

600.00 RESIDENTIAL-AGRICULTURAL DISTRICT

1. 601.00 Location

The Residential-Agricultural District shall be:

- a. All areas of town not designated as the Industrial-Commercial District.

2. 602.00 Uses Permitted

- a. Single dwelling unit dwellings, two dwelling unit dwellings.
- b. Churches, synagogues, parish houses, convents, day nurseries, kindergartens, and day care centers.
- c. Municipal buildings, schools, and institutions of higher learning.
- d. Recreation and community center buildings and grounds for games and sports.
- e. Farming and Forestry activities are permitted when incidental to primary residential use.
- f. Farm stands, provided that the stand is set back a minimum of 30 feet from abutting road right-of-way lines; the building area of the farm stand is not greater than two hundred (200) square feet; a minimum of two off-street parking spaces meeting the dimensional requirements of this Ordinance are provided; and the stand does not pose a threat to public health, safety and welfare. Year-round, permanent structures for the sale of farm products must receive Non-Residential Site Plan approval from the Planning Board.
- g. Manufactured housing in approved Manufactured Housing Districts subject to the provisions of Section 700.
- h. Any use injurious, obnoxious, or offensive to the neighborhood is prohibited.
- i. Telecommunication towers and co-location of telecommunication facilities on existing towers or structures which are in compliance with Section 1900 and subject to Planning Board review and approval under the Non-Residential Site Plan regulations.

602.01 Uses Permitted by Special Permit

- a. **Home businesses** shall be allowed by special permit, and pursuant to authority provided by RSA 674:21, the Planning Board is authorized to determine whether such special permit shall issue, after a hearing in which the Planning Board determines that the proposed use is capable of being carried out in a manner consistent with the standards set forth in Section 1700 of this ordinance. Applications to the Planning Board to such a special permit shall be made in the same manner and subject to the same approval requirements of an application for non-residential site plan approval, as identified in section 6.2.A, submission requirements for home businesses.
- b. **Bed and Breakfasts** shall be allowed by special permit, and pursuant to authority provided by RSA 674:21. The Planning Board is authorized to determine whether such special permit shall be issued, after a hearing in which the Planning board determines that the proposed use is capable of being carried out in a manner consistent with the standard set forth in Section 2400 (Bed and Breakfast) of this ordinance. Applications to the Planning Board for such a special

permit shall be made in the same manner and subject to the same approval requirements of an application for non-residential site plan approval, as identified in Section 6.2.B, submission requirements for Bed and Breakfasts.

3. 603.00 Lot Requirements

- 603.01 Frontage. Every building lot shall have at least 200 feet of frontage except back lots.
- 603.02 Setbacks:
- a. Front. Each structure shall be setback at least 30 feet from the front lot line.
 - b. Side and Rear. Each structure shall be at least 15 feet from side and rear lot lines. In the case of a corner lot, the side distance shall be increased to 30 feet on the side bordering the frontage.
- 603.03 Land Area. Each building lot shall have at least 88,000 contiguous square feet excluding wetlands, water bodies, and land in the 100-year floodplain.
- 603.04 Number of Dwelling Units. Only one dwelling unit shall be permitted per individual building lot, except as provided in Section 2000.00, Accessory Dwelling Units. A two-family dwelling unit shall require at least 176,000 contiguous square feet of land excluding wetlands, water bodies, and land in the 100-year floodplain.
- 603.05 Building Requirements.
1. Height: Except for structures not intended for human occupation (such as chimneys, water towers, and church spires), maximum building height is 35 feet, calculated from the average finished ground level adjoining the building at all exterior walls.
 2. Square Footage: Any new dwelling unit shall contain at least 576 square feet of first floor living area and manufactured housing to have 320 square feet.
 3. Accessory Building: Accessory Building of 100 square feet or less shall not require a building permit but shall be required to meet all setback requirements and Section 300.00, General Provisions.
- 603.06 Back Lots.
- a. Requires a minimum lot area of at least five (5) acres with a buildable area of at least 88,000 contiguous square feet of land excluding wetlands, water bodies, and land in the 100-year floodplain.
 - b. A back lot requires minimum frontage of 30 feet.
 - c. No building shall be erected closer than 100 feet from an existing public road.
 - d. A two-family dwelling unit requires a minimum lot area of ten (10) acres with a buildable area of at least 176,000 contiguous square feet of land excluding wetlands, water bodies, and land in the 100-year floodplain.