

**§ 197-14.1. Allowed Uses Table.**

<b>Allowed Uses Table</b>	
LEGEND: P = Permitted	
P500 = Permitted 500 feet from property line abutting NH Route 102	
SE = Permitted by Special Exception	
A = Permitted as Ancillary Use (MUBCOD)	
X = Not Permitted	

<b>Zoning District</b>										
Type of Use									Sewer Overlay District	
	A	B	C.1	C.2	C.3 West	C.3 East	D	MUBCOD	C.1	D
Accessory uses (i.e., with and incidental to a principal use, including but not limited to factory outlet sales)	X	X	X	X	X	X	P	X	P	P
Adult business establishment	X	X	SE	X	X	X	X	X	X	X
Agricultural Use										
Commercial agriculture	SE	P	SE	P	P	P	X	X	X	X
Noncommercial, forestry only	P	P	P	P	P	P	P	X	X	X
Noncommercial, not including produce stands	P	P	P	P	P	P	P	X	X	X
Produce stand (See definition under "agricultural use")	SE <sup>2</sup>	SE <sup>2</sup>	P	P	P	P	X	X	X	X
Automotive service station	X	X	P	X	X	X	X	X	P	P
Automotive repair shop	X	X	P	X	X	X	P	X	P	P
Automotive or similar vehicle sales facility <sup>9</sup>	X	X	P	X	X	X	P	X	X	X
Bed-and-breakfast inn Limited to 5 or fewer rooms	P	P	X	X	P	P	X	X	X	X
Limited to 10 rooms maximum	X	X	P	P	P	P	X	X	P	X
Boarding or rooming house	SE	SE	P	P	X	X	X	X	P	X
Cafeteria or restaurant	X	X	X	X	X	X	P	A	P	P
Camping area	X	SE	P	P	X	X	X	X	X	X
Church	P	P	P	P	X	X	X	X	P	X
Conservation subdivision (single-family only)	P	P	X	X	P500	X	X	X	X	X
Commercial service establishment	X	X	P	P	P	P	X	X	P	P
Conversion apartment	SE	SE	P	P	X	X	X	X	X	X

Zoning District											
Type of Use	A	B	C.1	C.2	C.3 West	C.3 East	D	MUBCOD	Sewer Overlay District		
									C.1	D	
Day-care											
Adult day-care	X	X	X	P	P	P	P <sup>1</sup>	A	X	P <sup>1</sup>	
Day-care center	SE	SE	P	P	P	P	P <sup>1</sup>	A	P	P <sup>1</sup>	
Day-care and adult day-care (when associated with an existing business in Zone D)	X	X	X	X	X	X	P	X	X	P	
Family home day-care/adult day-care	P	P	X	X	P	P	X	X	X	X	
Dwelling - two-family unit	P	P	X	X	P500 <sup>5</sup>	P <sup>5</sup>	X	X	X	X	
Elderly housing overlay district <sup>8</sup>	P	P	X	P	P500	X	X	X	X	X	
Excavation, soil removal and processing	X	X	X	X	X	X	P	X	X <sup>4</sup>	X <sup>4</sup>	
Excavation and soil removal	X	SE	SE	SE	X	X	P	X	X <sup>4</sup>	X <sup>4</sup>	
Flea market	X	X	P	P	X	X	X	X	X	X	
Gasoline station and convenience center	X	X	P	X	X	X	P	X	P	P	
Heavy industrial establishment	X	X	X	X	X	X	SE	X	X	X	
Heavy manufacturing establishment	X	X	X	X	X	X	SE	X	X	SE	
Home occupation	P	P	P	P	P	P	X	X	X	X	
Hotel/motel (3/2017)	X	X	P	P	X	X	SE	A	P	P	
Indoor commercial recreation facility	X	X	P	P	P	X	P	X	P	P	
Industrial repair garage	X	X	X	X	X	X	P	X	X	P	
Junkyard <sup>10</sup>	X	X	X	X	X	X	X	X	X	X	
Light manufacturing establishment	X	X	SE	SE	P	P	X	A	P	P	
Light industrial establishment	X	X	X	X	P	P	P	X	P	P	
Lumber treatment establishment	X	X	P	P	X	X	P	X	X	X	
Machine shop	X	X	X	X	P	P	P	X	P	P	
Manufactured home park	X	P	X	X	X	X	X	X	X	X	
Manufactured home subdivision	X	P	X	X	X	X	X	X	X	X	
Multi-family housing (3/2017)	X	X	X	P	X	X	X	X	P <sup>3</sup>	P <sup>3</sup>	
Nursery school	P	P	P	P	P	P	X	X	P	P	
Office establishment	X	X	P	P	P	P	P	X	P	P	
Office establishment/MUBCOD	X	X	X	X	P <sup>6</sup>	P <sup>6</sup>	X	P	X	X	
Outdoor commercial recreational facility	X	SE	P	P	P	X	X	X	X	X	
Private educational facility	P	P	P	P	P	P	X	X	P	X	
Public educational facility	P	P	P	P	P	P	X	X	P	X	
Public recreation facility	P	P	X	X	P	X	X	X	X	X	

