the traveled way of any State or Town road 3 rods wide or within 63 feet of the center line of the traveled way of any State or Town road 4 rods wide. No such structure shall be located nearer than 15 feet from an abutter's property line.

D. Shoreland Requirements.

1. In addition to the above requirements for the Residential District, no building or structure shall be erected on a lakefront lot having lake frontage of less than 150 feet, as measured along the reference line, unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to comply with this requirement.
2. All permanent, temporary or portable buildings and structures EXCEPT ACCESSORY STRUCTURES OF LESS THAN 150 SQUARE FEET IN AREA shall meet ALL the requirements of the Wetlands Overlay District (Article X). Accessory structures of less than 150 square feet in area NEED NOT COMPLY WITH ANY OF THE REQUIREMENTS OF THE WETLANDS OVERLAY DISTRICT, PROVIDED THAT A Special Exception IS GRANTED BY THE ZONING BOARD OF ADJUSTMENT.
3. Septic tanks and leaching portions of septic systems for all new construction shall be set back 50 feet and 75 feet, respectively, from any soils defined by the National Cooperative Soil Survey as poorly or very poorly drained. If, adjacent lakes, ponds, streams and rivers which flow year- round, as shown on the most current version of the US Geological Survey 7 1/2 minute topographic maps, setbacks shall be as follows:
 - a. Where the receiving soil down gradient of the leaching portions is material with a percolation rate faster than 2 minutes per inch, the setback shall be at least 125 feet from the reference line (as defined in RSA 483-B4, Paragraphs XVI(c) and XVII).

- b. For soils with restrictive layers within 18 inches of the natural soil surface, the setback shall be at least 100 feet from the reference line.
- c. For all other soil conditions, the setback shall be at least 75 feet from the reference line.

ARTICLE V – RURAL/AGRICULTURAL DISTRICT

The following provisions shall apply to the Rural/Agricultural District.

A. Uses permitted:

- 1. Any use permitted in the Residential District including farm stands.
- 2. It shall be a district of farming, agricultural uses, and residential uses.
- 3. Home produce may be bought and sold and exposed for sale.
- 4. Forestry, including noncommercial personal sawmills.
- 5. Accessory buildings.
- 6. A manufactured home on a single lot that is in compliance with all requirements for residences in this zoning district.

B. Uses permitted as a Special Exception subject to the approval of the Zoning Board of Adjustment after a public hearing:

- 1. Any Special Exception permitted to be granted in the Residential District.
- 2. Essential service.
- 3. Sawmill (Commercial).
- 4. Automobile repair garage, golf course and country club.

5. Riding stables or dog kennels.
6. The establishment of any industrial, commercial or agricultural use, subject to the Zoning Board of Adjustment approval after a public hearing.

C. Frontage and Yard Requirements:

1. Minimum lot area not less than 2 acres and conforming to frontage and yard requirements listed below.
 - a. No single-family dwelling shall be erected, or building altered to accommodate one family as a residence on less than 2 acres of lot area, unless such lot was a conforming lot of record at the time of its creation.
2. Minimum Lot Area for subdivision.
 - a. In computing lot areas, no more than one-half of the road or street right-of-way may be included if the lot owner holds title to the same.
 - b. Upon subdivision, any portion of a lot that is in the Wetlands Overlay District shall not be included in the minimum lot area requirement.
 - c. Upon subdivision, any portion of a lot that is in the Steep Slope Overlay District shall not include more than 80% of that area within the minimum lot area requirement.
3. Minimum Lot Width.

No dwelling shall be erected in such a district on a lot having frontage of less than 200 feet on a public or private right-of-way unless such lot was a conforming lot of record at the time of its creation and the owner does not own contiguous frontage, in which case such frontage shall be combined with said lot to create a conforming or less nonconforming lot.

4. Set Back Building Lines

No building or structure or any portion thereof, except steps and uncovered porches less than or equal to 10 feet in width, and fences, except solid fences more than 4 feet high, shall be erected within 66.5 feet of the center line of the traveled way of any 2 rod street or

private right-of-way or within 75 feet of the center line of the traveled way of any State or Town road 3 rods wide or within 83 feet of the center line of the traveled way of any State or Town road 4 rods wide. No such structure shall be located nearer than 25 feet from an abutter's property line.

D. Shoreland Requirements

1. In addition to the above requirements for the Rural-agricultural District, no building or structure shall be erected on a lakefront lot having lake frontage of less than 150 feet, as measured along the reference line, unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to comply with this requirement.
2. All permanent, temporary or portable buildings and structures EXCEPT ACCESSORY STRUCTURES OF LESS THAN 150 SQUARE FEET IN AREA shall meet ALL the requirements of the Wetlands Overlay District (Article X). Accessory structures of less than 150 square feet in area NEED NOT COMPLY WITH ANY OF THE REQUIREMENTS OF THE WETLANDS OVERLAY DISTRICT, PROVIDED THAT A Special Exception IS GRANTED BY THE ZONING BOARD OF ADJUSTMENT.
3. Septic tanks and leaching portions of septic systems for all new construction shall be set back 50 feet and 75 feet, respectively, from any soils defined by the National Cooperative Soil Survey as poorly or very poorly drained. If, adjacent lakes, ponds, streams and rivers which flow year-round, as shown on the most current version of the US Geological Survey 7 1/2 minute topographic maps, setbacks shall be as follows:
 - a. Where the receiving soil down gradient of the leaching portions is material with a percolation rate faster than 2 minutes per inch, the setback shall be at least 125 feet from the reference line (as defined in RSA 483-B4, Paragraphs XVI(c) and XVII).
 - b. For soils with restrictive layers within 18 inches of the natural soil surface, the setback shall be at least 100 feet from the reference line.
 - c. For all other soil conditions, the setback shall be at least 75 feet from the reference line.

ARTICLE VI - SPECIAL EXCEPTIONS AND VARIANCES

The following factors governing the consideration of applications for Special Exceptions and Variances shall apply:

A. Conditions and Safeguards.