

ARTICLE 400 ZONING DISTRICTS REGULATIONS

SECTION 401 PERMITTED USES - TABLE OF USES

(Added 12 March 1996) (As amended 14 March 2000; 12 March 2002; 11 March 2003; 09 March 2004; 14 March 2006; 09 March 2010; 10 March 2020; 09 March 2021; 08 March 2022; 28 March 2023; 12 March 2024)

Land may be used, and buildings may be erected, altered, or used for only those uses listed in the following TABLE OF USES. This Table does not prohibit those uses, which are considered accessory and customarily associated with the primary use.

Zones:

LR	Lakeshore Residential Zone	(Sec. 410)
RS	Recreation Service Zone	(Sec. 420)
R	Residential Zone	(Sec. 430)
RC	Residential Commercial Zone	(Sec. 440)
RU	Rural Zone	(Sec. 450)
RR	Residential Rural Zone	(Sec. 460)

Key to Table:

Y = allowed in zone
N = not allowed in zone
E = allowed by Special Exception (see Sec. 520)
* = additional requirements (see notes)

TABLE OF USES

A.	Residential Uses	R	LR	RC	RR	RU	RS	Notes
1.	Accessory Dwelling Unit (ADU)	Y	E**	Y	Y	Y	N	*Refer to SECTION 319 **SECTION 520 criteria only. The additional criteria in SECTION 413 shall not apply to ADU in the LR District. (As amended 14 March 2017)
2.	Continuing Care Retirement Communities, including Independent Living CCRC, Assisted Living CCRC, Skilled Nursing CCRC	Y	N	Y	Y	Y	N	*See SECTION 331 (Added 14 March 2017)
3.	Duplex or Two-Family Dwelling	Y	N	Y	Y	N	N	
4.	Elderly Housing	Y	N	Y	Y	Y	N	*See SECTION 330 (Added 11 March 1999) (As amended 14 March 2017)
5.	Home Business	Y	N	Y	Y	Y	Y	*See SECTION 333
6.	Manufactured Home	Y*	N	Y*	Y*	Y*	N*	*See SECTION 350 a. & b.
7.	Manufactured Home Park	N	N	N	E	E	N	*See SECTION 350 and SECTION 451
8.	Multi-Family Structure	N	N	Y	Y	E	N	Not more than 6 dwelling units per structure. (As amended 10 March 2020) (Needs Site Plan Approval)
9.	Non-Habitable Structure larger than 240 s.f., as principal building on lot (As amended 08 March 2022)	E	E	E	E	E	N	*See SECTION 360 (Added 11 March 2014) (As amended 13 March 2018)
10.	Pre-Site Built Housing	Y	Y	Y	Y	Y	N	*See SECTION 350 a. & b. and Article 200 (Added 11 March 1997)
11.	Shed, less than 240 s.f., as principal building on lot	Y	Y	Y	Y	Y	Y	*See SECTION 360 (Added 11 March 2014) (As amended 13 March 2018)
12.	Single-Family Dwelling	Y	Y	Y	Y	Y	N	
13.	Townhouse	N	N	Y	Y	E	N	Not more than 5 dwelling units per group. (Added 10 March 2020)

