

~ 305-14. Lot and Yard requirements. [Amended 1998 Ord. No. 98-5; 2000 by Ord. No. 00-7, and in July of 2004; Amended 04-03-06 by Ord. No. 07-06]

A. Minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall as shown on the following table:

District----->	RR	RS	R-1	R-2	R-3	B-1	B-2	I-1	I-2	C	LP
Minimum Lot Area (sq. ft. in thousands & in acres)											
City Water and Sewer	65.5 sq.ft. 1.50 acres	15 sq. ft. 0.34 acres	20 sq. ft. 0.46 acres	10 sq. ft. 0.23 acres	15 sq. ft. 0.34 acres	10 sq. ft. 0.23 acres	NR	40 sq. ft. 0.92 acres	40 sq. ft. 0.92 acres	225 sq. ft., 5.17 acres	108.9 sq. ft 2.50 acres
City Water or Sewer (has either well or septic)	65.5 sq.ft. 1.50 acres	20 sq. ft. 0.46 acres	30 sq. ft. 0.69 acres	15 sq. ft. 0.34 acres	20 sq. ft. 0.46 acres	20 sq. ft. 0.46 acres	NR	100 sq. ft. 2.30 acres	100 sq. ft. 2.30 acres	225 sq. ft., 5.17 acres	108.9 sq. ft 2.50 acres
Has both a Well and Septic on the lot	87 sq. ft 1.99 acres	40 sq. ft. 0.92 acres	40 sq. ft. 0.92 acres	40 sq. ft. 0.92 acres	40 sq. ft. 0.92 acres	30 sq. ft. 0.69 acres	NR	100 sq. ft. 2.30 acres	100 sq. ft. 2.30 acres	225 sq. ft., 5.17 acres	108.9 sq. ft 2.50 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)											
City Water and Sewer	NA	NA	20 sq. ft. 0.46 acres	5 sq. ft. 0.12 acres	7.5 sq. ft. 0.172 acres	5 sq. ft. 0.12 acres	2 sq. ft. 0.046 acre	NA	NA	NA	NA
City Water or Sewer (has either well or septic)	NA	NA	30 sq. ft. 0.69 acres	15 sq. ft. 0.34 acres	20 sq. ft. 0.46 acres	15 sq. ft. 0.34 acres	NA	NA	NA	NA	NA
Has both a Well and Septic on the lot	NA	NA	40 sq. ft. 0.92 acres	30 sq. ft. 0.69 acres	30 sq. ft. 0.69 acres	40 sq. ft. 0.92 acres	NA	NA	NA	NA	NA
Minimum Lot Frontage (Feet)¹	225	100	150	100	100	80	75	80	80	400	200
Minimum Front Yard Depth (Feet)	40	30	40	20	15	15	20 ¹	50 ²	25	50	50
Minimum Side Yard Width (Feet)	25	25	20	15	15	NR	NR	25 ²	25	25	50
Minimum Depth from Building to Rear Lot Line (Feet)	25	25	20	15	15	20	20	50 ²	40	25	50

NA- Not Allowed

NR- No Regulation

- B. Lots which abut on more than one street shall provide the required frontage and front yard setbacks along the street, upon which the principal structure faces.
- C. All Structures, whether attached to the principal structure or not and whether open or enclosed, including porches, carports, balconies or platforms above normal grade level shall not project into any minimum front, side or rear setback requirements.
- D. All property that abut any waterbody, such as lakes, rivers, etc., must comply with the New Hampshire Shore Line Protection Act on water side of such property, as defined in RSA 483-B.

¹ Maintain front lot lines in developed areas.

² When a proposed building in the I-1 Zoning District would abut an industrial zoned lot, then the setbacks for the front, rear and side yards are reduced to 20 feet, 20 feet and 15 feet respectively. If the proposed building abuts a residential use or residentially zoned land, then the setbacks shall be as shown on the table. [Amended 5-1-06 by Ord. No. 09-06]