

### **5.03.0 RESIDENCE "B" DISTRICT (1995)**

**INTENT:** The intent of the Residence "B" District is to provide areas for increased residential density and other uses which are compatible with these residential densities.

#### **5.03.1 ACCEPTABLE USES**

- A. Single-family dwellings and their accessory uses and structures
- B. Two-family dwellings and their accessory uses and structures
- C. Multi-family dwellings with municipal sewerage and water systems and their accessory uses and structures
- D. Telecommunication facilities (2000)
- E. Senior Housing Developments (2002)
- F. Farm roadside stands (2010)

#### **5.03.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)**

##### **A. Special Exception**

- 1. Hospital and/or related facilities licensed by the State of NH
- 2. Schools
- 3. Funeral homes
- 4. Home occupations in accordance with Section 10.02.3
- 5. Day care facilities
- 6. Family day care homes
- 7. Recreational facility, commercial (1997)
- 8. Recreational facility, not-for-profit (1997)
- 9. Public utilities necessary for public welfare
- 10. Bed & breakfast (1997)
- 11. Reduced front, side and rear setbacks (amended 2001)
- 12. Building and structure height greater than allowed in 5.03.8:A and 5.03.8:B (2005)
- 13. Accessory Dwelling Units (2008)
- 14. Hospice House (2011)
- 15. Nursing home or facility (2011)
- 16. Utility, public or private (2011)
- 17. Office in accordance with Section 10.02.7 (2011)

##### **B. Conditional Use Permit (2009)**

- 1. Small Wind Energy Systems (2009)

#### **5.03.3 USES NOT SPECIFIED (2010)**

Any uses of land and/or structures not specifically included in the "B" District as acceptable, acceptable by Special Exception or acceptable by Conditional Use Permit shall be considered as not permitted.

#### **5.03.4 ALLOWABLE DENSITY**

Multi-family residences in the Residence "B" District shall adhere to the following conditions for development:

- A. Multi-family dwellings shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants.
  - 1. Section Deleted. (2007)
- B. In the conversion of an existing house to apartments or multi-family dwellings, a maximum of five (5) units per acre of land associated with the existing house shall be permitted, given the following conditions:
  - 1. The proposal meets the standards set forth for maximum density 5.03.4, yard requirements 5.03.6 and usable open space 5.03.7. (1996)

### **5.03.5 LOT SIZES AND FRONTAGES**

- A. The following provisions shall apply to all other acceptable uses in this District, except single-family residences. (2009)
  - 1. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in Residence "B" shall have as a minimum, twenty thousand (20,000) square feet in area with one hundred fifty (150) feet of frontage on a Class V or better road.
  - 2. In those Residential "B" areas not serviced by both municipal sewerage and water systems, the minimum lot size shall be sixty thousand (60,000) square feet in area or larger, depending on soil and slope conditions, as may be necessary to sustain development according to state standard with two hundred, twenty-five (225) feet of frontage on a Class V or better road.
  - 3. The minimum lot size and frontage for a single-family residence in this District shall be the same as those set forth for the Residence "A" District in section 5.02.4 of this article.

### **5.03.6 YARD REQUIREMENTS (2011)**

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be at least fifteen (15) feet from side and rear property lines. In case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the street, lane or public way.
- C. Accessory Structures, one hundred-twenty (120) square feet or less shall have a minimum setback from the side and rear property lines of six (6) feet.

### **5.03.7 OPEN SPACE**

Open space shall be provided for all uses, other than single-family and two-family dwellings in an amount equal to not less than thirty (30) percent of the total lot area.

### **5.03.8 HEIGHT REQUIREMENTS (2005)**

- A. The maximum height of a building or structure in the Residence "B" District shall be thirty-five (35) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Residence "B" District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.