

5.05.0 COMMERCIAL "C" DISTRICT

INTENT: The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

5.05.1 ACCEPTABLE USES

- A. Retail businesses
- B. Wholesale businesses
- C. Restaurants
- D. Filling stations (2011)
- E. Offices
- F. Banks and financial institutions
- G. Hospitals (2011)
- H. Schools
- I. Hotels (2011)
- J. Churches or Houses of Worship (2011)
- K. Bed & breakfast (1997)
- L. Deleted (2011)
- M. Newspaper and job printing
- N. Funeral homes
- O. Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "A" District
- P. Two-family and multi-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "B"
- Q. Home occupations in accordance with Section 10.02.3
- R. Recreational facility, not-for-profit (1997)
- S. Recreational facility, commercial (1997)
- T. Telecommunication facilities (2000)
- U. Motor vehicles sales facilities (2011)
- V. Senior Housing Developments (2002)
- W. Farm roadside stands (2010)
- X. Farmer's market (2010)
- Y. Day care facilities (2011)
- Z. Motor vehicle repair facilities (2011)
- AA. Health services facilities (2011)
- BB. Hospice house (2011)
- CC. Veterinary clinics (2011)
- DD. Nursing home or facility (2011)
- EE. Agriculture and farming (2011)
- FF. Utility, public or private (2011)
- GG. Dwelling, Mixed-use (2012)

5.05.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)

A. Special Exception

1. Deleted (2011)
2. Family day care homes
3. Reduced front, side and rear setbacks
4. Manufacturing (2011)
5. Building and structure greater than allowed in 5.05.8:A and 5.05.8:B (2005)
6. Accessory Dwelling Units (2008)
7. Distribution and mailing facilities (2011)
8. Research and development (2011)

B. Conditional Use Permit (2009)

1. Small Wind Energy Systems (2009)

5.05.3 USES NOT SPECIFIED (2010)

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

5.05.4 LOT SIZES AND FRONTAGES (2009)

- A. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in Commercial District shall be twenty thousand (20,000) square feet, together with one hundred and fifty (150) feet of frontage on Class V or better road.
- B. In those commercial areas not serviced by municipal sewerage and water systems, the minimum lot size shall be sixty thousand (60,000) square feet, together with two hundred twenty-five (225) feet of frontage on a Class V or better road.

5.05.5 YARD REQUIREMENTS (1995)

- 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.

5.05.6 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.

5.05.7 OVAL SUBDISTRICT:

EXEMPTION FROM YARD AND OPEN SPACE REQUIREMENTS (2007)

The following area shall be exempt from the open space and yard requirements for all allowable uses in the Commercial District except multi-family residences: bounded by and beginning at the intersection of Great Brook and the Souhegan River, proceeding East along the southern bank of the Souhegan River to the Swinging Bridge, proceeding south along the west line of Pine Street to the intersection with Nashua Street, continuing south along the west line of Franklin Street to its intersection with High Street, then proceeding west along the north line of High Street and continuing west along the south line of Lot 39 on Tax Map 25 to the southwest corner of that parcel intersection with Great Brook and then proceeding north along the east bank of Great Brook to the beginning.

5.05.8 HEIGHT REQUIREMENTS (2005)

- A. The maximum height of a building or structure in the Commercial District shall be forty (40) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Commercial 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.