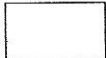
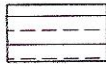
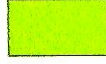

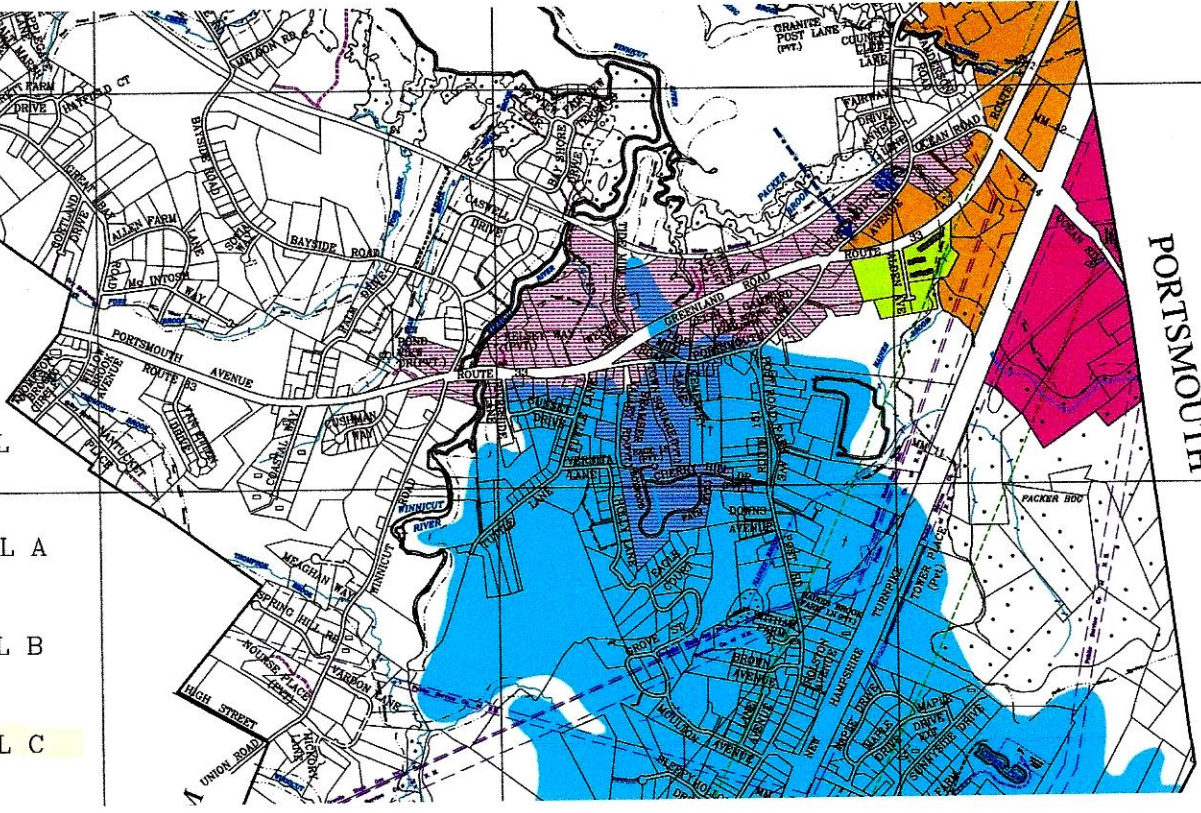


Greenland, NH

LEGEND

-  RESIDENTIAL
-  COMMERCIAL A
-  COMMERCIAL B
-  COMMERCIAL C



PORTSMOUTH

3

4

ARTICLE III: ESTABLISHMENT OF DISTRICTS AND USES

3.1 ESTABLISHMENT OF DISTRICTS (Repeal & Re-Adopt 2011)

For the purpose of this Ordinance, the Town of Greenland is hereby divided into the following districts:

<u>District Name</u>	<u>Abbreviation</u>
Residential	R
Commercial A	CA
Commercial B	CB
Commercial C	CC
Industrial.....	I
Residential-Commercial-Industrial Mixed-Use District (Overlay) (March 2020)	RCIM
Floodplain Management District (Overlay) (Rev 03.1991)	FM
Aquifer Protection District (Overlay) (Rev 03.1992)	APD

3.2 LOCATION (Repeal & Re-Adopt 2011, Adopted 2017)

Said districts are located and bounded as shown on a map, dated March 2017, entitled Zoning Map, Town of Greenland, New Hampshire, copies of which are on file with the Town Clerk and may be obtained in the Town Offices. The Zoning Map, with all explanatory material thereon, is hereby made a part of this Ordinance and may be reissued by the Planning Board to incorporate such amendments as may be made by the Town Meeting. This official Zoning Map shall be the final authority as to the current zoning status of land in the Town. For the purpose of this Ordinance, the Town of Greenland is divided into the following districts as shown on the Official Zoning Map filed with the Town Clerk and dated March 21, 2011.