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B.	Institutional Uses	R	LR	RC	RR	RU	RS	Notes
1.	Day Care, Home; Preschool Program; Infant/Toddler Program (Childcare Nursery)	Y	N	Y	Y	Y	N	*See Child/Day Care Uses in Article 200. (As amended 08 March 2016; 09 March 2021)
2.	All other Childcare Uses as defined in Ordinance	E	N	E	E	E	N	*See Child/Day Care Uses in Article 200. (Added 08 March 2016) (As amended 09 March 2021)
3.	Lodge or Private Club	N	N	Y	N	Y	N	
4.	Nursing Home	N	N	Y	Y	Y	N	
5.	Public or Private Educational Institution	N	N	Y	N	Y	N	
6.	Religious Use of Land and Structures (Church)	Y	Y	Y	Y	Y	Y	(Amended 12 March 2024)
7.	School	E	N	Y	E	Y	N	(Added 14 March 2017)
C.	Governmental and Public Service	R	LR	RC	RR	RU	RS	Notes
1.	Governmental Building	N	N	Y	N	Y	N	
2.	Library or Museum	N	N	Y	N	Y	N	
3.	Personal Wireless Service Facilities	N	N	N	N	Y*	N	*See SECTION 603 (Added 11 March 1999) (As amended 14 March 2017)
4.	Public Recreation	N	N	Y	N	Y	N	
5.	Utility	N	N	Y	N	Y	N	
D.	Retail Business and Service	R	LR	RC	RR	RU	RS	Notes
1.	Amusement Use: Indoor	N	N	E	E	E	N	*See definition in Article 200 [500] (Added 11 March 1997) (As amended 09 March 2021)
2.	Amusement Use: Outdoor	N	N	E	E	E	N	*See definition in Article 200 [500] (Added 11 March 1997) (As amended 09 March 2021)
3.	Automotive, Motorcycle, Light Truck Sales, Leasing, or Rental	N	N	E	N	E	N	(Added 14 March 2017)
4.	Automotive Service Station	N	N	E	N	E	Y*	*Incidental to another permitted use in the district. (As amended 14 March 2017)
5.	Automotive and Truck Junk Motor Vehicle Dealer	N	N	E	N	E	N	(Added 11 March 2003) (As amended 14 March 2017)
6.	Automotive and Truck Motor Vehicle Dealer	N	N	E	N	E	N	(Added 11 March 2003) (As amended 14 March 2017)
7.	Automotive and Truck Motor Vehicle Washing Facility	N	N	E	E	E	N	(Added 11 March 2003) (As amended 14 March 2017)
8.	Automotive and Truck Repair Garage	N	N	E	N	E	N	(As amended 14 March 2017)
9.	Automotive and Truck Used Motor Vehicle Dealer	N	N	E	N	E	N	(Added 11 March 2003) (As amended 14 March 2017)
10.	Barber or Beauty Shop	N	N	Y	N	Y	N	(As amended 14 March 2017)

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D.	Retail Business and Service	R	LR	RC	RR	RU	RS	Notes
11.	Boat Sales	N	N	Y	N	E	Y	(As amended 14 March 2017)
12.	Boat Service	N	N	Y	N	E	Y	(As amended 14 March 2017)
13.	Boat Storage	N	N	N	N	E	Y	(As amended 14 March 2017)
14.	Building Trade Shop (Excluding barge loading associated w/building trade use)	N	N	Y	N	E	N	(As amended 14 March 2017; 08 March 2022)
15.	Commercial Firewood Processing Site and/or Facility	N	N	N	E	E	N	(Added 11 March 2003) (As amended 09 March 2021, added "Commercial")
16.	Commercial Function Facility	N	N	E	E	E	E	*See definition in Article 200 (As amended 14 March 2017; 13 March 2018) (See SECTION 334)
17.	Contractor's Yard	N	N	E	E	E	N	*See Special Exception requirements in each district (As amended 14 March 2017; 13 March 2018)
18.	Energy Facility	N	N	N	E	Y	N	(Added 11 March 2003) (As amended 14 March 2017)
19.	Funeral Establishment	N	N	Y	Y	E	N	
20.	General Store	N	N	Y	Y	E	Y*	*For users of recreational facilities
21.	Gift Shop, Antique Shop, Craft Shop	N	N	Y	Y	Y	Y	
22.	Golf Course or Golf Driving Range (excluding Miniature Golf Course)	N	N	N	Y	E	N	
23.	Greenhouse, Commercial	N	N	Y	Y	Y	N	
24.	Health Club, Fitness Center, or Gym	N	N	Y	E	E	Y	(Added 13 March 2018)
25.	Hotel or Motel	N	N	Y	N	Y	Y	
26.	Junk yard	N	N	N	N	N	N	(Added 12 March 2024)
27.	Laundry or Dry Cleaning, including Self-Service	N	N	Y	N	E	Y*	*For users of recreational facilities
28.	Lodging House or Bed and Breakfast	N	E	Y	Y	Y	Y	*See SECTION 413
29.	Lumber Yard	N	N	N	N	Y	N	
30.	Marina	N	N	Y	N	Y	Y	
31.	Market Gardens, Flowers, and Produce	E	N	Y	Y	Y	N	All Grown on Site
32.	Medical Center or Medical Laboratory	N	N	Y	N	E	N	
33.	Nursery	N	N	Y	Y	Y	N	(As amended 14 March 2017)
34.	Outdoor Recreation	N	N	N	E	E	N	Minimum of 20 acres (As amended 09 March 2021)
35.	Parking Facility	N	N	Y	N	E	N	
36.	Pharmacy	N	N	Y	N	N	N	

