

- a. minimum frontage of 200 feet on a Class V or better road;
- b. no off-street parking shall be located within the setbacks nor within the front yard;

**5-3-4 Hospitals, emergency medical centers and clinics.** Hospitals, emergency medical centers and clinics subject to the following conditions:

- a. minimum frontage of 200 feet on a Class I, II or IV road;
- b. primary ingress or egress shall be adequate for the use proposed without having a detrimental impact on the neighborhood.

**5-3-5 Civic and municipal buildings.**

**5-3-6 Schools and day care centers.**

- a. All public or non-public schools, kindergarten and grades 1 through 12, that come under the rules adopted by the state board of education and administered by the State Department of Education must receive a special exception from the Zoning Board of Adjustment under section 5.3. Home education as defined by RSA 193-A (<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-XV-193-A.htm>) is not required to receive a special exception under section 5.3.1. (*Amended March 2000, March 2014.*)
- b. Any in-home day care and pre-school, defined as the regular care or education in a dwelling unit of children not residents of that dwelling unit, that requires state licensing under RSA 170-E (<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-XII-170-E.htm>), also requires a special exception as a home occupation under section 5.3.1. If state licensing is not required, then the in-home day care, pre-school, or kindergarten is not required to obtain a special exception. (*Amended March 12, 1996, March, 2014.*)
- c. Adult and youth educational and cultural activities are permitted as an accessory use of the existing facilities of schools which are permitted under paragraph (a) above. They must be strictly subordinate and customarily incidental to the permitted school use of the facilities. (*Adopted March 2004.*)
- d. Accessory Adult Educational Facilities. New facilities, including new buildings, for teacher and instructor training, licensing, accreditation, and development, are permitted by special exception in conjunction with schools which are permitted under paragraph (a) above. Such uses and facilities must be strictly subordinate to and in support of the primary childhood education function of the school, and must be located on the same property or on a property contiguous to the school. New construction is limited to thirty (30) percent of the primary facility's heated gross square footage, but shall not exceed a maximum of ten-thousand (10,000) square feet of total floor area and a maximum of two (2) stories. Uses permitted under this paragraph will also require nonresidential site plan approval from the Planning Board. (*Adopted March 2004.*)
- e. Daycare Facilities. Daycare and preschool programs are permitted by special exception in conjunction with schools which are permitted under paragraph (a) above. Such programs may be located in existing school buildings or in new buildings constructed for that purpose on the same lot. New construction is limited to thirty (30) percent of the primary facility's gross square footage, but shall not exceed a maximum of ten-thousand (10,000) square feet of total floor area and a maximum of two (2) stories. Uses permitted under this paragraph will also require nonresidential site plan approval from the Planning Board. (*Adopted March 2014.*)

**5-3-7 Multi-family.** Multi-family uses of dwellings in existence as of March 14, 1989 upon the following terms and conditions:

- a. a maximum of two (2) dwelling units per lot less than one-half (0.5) acre in size where Town water and sewer are available and utilized;

Cluster development of dwelling units may be permitted under the following conditions.

- 6.4.1 Area.** Minimum development site is fifteen (15) acres.
- 6.4.2 Frontage.** A minimum of five hundred (500) feet of frontage on a Class V or better public right-of-way.
- 6.4.3 Density.** Dwelling unit density shall be determined by the Planning Board in accordance with the provisions of the Cluster Development Regulations. The total number of dwelling units will be determined by the total acreage being submitted for development excluding wetlands, water bodies and land contained within the one hundred (100) year floodplain. *(Amended March 2020)*
- 6.4.4 Open Space.** Fifty percent (50%) of the total acreage shall be set aside as open space. Within a one (1) mile radius of the Town Hall where Town water and sewer are available and proposed for use within the cluster development, the open space requirement shall be reduced to forty percent (40%).

## **6.5 *Manufactured Housing.***

An individual manufactured house may be located anywhere in this district provided it meets all of the minimum requirements of the district. In addition, open space under manufactured homes shall be enclosed with suitable "skirting". *(Amended March, 1991.)*

## **6.6 *Special Exceptions.***

The following uses will only be allowed as special exceptions by the Zoning Board of Adjustment (ZBA) and site plan review and approval by the Planning Board.

- 6.6.1 Home Occupations.** The ZBA may, in appropriate cases subject to appropriate conditions, permit home occupations in compliance with the requirements of this section, Section 5.3.1 Home Occupations and Section 4.10 Performance Standards. The provisions of Section 5.3.1 shall govern home occupations in this district except as otherwise provided for below. *(Adopted March 1993.)* Home occupations which meet the requirements of Section 5.3.1.1 Special Exception Not Required, shall be permitted without a special exception from the Zoning Board of Adjustment and without site plan review by the Planning Board. *(Adopted March 1998. Amended March 2022.)*

- a. The home occupation shall not be evident from the road or other public right-of-way.
- b. Materials or equipment stored outside must be adequately screened from adjacent public rights-of-way and properties.
- c. **Only retail sales** which are customary and incidental to the home occupation are permitted.
- d. Separate structures may be constructed or placed to accommodate the home occupation if screened from surrounding development and suitable for reversion to a use ancillary and incidental to a residential or agricultural use.
- e. The home occupation use shall be clearly subordinate and secondary to the primary use of the property as a residence.