

3.5 - USE REGULATIONS (Repeal & Re-Adopt 2011)

- 3.5.1 The Table of Uses, Section 3.6, specifies the uses that are permitted by right, are permitted by Special Exception, are permitted by Conditional Use Permit, or are prohibited. Permitted uses are designated in the table with a P; uses which require the granting of a Special Exception by the Board of Adjustment are designated with an S; uses which require the granting of a Conditional Use Permit by the Planning Board are designated with a CU; and prohibited uses are designated with an 'N'. Any use that is not specifically permitted is prohibited.
- 3.5.2 All uses illustrated in Section 3.6 shall be subject to the limitations delineated in other sections of this Ordinance. In cases of conflict, the more restrictive interpretation shall apply.
- 3.5.3 All buildings or structures hereafter erected, reconstructed, altered, enlarged, or moved, or all future uses of premises in the Town of Greenland shall be in conformity with the use regulations of this Ordinance. Any building, structure, or land shall not be used for any manner other than is permitted in the district in which it is located.
- 3.5.4 A permit for the construction, alteration, enlargement or moving or use of a building or structure shall not be issued by the Building Inspector unless the use complies with this Ordinance and/or has been granted a variance or special exception by the Board of Adjustment.”

3.6 - TABLE OF USES (Repeal & Re-adopt 2011, Amended 2012, 2014, 2017, 2020)

- 3.6.1 Any use that is not specifically permitted in the Table of Uses is prohibited.

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3.6 TABLE OF USES (RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS)

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

<i>USE</i>	<i>RESIDENTIAL</i>	<i>CA EXISTING COMMERCIAL</i>	<i>CB ALDEN AVE</i>	<i>CC HIGHWAY</i>	<i>I INDUSTRIAL</i>	<i>SUPPLEMENTAL REGULATIONS</i>
A. RESIDENTIAL USES						
1) Single Family Dwelling	P	P	N	P	N	
2) Back Lot Development	P	P	N	N	N	In accordance with Section 4.4.1.1 of the Subdivision Regulations
3) Two Family Dwelling	CU	CU	N	N	N	In accordance with Subsection 3.7.12.3 of the Ordinance
4) Manufactured Housing: Mobile Homes	P	P	N	N	N	In accordance with Section 3.7.3 of the Ordinance
5) Home Occupation/Cottage Industry (Amended 2012)	P	P	N	P	N	In accordance with Section 3.7.1 of the Ordinance
6) Doggie Day Care	S	P	N	P	N	
7) Age Restricted Housing (2003)	P	P	N	N	P	In accordance with Article XIX of the Ordinance
8) Accessory Dwelling Unit	P	P	N	P	N	In accordance with Section 3.7.11 of the Ordinance
9) Residential Open Space-Conservation Development	P	P	N	P	N	In accordance with Article XXVI of the Ordinance
10) Multi-Family	N	CU	N	P	N	In accordance with Town of Greenland Site Plan Review Regulations (03.2022, 03.2026)
B. TEMPORARY RESIDENTIAL USES						
1) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities	S	S	N	N	N	
2) Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study Areas	P	P	P	P	P	
3) Commercial Riding Stables and Riding Trails With:						
3.1) Over 10 acres of land	P	P	P	P	N	
3.2) Under 10 acres of land	S	S	S	S	N	
4) Recreational Camping, Parking, Recreational Areas, Residential Tenting and Camping for Class A, B and C Recreational Vehicles	S	S	N	N	N	

<i>USE</i>	<i>RESIDENTIAL</i>	<i>CA EXISTING COMMERCIAL</i>	<i>CB ALDEN AVE</i>	<i>CC HIGHWAY</i>	<i>I INDUSTRIAL</i>	<i>SUPPLEMENTAL REGULATIONS</i>
C. GOVERNMENT, EDUCATIONAL, RELIGIOUS, CHARITABLE, CULTURAL AND PUBLIC USES						
1) Municipal Uses for Civic, Governmental, Service, Educational or Recreational Use	P	P	P	P	P	
2) Historical Museums	S	P	P	P	N	
3) Place of Assembly: Religious	S	P	P	P	P	In accordance with Town of Greenland Site Plan Review Regulations
4) Public Parks and Playgrounds	P	P	P	P	P	
5) Private Schools: Nursery thru College	N	P	P	N	N	
6) Licensed Child Day Care Facilities	CU	P	P	P	S	In accordance with Section 3.7.14 of the Ordinance (March 2025)
7) Senior Citizen Centers	S	P	P	P	S	
8) Non-Profit Lodges, Fraternal Organizations, Civic Organizations, and Charitable Organizations	N	P	N	N	N	
D. AGRICULTURAL/FORESTRY						
1) Agriculture	P	P	P	P	P	RSA 674:32-c. Agricultural uses shall not be prohibited in any district
E. MEDICAL SERVICES (Amended March 2017)						
1) Hospitals	N	N	P	P	S	
2) Medical Offices and Clinics (Outpatient Only)	N	P	S	CU	S	In accordance with Article 3.6.2/Ordinance
3) Clinics (With Inpatient Care)	N	N	S	P	S	
4) Ambulatory Surgical Center	N	P	P	CU	N	In accordance with Article 3.6.2/Ordinance
5) Residential Care Facility	S	P	P	P	S	
F. RECREATIONAL (INDOOR/OUTDOOR)						
1) Cinema or Similar Indoor Amusement Use with No Live Performance	N	N	P	P	S	
2) Indoor Recreation Facility	N	P	P	P	S	
3) Health Club, Yoga Studio, Martial Arts School or Similar Use	N	P	P	P	S	
4) Golf Courses Which May Include: Clubhouse, Swimming and Tennis Facilities, Storage and Maintenance Structures	S	S	N	N	N	
5) Outdoor Recreation Facility	S	P	P	P	S	

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G. OFFICE: NON-MEDICAL						
1) Professional Office	N	P	P	P	P	
2) Business Office	N	P	P	P	P	In accordance with Section 3.7.8 of the Ordinance
3) Retail Bank	N	P	P	P	S	
4) Financial Services Office	N	P	P	P	S	
H. SERVICE: NON-HEALTHCARE						
1) Adult Day Care Facilities	N	P	P	N	S	
2) Personal Services	N	P	P	P	N	
3) Consumer Services Such as Copy Shop, Bicycle Repair, Pet Grooming	N	P	P	P	N	
4) Trade, Craft and General Service Establishments Such As, But Not Limited To, Shops for Carpenters, Plumbers, Painters, Electricians, Paper Hangers, Sign Painters, Upholsterers, and Printers	N	P	P	P	P	
5) Landscape Services	N	P	P	N	P	
6) Veterinary Care	N	P	P	N	N	
7) Laundry and Dry Cleaning Establishments						
7.1) Drop Off/Pick Up Only for Items to be Dry Cleaned or Laundered Off Site or On Site	N	P	N	P	P	
7.2) Self-Service Laundry for Use by the General Public	N	P	N	P	N	
8) Undertaking Establishment, Funeral Parlor	N	P	N	N	S	
I. RETAIL TRADE						
1) Convenience Goods	N	P	N	P	N	
2) Retail Sales	N	P	P	P	S	
3) Shopping Center	N	P	P	P	S	
4) Sexually Oriented Business	N	N	S	S	N	In accordance with Section 3.7.4 of the Ordinance

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USE	RESIDENTIAL	CA EXISTING COMMERCIAL	CB ALDEN AVE	CC HIGHWAY	I INDUSTRIAL	SUPPLEMENTAL REGULATIONS
J. EATERIES AND DRINKING PLACES						
1) Restaurant						
1.1) Fast Food Restaurant	N	P	N	P	N	
1.2) Full-Service Restaurant	N	P	N	P	N	
2) Brewery	N	N	N	N	P	A brewery of any type shall not be permitted within, or accessory to, a golf course located within a residential district. (2014)
2.1) Brew Pub	N	P	N	P	N	
2.2) Nano Brewery	N	P	N	P	N	
K. LODGING ESTABLISHMENTS						
1) Bed and Breakfast	S	P	N	N	N	
2) Inn	S	P	N	N	N	In accordance with Section 3.7.7 of the Ordinance
3) Hotel	N	N	P	P	S	
4) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities	S	N	N	N	N	
L. MOTOR VEHICLE (Amended March 2020)						
1) Sales, Renting or Leasing of Passenger Cars and Light Trucks, Motorcycles, Tractors, Boats and Small Power Equipment (e.g. Lawnmowers) Including Accessory Repair Services, Snowmobiles	N	S	N	P	N	
2) Automotive Service Station						*To authorize the prohibition of additional automotive service stations within one (1) mile of an existing automotive service station
2.1) Fueling Only	N	S	N	S	S	
2.2) Fueling and Service	N	S	N	S	S	
2.3) Fueling, Service and Repair	N	S	N	S	S	
2.4) Associated Convenience Store	N	S	N	S	N	
3) Motor Vehicle Washing Facility for Passenger Cars and Light Trucks (NO MORE THAN 2 AXLES)	N	N	N	P	N	
4) Truck Stop	N	N	N	N	N	
5) Off-Site Parking Lot	N	CU	CU	CU	CU	Refer to Article II – Definitions: Off-Site Parking Lot (March 2020) and Section 3.6.3 of the Ordinance

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M. WHOLESALE TRADE, WAREHOUSING AND DISTRIBUTION						
1) Wholesale	N	N	S	N	P	
2) Warehousing	N	N	S	N	P	
N. INDUSTRIAL						
1) Light Industry	N	S	P	N	P	03.2026 – from S to P
2) Research and Development, Corporate and Business Offices	N	S	P	N	P	03.2026 – from S to P
3) Food Processing	N	S	S	N	P	
4) Electronic Manufacturing	N	S	S	N	P	
5) General Manufacturing	N	S	P	N	P	03.2026 – from S to P
6) Commercial Sawmills	N	N	N	N	P	
7) Junk Yards/Recycling Centers	N	N	N	N	S	
8) Biological or Chemical Laboratory	N	S	S	N	P	
9) Bulk Storage and Distribution of Goods, Except Fuels	N	N	S	N	P	
10) Bulk Storage of Fossil Fuels	N	N	N	N	N	
O. RESIDENTIAL-COMMERCIAL-INDUSTRIAL MIXED-USE (OVERLAY) DISTRICT (March 2020)						
1) Overnight, Day Camps	N	N	N	N	N	Refer to Article XXVIII: RCIM (Overlay) District for All Other Allowed Uses by Conditional Use Permit Only
2) Cottage Colonies	N	N	N	N	N	
3) Vacation Resorts	N	N	N	N	N	
4) Hostels, Similar Recreation Facilities	N	N	N	N	N	
5) Golf Courses which may include: Clubhouse, Swimming & Tennis Facilities, Storage and Maintenance Structures	N	N	N	N	N	
6) Sexually Oriented Business	N	N	N	N	N	
7) Junk Yards, Recycling Centers	N	N	N	N	N	

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