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D.	Retail Business and Service	R	LR	RC	RR	RU	RS	Notes
37.	Printing, Commercial	N	N	Y	N	E	N	
38.	Professional Office	N	N	Y	Y	E	N	
39.	Recreation Camp	N	E	N	E	Y	E	(Added 12 March 2013)
40.	Recreational Campground or Camping Park (As amended 08 March 2022)	N	N	N	E	E	Y	*See SECTION 355 (As amended 14 March 2017)
41.	Recreational Use, Not for Profit	Y	Y	N	Y	Y	N	
42.	Repair Shop for Appliances	N	N	Y	Y	E	N	
43.	Restaurant; Restaurant, Drive-in; or Restaurant, Fast Food	N	N	Y	Y*	E	Y	*Only on parcels that have frontage on and access directly from a Class I, II, III or IIIa highway as defined by NHDOT. (As amended 14 March 2017)
44.	Retail Store	N	N	Y	N	E	N	
45.	Riding Stable or Riding Academy	N	N	N	Y	Y	N	
46.	Seasonal Cabin	N	E	N	N	E	Y	*See SECTION 413 (As amended 14 March 2017; 08 March 2022)
47.	Self-Storage Facility (Indoor only)	N	N	N	Y	Y	N	(As amended 08 March 2022)
48.	Sexually Oriented Business	N	N	N	N	N	E	Special Exception must first be obtained through the ZBA followed by Site Plan approval from the Alton Planning Board. (As amended 14 March 2017) (See SECTION 332)
49.	Short-Term Rental	N	Y	Y	Y	Y	Y	*See SECTION 365 (Added 28 March 2023)
50.	Small Engine Repair	N	N	E	E	E	N	(As amended 14 March 2017; 10 March 2020)
51.	Studio, Art, or Photography	N	N	Y	Y	Y	N	(As amended 14 March 2017)
52.	Warehouse and Wholesale Marketing	N	N	N	N	E	N	(As amended 14 March 2017)
53.	Waste Facility	N	N	N	N	E	N	(Added 11 March 2003) (As amended 14 March 2017)
54.	Water Extraction Site and/or Facility	N	N	E	E	E	N	(Added 11 March 2003) (As amended 14 March 2017; 10 March 2020)
E.	Open Space Uses	R	LR	RC	RR	RU	RS	Notes
1.	Agriculture	N	N	N	Y	Y	N	
1 a.	Agriculture for Personal, Non-Commercial Use	Y	Y	Y	Y	Y	N	*See SECTION 318 (Added 13 March 2018)
2.	Agritourism	N	N	N	Y	Y	N	*See definition in Article 200 (Added 08 March 2011)
3.	Conservation	Y	Y	Y	Y	Y	N	
4.	Forestry	Y	Y	Y	Y	Y	N	

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F.	Other Uses	R	LR	RC	RR	RU	RS	Notes
1.	Excavation	N	N	N	N	E	N	*See SECTION 451
2.	Kennel	N	N	E	E	E	N	*See definition in Article 200 (Added 08 March 2011)
3.	Light Industry	N	N	N	E	E	N	*See SECTION 451
4.	Small Wind Energy Facility	Y	Y	Y	Y	Y	Y	A unit exceeding a pole height of 50 feet or more than one (1) unit per lot requires a Special Exception from the Zoning Board of Adjustment & Site Plan approval from the Alton Planning Board. (Added 10 March 2009)
5.	Accessory or Residential Solar Energy System	Y	Y	Y	Y	Y	Y	*See SECTION 363 (Added 14 March 2017)
6.	Building Integrated or Passive Solar Energy System and Solar Thermal System	Y	Y	Y	Y	Y	Y	*See SECTION 363 (Added 14 March 2017)
7.	Commercial Solar Energy System	Y	Y	Y	Y	Y	Y	*See SECTION 363 (Added 14 March 2017)
8.	Utility Scale Solar Energy System/Solar Farm	N	N	N	E	E	E	*See SECTION 363 (Added 14 March 2017) (As amended 10 March 2020)
9.	Solar Energy System Over 25kW	E	E	E	E	E	E	*See SECTION 363 (Added 14 March 2017)