3.3 INTERPRETATION OF DISTRICT BOUNDS

The location of district boundary lines shown upon the Zoning Map shall be determined as follows:

- 3.3.1 Where a boundary is shown as following a street or utility, the boundary shall be the center line thereof unless otherwise indicated.
- 3.3.2 Where a boundary is shown outside of a street or utility and is approximately parallel thereto, it shall be deemed parallel to the nearest line thereof and the figure placed on the Zoning Map between the boundary and such line shall be the distance in feet between them, as measured at a right angle from such line unless otherwise indicated.
- 3.3.3 Where a boundary is shown as following a watercourse, the boundary shall coincide with the center line thereof as said center line existed at the date of the Zoning Map.
- 3.3.4 Where a boundary apparently follows a property line, it shall be interpreted as such. Such property line shall be interpreted as one existing at the time of enactment of this Ordinance.
- 3.3.5 Where a district boundary line divides a lot, either zoning district shall be interpreted as extending up to 50' into the adjacent district.

3.4 DISTRICT PURPOSES (Repeal & Re-Adopt 2011)

The following purposes are hereby established for each of the districts:

- 3.4.1 **Residential:** The intent of this district is to provide for open space conservation, agricultural use, and predominantly low density residential development on individual lots, which can be accommodated on the land without major disruptions of the natural terrain, vegetation, watercourses or surface drainage and which would not customarily have Town water.
- 3.4.2 **Commercial District A:** The intent of this district is to permit general commercial uses that are modest in size, promote traditional New England architecture, and limit traffic hazards in areas on streets with high traffic volumes. The intent of this zone is also to buffer abutting residential neighborhoods from disturbance and disruption.
- 3.4.2.1 **Commercial District B:** The intent of this district is to provide a transition zone along Rt. 33 from areas of larger size, higher traffic generating commercial development to areas of modest size, lower traffic generating commercial development. The intent of this zone is to emphasize continuity with traditional New England architecture as well as buffer abutting residential neighborhoods from disturbance and disruption.
- 3.4.2.2 **Commercial District C:** The intent of this district is to allow for the development of large scale, high traffic generating commercial development in areas where transportation, water and sewer infrastructure is suitable for the intended use. The intent of this zone is to emphasize continuity with traditional New England architecture as well as buffer abutting residential neighborhoods from disturbance and disruption.
- 3.4.3 **Industrial:** The intent of this district is to provide areas for research and development, manufacturing, processing, assembly, wholesaling, and transportation-oriented activities and related services as trucking and warehousing providing that such uses are determined not to be injurious or hazardous to the public health, safety, and/or welfare. Furthermore, the intent of the district is to reserve suitable land for the expansion of existing industry and location of new industry and to enhance economic development and employment.
- 3.4.4 **Floodplain Management District (Overlay):** The intent of this district is to maintain the flood carrying capacity of the surface waters of Greenland by discouraging the alteration of floodways, and by promoting building practices within the Town's flood hazard areas which are consistent with minimizing flood damage to land and buildings.
- 3.4.5 **Aquifer Protection District (Overlay):** The intent of this district is to protect, preserve and maintain existing and future potential groundwater supplies and related groundwater recharge areas within Town.
- 3.4.6 **Residential-Commercial-Industrial Mixed-Use (RCIM) District (Overlay):** The Residential-Commercial-Industrial Mixed-Use (RCIM) District is an overlay district within which residential, commercial and industrial uses, or any combination thereof, may be permitted on a single parcel of land upon issuance of a Conditional Use Permit (CUP) by the Planning Board. In order for a CUP to be granted, an applicant must demonstrate to the