Type of Use	Zoning District								Sewer Overlay District	
	A	B	C.1	C.2	C.3 West	C.3 East	D	MUBCOD	C.1	D
	Recycling collection center	X	X	P	P	X	X	X	X	X
Recycling processing center	X	X	X	X	X	X	SE	X	X	X
Research lab	X	X	X	X	X	X	SE	A	P	P
Restaurant	X	X	P	P	P	P	X	A	P	P
Restaurant, fast food	X	X	P	P	X	X	X	X	P	P
Sales establishment	X	X	P	P	P	P	SE	X	P	P
Single-family detached dwelling	P	P	X	X	P500 <sup>7</sup>	P <sup>7</sup>	X	X	X	X
Social facility	X	X	P	P	P	P	X	X	X	X
Testing lab	X	X	X	X	X	X	SE	A	P	P
Truck and heavy equipment repair shop	X	X	SE	X	X	X	P	X	SE	SE
Truck and/or heavy equipment sales facility	X	X	SE	X	X	X	P	X	X	X
Used motor vehicle dealership <sup>9</sup>	X	X	P	X	X	X	P	X	X	X
Warehouse establishment	X	X	P	P	X	X	P	A	P	P
Wholesale business establishment	X	X	X	X	P	P	P	X	P	P
Wireless communications facility	SE	SE	SE	SE	P	P	P	X	SE	P

Notes to Allowed Uses Table

- <sup>1</sup> As an accessory use to an operating primary allowed use. (03/2003)
- <sup>2</sup> Allowed only as an accessory to an allowed use and only for the sale of farm product or produce grown or made on-site as part of an approved home occupation or an allowed commercial or noncommercial agricultural use. (03/2003)
- <sup>3</sup> Where multifamily is a permitted use in the SOD it shall comply with all requirements of § 197-6.5, Multifamily Housing, except that the maximum density for multifamily in the SOD shall be 16 bedrooms per acre, not eight bedrooms per acre. Only 25% of the total acreage of the parcel can be used in calculating the density and no more than 25% of the parcel may be developed for multifamily housing. Nothing in this provision shall prevent the balance of the parcel acreage to be used for nonresidential purposes. (03/2007)
- <sup>4</sup> Excavation that is exclusively incidental to the construction or alteration of a building or structure or incidental to lot development consistent with the provision of the SOD Overlay District are permitted, provided that no such excavation shall commence without appropriate state and local permits required for such construction, alteration or development.
- <sup>5</sup> Duplexes may be located within the C.3 District only as part of a major subdivision consisting of a minimum of 10 lots. (03/2012)

- <sup>6</sup> Within the C.3 District, all of the provisions regarding MUBCOD will be applied as written, except that only 20 contiguous acres are needed to qualify instead of 40 contiguous acres. (03/2012)
- <sup>7</sup> Single-family detached dwelling units may be located within the C.3 District only as part of a major subdivision or a conservation subdivision with a minimum of 10 lots. (03/2012)
- <sup>8</sup> Elderly housing developments may be allowed by special exception in Zone H and the Groundwater Conservation Overlay District. Please note: Elderly housing shall not be permitted in any of the following zones: Zone C.1, Zone D; Zone G; and Zone F.
- <sup>9</sup> On or after the effective date of this chapter, March 12, 2002, no used motor vehicle dealerships may be located any closer than 2,000 feet to any other used motor vehicle dealership. The distance between such dealerships shall be computed by measuring the lot line closest to an existing used motor vehicle dealership to the lot line of the proposed used motor vehicle dealership, unless a certified and approved site plan shows a clearly defined area of use, in which case the area defined on the certified and approved site plan may be used to determine the distance between uses. (03/2002)
- <sup>10</sup> Please refer to § 197-2.13, Junkyards.