

**Section 4.03: Zoning Districts.**

(Four Corners) District. The purposes of this district are to: implement a Master Plan recommendation to establish a separate zoning district around the Four Corners Area, intended to allow mixed moderate density residential and small-scale commercial uses compatible with a village setting; permit new development, redevelopment and infill construction that increases the economic viability of the Four Corners area; and allow for a range of housing types and sizes that can accommodate the current and future needs of residents at all life stages and income levels. Within this District, residential and non-residential uses may combine within a structure and/or on a lot. All uses in existence prior to the adoption of this ordinance shall be allowed to continue as a permitted use, even if they are not denoted as such in Section 5.02. This section is adopted pursuant to RSA 674:21, II – Innovative Land Use Controls.

**Section 5.02: Table of Use Regulations (See Attached)**

**EXCERPTED Section 6.01: Areas Included In Table Of Dimensional Requirements**

Lot area; front, side and rear yard areas; and height restrictions shall be as specified in Section 6.02 of this Ordinance with the following special provisions:

- A. Building Set-back: On streets with less than 50 foot rights-of-way, the set-back requirement shall be 75 feet from the center line of the right-of-way.<sup>1</sup>
- C. Frontage Requirements for Lots on Cul-de-Sac: In the case of lots fronting on the ends of cul-de-sacs, the required lot frontage shall be applied 100 feet from the street line, provided that in no case shall the frontage along the cul-de-sac be less than 100 feet.<sup>2</sup>
- E. Lot Width: Lot widths must be maintained for at least a depth of 100 feet from the lot lines, ***or for at least 90% of the lot depth, whichever is greater.***

**Section 6.02: Table of Dimensional Requirements**

Minimum Setbacks and Dimensions, Maximum Heights Allowed

<u>District</u>	<u>Lot Area</u> (acres)	<u>Lot Width &amp; Frontage</u> (feet)	<u>Front</u> (feet)	<u>Side</u> (feet)	<u>Rear</u> (feet)	<u>Height</u> (feet)	<u>Stories</u>
R	3	200	50	25	25	35	2.5
C/L1/L2	2	200	50	25	25	35	2.5
MX	2	200	50	25	25	35	2.5
<b><i>Four Corners</i></b>	<b><i>.5<sup>3</sup></i></b>	<b><i>50</i></b>	<b><i>20</i></b>	<b><i>15</i></b>	<b><i>15</i></b>	<b><i>35</i></b>	<b><i>2.5</i></b>

**Section 5.02: Table of Use Regulations**

Explanatory Notes

(New language is shown in ***bold italic.***)

The intent of this proposal is to create a new zoning district that would replace the existing districts that are in place for this geographic area, which are: Commercial, Mixed Use and Residential.

The most significant difference for the new district would be in the dimensional requirements. This proposal allows for a ½ acre minimum lot size in the Four Corners District. Such a lot size is necessary in order to create a “place” or a village-type area; it is not possible to create that sense of place with even 1-acre zoning, not to mention 2-3 acres.

By the same token, setbacks and frontages would be commensurately reduced in order to allow buildings to be located closer together, thereby creating opportunities for shared parking, connecting walks, etc.

<sup>1</sup> Except in the Four Corners District, where the setback shall be 20 feet from the edge of the traveled way.

<sup>2</sup> Except in the Four Corners District, where the frontage may be a minimum of 50 feet.

<sup>3</sup> For one- and two-family dwellings and any non-residential uses; multi-family or multiple dwellings on a lot may have a maximum of four units per acre.

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In this table for each use and each District:

- (P) Shall denote a use PERMITTED BY RIGHT
- (S) Shall denote a use PERMITTED ONLY BY SPECIAL EXCEPTION granted by the Board of Adjustment
- (C) Shall denote a use PERMITTED ONLY BY CONDITIONAL USE PERMIT granted by the Planning Board
- (-) a dash shall denote a use that is EXPRESSLY PROHIBITED

Explanatory Notes

This section draws upon the existing Table of Use Regulations. Many of the uses that are currently allowed in the Commercial and Mixed Use Districts are included here, although some are not since they may not be appropriate for this smaller, more centralized area.

Given the relatively small geographic area initially identified for this draft, a consideration here is whether to allow the non-residential uses to be allowed anywhere within this district – or to only permit them only on lots that have both frontage and access off of a state road.