3.6 TABLE OF USES (RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS)
 Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
A. RESIDENTIAL USES						
1) Single Family Dwelling	P	P	N	P	N	
2) Back Lot Development	P	P	N	N	N	In accordance with Section 4.4.1.1 of the Subdivision Regulations
3) Two Family Dwelling	CU	CU	N	N	N	In accordance with Subsection 3.7.12.3 of the Ordinance
4) Manufactured Housing: Mobile Homes	P	P	N	N	N	In accordance with Section 3.7.3 of the Ordinance
5) Home Occupation/Cottage Industry (Amended 2012)	P	P	N	P	N	In accordance with Section 3.7.1 of the Ordinance
6) Doggie Day Care	S	P	N	P	N	
7) Age Restricted Housing (2003)	P	P	N	N	P	In accordance with Article XIX of the Ordinance
8) Accessory Dwelling Unit	P	P	N	P	N	In accordance with Section 3.7.11 of the Ordinance
9) Residential Open Space-Conservation Development	P	P	N	P	N	In accordance with Article XXVI of the Ordinance
10) Multi-Family	N	S	N	N	N	In accordance with Town of Greenland Site Plan Review Regulations
B. TEMPORARY RESIDENTIAL USES						
1) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities	S	S	N	N	N	
2) Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study Areas	P	P	P	P	P	
3) Commercial Riding Stables and Riding Trails With:						
3.1) Over 10 acres of land	P	P	P	P	N	
3.2) Under 10 acres of land	S	S	S	S	N	
4) Recreational Camping, Parking, Recreational Areas, Residential Tenting and Camping for Class A, B and C Recreational Vehicles	S	S	N	N	N	

USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
C. GOVERNMENT, EDUCATIONAL, RELIGIOUS, CHARITABLE, CULTURAL AND PUBLIC USES						
1) Municipal Uses for Civic, Governmental, Service, Educational or Recreational Use	P	P	P	P	P	
2) Historical Museums	S	P	P	P	N	
3) Place of Assembly: Religious	S	P	P	P	P	In accordance with Town of Greenland Site Plan Review Regulations
4) Public Parks and Playgrounds	P	P	P	P	P	
5) Private Schools: Nursery thru College	N	P	P	N	N	
6) Licensed Child Day Care Facilities	P	P	P	P	S	In accordance with Section 3.7.14 of the Ordinance
7) Senior Citizen Centers	S	P	P	P	S	
8) Non-Profit Lodges, Fraternal Organizations, Civic Organizations, and Charitable Organizations	N	P	N	N	N	
D. AGRICULTURAL/FORESTRY						
1) Agriculture	P	P	P	P	P	RSA 674:32-c. Agricultural uses shall not be prohibited in any district
E. MEDICAL SERVICES (Amended March 2017)						
1) Hospitals	N	N	P	P	S	
2) Medical Offices and Clinics (Outpatient Only)	N	P	S	CU	S	In accordance with Article 3.6.2/Ordinance
3) Clinics (With Inpatient Care)	N	N	S	P	S	
4) Ambulatory Surgical Center	N	P	P	CU	N	In accordance with Article 3.6.2/Ordinance
5) Residential Care Facility	S	P	P	P	S	
F. RECREATIONAL (INDOOR/OUTDOOR)						
1) Cinema or Similar Indoor Amusement Use with No Live Performance	N	N	P	P	S	
2) Indoor Recreation Facility	N	P	P	P	S	
3) Health Club, Yoga Studio, Martial Arts School or Similar Use	N	P	P	P	S	
4) Golf Courses Which May Include: Clubhouse, Swimming and Tennis Facilities, Storage and Maintenance Structures	S	S	N	N	N	
5) Outdoor Recreation Facility	S	P	P	P	S	

