



Permitted Uses

- Bank
- BED and BREAKFAST
- CHILD CARE FACILITY
- COMMERCIAL PARKING FACILITY
- COMMERCIAL RECREATION
- Dwelling, 2 Family [4]
- Dwelling, 3 To 4 Family [4]
- DWELLING, MULTI-FAMILY [4]
- DWELLING, SINGLE FAMILY [5]
- Eating and Drinking Establishments [6]
- EDUCATIONAL INSTITUTION, POST SECONDARY
- HOTEL/RETAIL
- MARINA
- OFFICE
- PERSONAL SERVICE ESTABLISHMENT
- PUBLIC RECREATION
- Public Utility [7]
- Retail Store
- Theater
- WATER RELATED EDUCATION/RESOURCE CENTER
- WATERBORNE PASSENGER TRANSPORTATION FACILITY

Dimensional Regulations [1]

LOT	
Minimum LOT Size	N/A
Maximum COVERAGE [2]	75%
Minimum FRONTAGE	N/A
PRINCIPAL BUILDING	
Front SETBACK	0 ft
Abut a Street SETBACK	0 ft
Side SETBACK	0 ft
Rear SETBACK	0 ft
OUTBUILDING/ACCESSORY USE	
Front SETBACK	0 ft
Abut a Street SETBACK	0 ft
Side SETBACK	0 ft
Rear SETBACK	0 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	55 ft max
OUTBUILDING	55 ft max

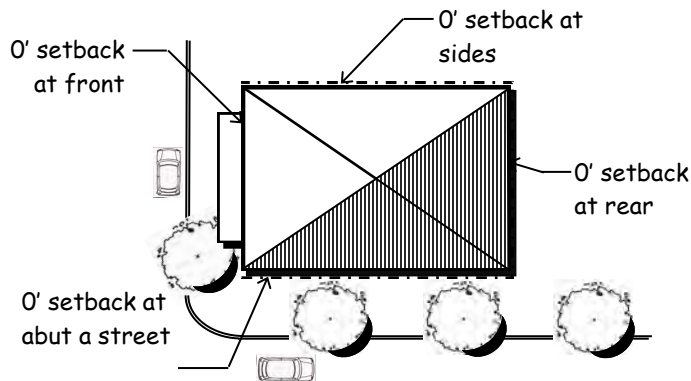
Uses Permitted by Special Exception

- Conversion of existing dwelling to accommodate additional residential units [5]
- Helicopter Take Offs & Landings

Sign Regulations

Size	CWD District
Total signs permitted	2 [per tenancy, and is for lot (excluding development identification SIGNS)]
Total area permitted	1 sf for each lineal foot of business FRONTAGE
Type	
FREESTANDING	permitted, provided that the principal building is set back at least 5 ft (max size is 60 sf, max height is 16 ft)
PROJECTING	permitted (max size 24 sf, min ht 10 ft above sidewalk, max ht is 25 ft above sidewalk)
WALL/ Awning	permitted (max size 40 sf)
Temporary	permitted (max height is 3 ft, max size 6 sf; see 170-32(E)(3) for additional regulations)

Principal Building Placement



NOT TO SCALE



Footnotes

- [1] 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.
- [2] Lots located in the Cochecho Waterfront District (CWD) and located South of the Cochecho River may have a maximum lot coverage of 100%. [Added 1-22-2003 by Ord. No. 35].
- [3] Any new construction along the existing CWD/R-12 zoning boundary (as described herein*) shall conform to the following setbacks:
- Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.
 - Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary. [Added 1-22-2003 by Ord. No. 35].
- *Boundary runs from the northern property line of the Tax Assessor's lot 22-39; thence turning and running westerly along the southern property line of Tax Assessor's lot 22-42 for a distance of approximately 520 feet to the northeast corner of Tax Assessor's lot 22-33, thence running westerly to the northeast corner of Tax Assessor's lot 22-12.
- [4] Provided that the lot contains at least one thousand (1,000) square feet of land area for each dwelling unit and that each dwelling unit contains at least six hundred (600) square feet of gross floor area.
- [5] Single family units are only allowed if adjoined to other residential or non-residential uses in the same structure. Single family detached units are not allowed. [Amended 1-22-2003 by Ord. No. 35].
- [6] If fully enclosed with no drive-in service.
- [7] Public utility facilities 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]
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52- C(3), must also be satisfied.

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

Helicopter Take offs and Landings: Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.