Type of Land Use		Zoning Districts					
		R	C	MX	FOUR CORNERS	LI-1	LI-2
<b>A. Residential</b>							
1.	One-family dwelling	P	-	P	P	-	-
2.	Accessory Units, subject to Provisions of 15:04E	S	-	S	C	-	-
3.	Two-family and multi-family dwellings subject to provisions of Section 15.04B	S	-	S	C	-	-
4.	Dwelling in building used for commercial purposes subject to provisions of Article 15.04 F.	-	S	P	P	-	-
5.	Boarding or rooming house not intended for occupancy by transient guests or tourists	S	P	P	P	-	-
6.	Home Occupation	P	-	P	P	-	-
7.	Home Offices	P	-	P	P	-	-
8.	Seasonal home	P	-	P	P	-	-
9.	Residential Cluster Subdivision	-	-	-	-	-	-
10.	Manufactured Housing Subdivision	P1	-	-	-	-	-
11.	Manufactured Housing Park	P2	S	-	-	-	-
12.	Elderly Housing subject to the provisions of Sections 5.04, 5.05, and 5.06	C	-	C	C	-	-
<b>B. Commercial</b>							
1.	Farm produce stand	P	P	P	P	-	-
2.	Tourist home, hotel and motel	-	P	P	P	P	
3.	Service establishments and retail stores	S	P	P	P	S	P
4.	General service and retail establishments	-	P	P	P	P	P
5.	Funeral home	S	P	P	P	-	P
6.	Business and professional offices and banks	S	P	P	P	-	P
7.	Restaurant for consumption indoors	-	P	P	P	P	P
8.	Drive-in restaurants and refreshment stand	-	P	-	C	P	P

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<b>B. Commercial</b>		<b>R</b>	<b>C</b>	<b>MX</b>	<b>FOUR CORNERS</b>	<b>LI-1</b>	<b>LI-2</b>
9.	Outdoor commercial recreation facility	-	P	-	-	P	P
10.	Gasoline station	-	S	-	-	-	P
11.	Car wash, automobile sales and service	-	P	-	-	P	P
12.	Boatyard and marina for warehousing of boats	-	-	-	-	P	P
13.	Animal hospital or commercial kennel	-	P	-	-	P	-
14.	Sexually-oriented business	-	S	-	-	-	-
<b>C. Industrial and Transportation</b>		<b>R</b>	<b>C</b>	<b>MX</b>	<b>FOUR CORNERS</b>	<b>LI-1</b>	<b>LI-2</b>
1.	Manufacturing, assembly, processing, packaging	-	-	-	-	-	P
2.	Products developed from previously-refined materials	-	-	-	-	P	P
3.	Electrical and mechanical instruments and appliances	-	-	-	-	P	P
4.	Cosmetics, toiletries, pharmaceutical products	-	-	-	-	P	P
5.	Administrative offices, data processing centers and laboratories	S	P	P	<i>P</i>	P	P
6.	Craftsman's or contractor's shop	-	P	P	<i>P</i>	P	P
7.	Open storage of lumber and building materials	-	P	P	-	P	P
8.	Warehouse, bottling plant, distribution center	-	P	-	-	P	P
9.	Planing mill, sawmill	-	-	-	-	-	P
10.	Metal working, smelting and refining	-	-	-	-	S	P
11.	Storage for coal, fuel oil, bottled gas	-	-	-	-	S	P
<b>D. Communications and Utilities</b>		<b>R</b>	<b>C</b>	<b>MX</b>	<b>FOUR CORNERS</b>	<b>LI-1</b>	<b>LI-2</b>
1.	Essential Services	S	P	P	<i>P</i>	P	P
2.	Radio or television tower	-	P	-	-	P	P
3.	Telecommunications Facilities	S	P	S	<i>S</i>	P	P
<b>E.. Public and Institutional</b>		<b>R</b>	<b>C</b>	<b>MX</b>	<b>FOUR CORNERS</b>	<b>LI-1</b>	<b>LI-2</b>
1.	Church or other place of worship	-	S	P	<i>P</i>	-	-
2.	<b>Cemetery</b>	S	S	-	-	-	-
3.	Hospital or nursing home	-	P	P	<i>P</i>	-	-
4.	Golf course, country club	P	P	-	-	P	P
5.	Social clubs of non-profit organizations	-	P	P	<i>P</i>	P	P
6.	Public or private schools	S	S	S	<i>S</i>	S	-
7.	Library or museum	-	P	P	<i>P</i>	P	-
8.	Day Care Center	-	S	P	<i>P</i>	S	-
<b>F. Rural and Agricultural</b>		<b>R</b>	<b>C</b>	<b>MX</b>	<b>FOUR CORNERS</b>	<b>LI-1</b>	<b>LI-2</b>
1.	Small-scale part-time agricultural operations	P	P	-	<i>C</i>	-	-
2.	Large-scale full-time agricultural operations	S	S	-	-	P	-
3.	Growth and harvesting of forest products, tree nurseries orchards	P	P	P	-	-	-
4.	Commercial greenhouses	S	P	P	<i>P</i>	P	P
5.	Farmers markets	S	P	P	<i>P</i>	-	-