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
G. OFFICE: NON-MEDICAL						
1) Professional Office	N	P	P	P	P	
2) Business Office	N	P	P	P	P	In accordance with Section 3.7.8 of the Ordinance
3) Retail Bank	N	P	P	P	S	
4) Financial Services Office	N	P	P	P	S	
H. SERVICE: NON-HEALTHCARE						
1) Adult Day Care Facilities	N	P	P	N	S	
2) Personal Services	N	P	P	P	N	
3) Consumer Services Such as Copy Shop, Bicycle Repair, Pet Grooming	N	P	P	P	N	
4) Trade, Craft and General Service Establishments Such As, But Not Limited To, Shops for Carpenters, Plumbers, Painters, Electricians, Paper Hangers, Sign Painters, Upholsterers, and Printers	N	P	P	P	P	
5) Landscape Services	N	P	P	N	P	
6) Veterinary Care	N	P	P	N	N	
7) Laundry and Dry Cleaning Establishments						
7.1) Drop Off/Pick Up Only for Items to be Dry Cleaned or Laundered Off Site or On Site	N	P	N	P	P	
7.2) Self-Service Laundry for Use by the General Public	N	P	N	P	N	
8) Undertaking Establishment, Funeral Parlor	N	P	N	N	S	
I. RETAIL TRADE						
1) Convenience Goods	N	P	N	P	N	
2) Retail Sales	N	P	P	P	S	
3) Shopping Center	N	P	P	P	S	
4) Sexually Oriented Business	N	N	S	S	N	In accordance with Section 3.7.4 of the Ordinance

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
J. EATERIES AND DRINKING PLACES						
1) Restaurant	N	P	N	P	N	
1.1) Fast Food Restaurant	N	P	N	P	N	
1.2) Full-Service Restaurant	N	P	N	P	N	
2) Brewery	N	N	N	N	P	A brewery of any type shall not be permitted within, or accessory to, a golf course located within a residential district. (2014)
2.1) Brew Pub	N	P	N	P	N	
2.2) Nano Brewery	N	P	N	P	N	
K. LODGING ESTABLISHMENTS						
1) Bed and Breakfast	S	P	N	N	N	
2) Inn	S	P	N	N	N	In accordance with Section 3.7.7 of the Ordinance
3) Hotel	N	N	P	P	S	
4) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities	S	N	N	N	N	
L. MOTOR VEHICLE (Amended March 2020)						
1) Sales, Renting or Leasing of Passenger Cars and Light Trucks, Motorcycles, Tractors, Boats and Small Power Equipment (e.g. Lawnmowers) Including Accessory Repair Services, Snowmobiles	N	S	N	P	N	
2) Automotive Service Station						*To authorize the prohibition of additional automotive service stations within one (1) mile of an existing automotive service station
2.1) Fueling Only	N	S	N	S	S	
2.2) Fueling and Service	N	S	N	S	S	
2.3) Fueling, Service and Repair	N	S	N	S	S	
2.4) Associated Convenience Store	N	S	N	S	N	
3) Motor Vehicle Washing Facility for Passenger Cars and Light Trucks (NO MORE THAN 2 AXLES)	N	N	N	P	N	
4) Truck Stop	N	N	N	N	N	
5) Off-Site Parking Lot	N	CU	CU	CU	CU	Refer to Article II – Definitions: Off-Site Parking Lot (March 2020) and Section 3.6.3 of the Ordinance

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
M. WHOLESALE TRADE, WAREHOUSING AND DISTRIBUTION						
1) Wholesale	N	N	S	N	P	
2) Warehousing	N	N	S	N	P	
N. INDUSTRIAL						
1) Light Industry	N	S	S	N	P	
2) Research and Development, Corporate and Business Offices	N	S	S	N	P	
3) Food Processing	N	S	S	N	P	
4) Electronic Manufacturing	N	S	S	N	P	
5) General Manufacturing	N	S	S	N	P	
6) Commercial Sawmills	N	N	N	N	P	
7) Junk Yards/Recycling Centers	N	N	N	N	S	
8) Biological or Chemical Laboratory	N	S	S	N	P	
9) Bulk Storage and Distribution of Goods, Except Fuels	N	N	S	N	P	
10) Bulk Storage of Fossil Fuels	N	N	N	N	N	
O. RESIDENTIAL-COMMERCIAL-INDUSTRIAL MIXED-USE (OVERLAY) DISTRICT (March 2020)						
1) Overnight, Day Camps	N	N	N	N	N	Refer to Article XXVIII: RCIM (Overlay) District for All Other Allowed Uses by Conditional Use Permit Only
2) Cottage Colonies	N	N	N	N	N	
3) Vacation Resorts	N	N	N	N	N	
4) Hostels, Similar Recreation Facilities	N	N	N	N	N	
5) Golf Courses which may include: Clubhouse, Swimming & Tennis Facilities, Storage and Maintenance Structures	N	N	N	N	N	
6) Sexually Oriented Business	N	N	N	N	N	
7) Junk Yards, Recycling Centers	N	N	N	N	N	

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited