

# THE EQUITY GROUP

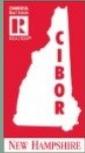
## REALTORS

42 ACRES  
HEAVY INDUSTRIAL



Water/sewer, 3 phase electric nearby. Transmission line and rail frontage. Shallow grades, good soils, 6 miles to I-91. Zoned for most industrial uses. Access via ROW. Subject to util easement.

**\$695,000**



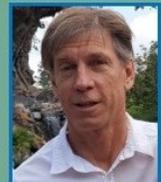
**James P. Ward**

Licensed Broker NH & VT

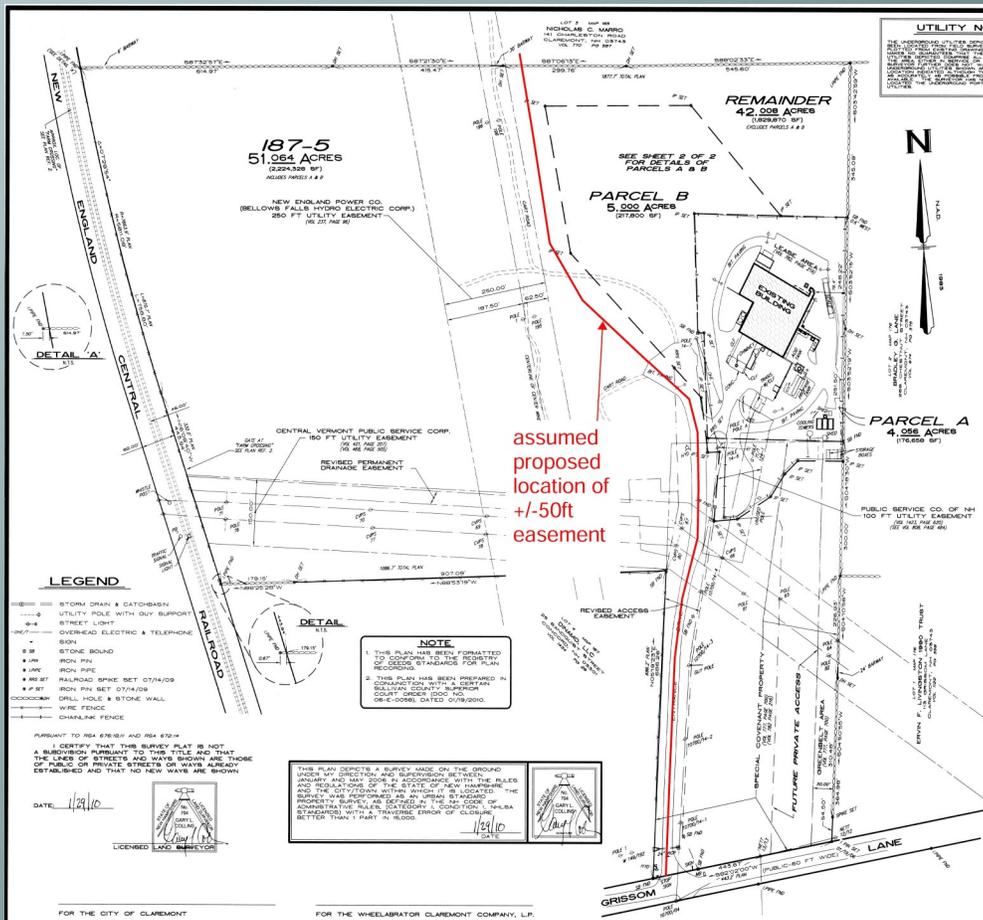
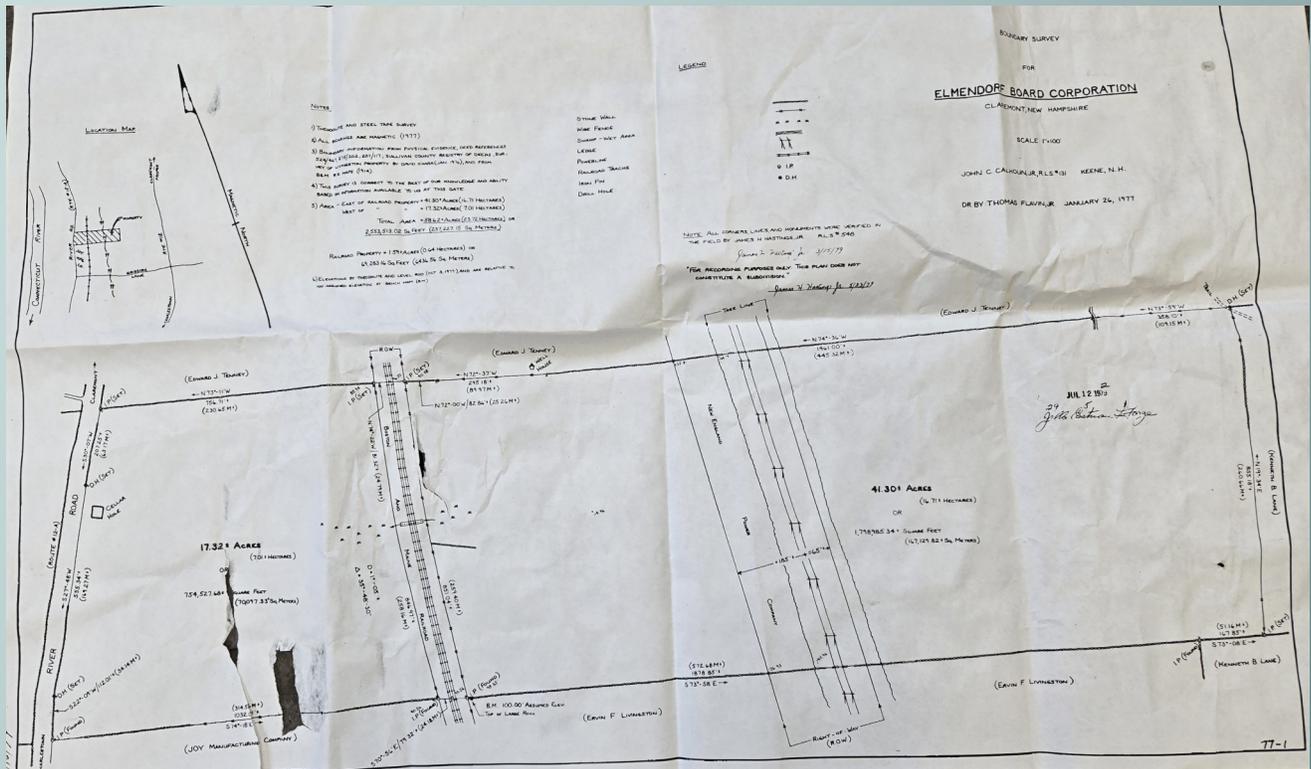
603 448 8000

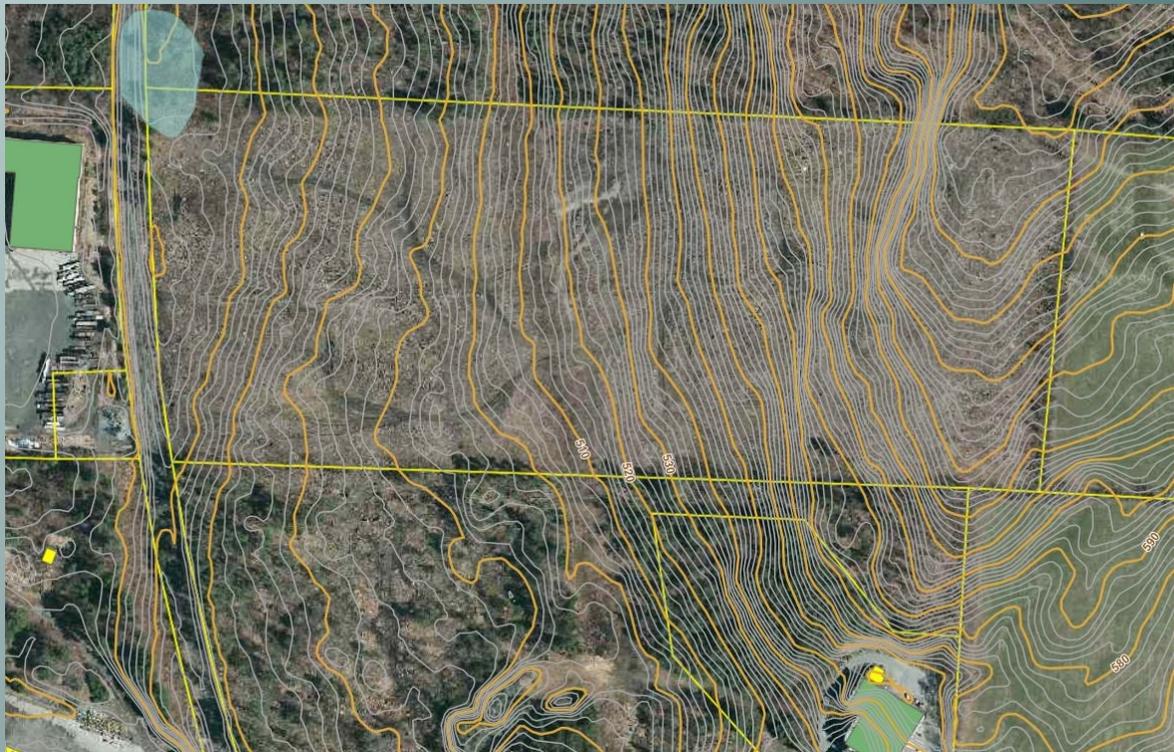
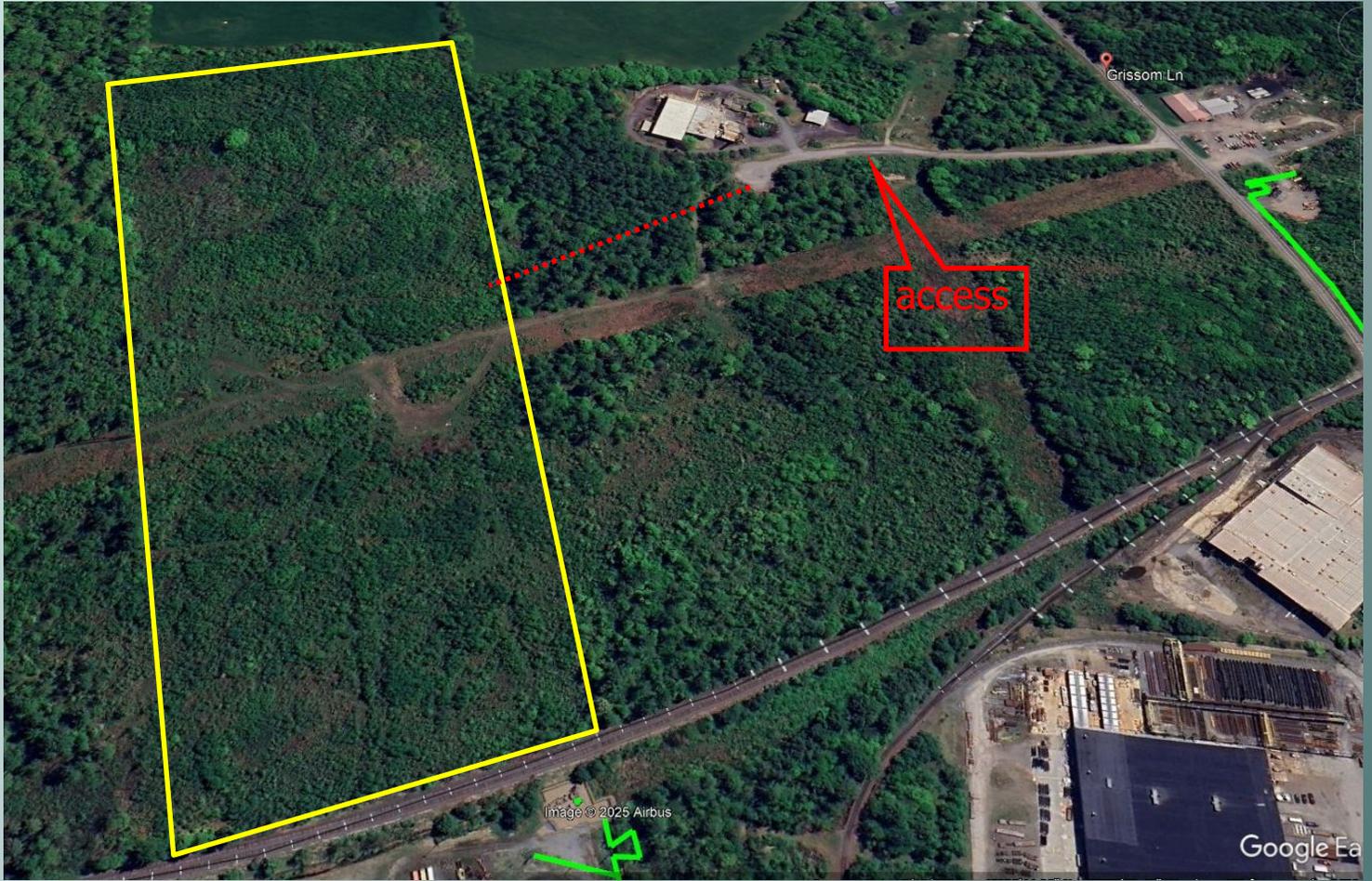
264 Lafayette Rd. #10, Portsmouth NH

**EquityGroupRealtors.com**



# SURVEY AND ACCESS





# Zoning

## Sec. 22-336. Permitted uses.

The following uses are permitted in the industry district II. Any uses not expressly permitted are prohibited.

- (1) The uses permitted in Section 22-316 (1), (2), (3), (4), (5), (6), (9), (11), (19), (20), (21), (22), and (23).
- (2) Accessory uses and buildings.
- (3) Heavy industry unless otherwise prohibited by law or ordinance.
- (4) Mobile homes on individual lots for which a valid nonconforming use, including those granted by variances, existed on June 8, 1988.
- (5) Accessory uses and buildings.

(Ord. No. 181, § 3-9.1, 4-12-78; Ord. No. 270, § 2, 12-10-86; Ord. No. 291, § 1, J, 8-10-88; Ord. No. 309, § 1, 10-10-90; Ord. No. 363, 10-12-94; Ord. No. 477, § 3, 8-9-06)

## Sec. 22-337. Special exceptions.

The following uses may be permitted in the industry district II by the zoning board of adjustment subject to the provisions of Division 3 of Article II of this chapter, as well as any other applicable state and local regulations.

- (1) Fuel storage and sales provided that:
  - a. The location is deemed acceptable by the fire chief and applicable engineering and fire standards;
  - b. Fuel storage tanks are fenced, screened and located at or below ground;
  - c. Fuel storage tanks are located at least fifty (50) feet from any lot line.
- (2) Extraction of sand and gravel owned or controlled by the property owner, to be used either on or off-site.
- (3) Development of any parcel not entirely within the industry district II, as shown on the city's tax maps as of the date of the adoption of this provision. Where the boundary line of any zoning district divides a lot in single or joint ownership, the regulations for either district may extend to the entire lot, but in no case shall any permitted use be extended more than seventy-five (75) feet into the zoning district which prohibits uses allowed in the abutting district. The provisions of this section shall benefit only those lots shown on the tax maps of the City of Claremont as existing on the date of passage of this amendment (insert date). The boundary line of a zoning district may not be extended under any circumstances beyond the boundary of the lot appearing on said tax maps. The city planning department shall keep on record for public use all tax maps referred to in this amendment.
- (4) Buildings or accessory structures in excess of thirty-five (35) feet in height.

### ec. 22-340. Lot coverage.

All buildings, including accessory buildings and impermeable surfaces, in the industry district II shall cover in the aggregate not more than sixty (60) percent of the lot area.

## Sec. 22-338. Lot size and area.

Each lot in the industry district II shall have a minimum width at the building line of two hundred (200) feet and an area of at least eighty thousand (80,000) square feet.

(Ord. No. 181, § 3-9.3, 4-12-78)