

**42.1 Granite Ridge Development District (GRDD)**

(a) OBJECTIVES AND CHARACTERISTICS

Well thought out and planned commercial districts benefit the community and landowners within the district in many ways. The Community sees a commercial area that provides enhanced positive contributions to the community like maximized tax revenue, minimized infrastructure burden, attractive easy to navigate roads, and minimized traffic impacts, etc. The Landowners and Developers see a community committed to thoughtful development that is cohesive, flexible and has easy to interpret requirements, while at the same time providing the community benefits. The Granite Ridge Development District (GRDD) regulations are intended to:

- (1) Provide the Landowners and Developers within or entering into the district with flexible yet, clearly defined requirements.
- (2) Minimize infrastructure cost to the City through good planning for the district as a whole not as individual lots.
- (3) Maximize the developable areas on the parcels within the district through flexible dimensional requirements.
- (4) Minimize traffic impacts to Route 11 through implementation of a service road and shared, intersections with Route 11.

(b) BOUNDARIES OF THE GRANITE RIDGE DEVELOPMENT DISTRICT

- (1) The Following is a list of Parcels within the GRDD that have direct contact to the Service Road to the West of Route 11.

**PRIMARY AREA OF THE GRDD**

<b>PID</b>	<b>Address</b>	<b>Acres</b>	<b>Owner</b>
0208-0001-0000	126 Farmington Rd	82.50	Adamian Construction & Dev.
0208-0001-0001	116 Farmington Rd	34.18	Infinity Properties Rochester
0208-0002-0000	0 Farmington Rd	32.00	The Kane Co. Inc.
0208-0004-0000	148 Farmington Rd	1.30	John & Carolyn Meader
0208-0005-0000	150 Farmington Rd	0.63	Roslyn Stone & Carolyn Meader
0208-0006-0000	154 Farmington Rd	1.05	Alkurabli LLC
0208-0006-0001	152 Farmington Rd	0.94	Richard Ottino
0208-0007-0000	160 Farmington Rd	1.33	160 Farmington Rd Realty Trust
0216-0001-0000	20 Farmington Rd.	15.00	Robert Beranger
0216-0002-0000	22 Farmington Rd.	2.60	Robert Beranger
0216-0003-0000	0 Farmington Rd.	2.90	Robert Beranger
0216-0004-0000	36 Farmington Rd.	17.10	Northgate Investment Properties
0216-0005-0000	46 Farmington Rd.	1.24	Gene V. Roe
0216-0006-0000	48 Farmington Rd	5.62	Casaccio Real Estate Holdings
0216-0007-0000	58 Farmington Rd	7.60	Casaccio Real Estate Holdings

**PRIMARY AREA OF THE GRDD**

PID	Address	Acres	Owner
0216-0008-0000	60 Farmington Rd	6.30	Packy's Investment Properties
0216-0009-0000	68 Farmington Rd	20.00	Stratham Industrial Properties
0216-0010-0000	76 Farmington Rd	21.00	PSNH
0216-0011-0000	92 Farmington Rd	85.00	Stratham Industrial Properties
0216-0017-0000	5 Lydall Way	12.00	State of New Hampshire DOT
0216-0019-0000	0 Farmington Rd	4.50	PSNH
0216-0020-0000	8 Crane Dr	6.09	Newport Partners LLC
0216-0021-0000	33 Crane Dr	4.80	Spinelli Realty Trust
0216-0022-0000	27 Crane Dr	6.35	Black Marble Realty Trust
0216-0023-0000	21 Crane Dr	3.16	Black Marble Realty Trust
0216-0024-0000	7 Crane Dr	4.01	Four Hidden Rd Trust
0216-0025-0000	47 Farmington Rd	2.80	Poulin Realty Acquisition
		<b>382.00</b>	

- (2) The Following is a list of Parcels within the GRDD to the East of Route 11. These Parcels will benefit from any improvements made to Route 11, and intersections therewith, for this reason they are included in the GRDD.

**SECONDARY AREA OF THE GRDD**

PID	Address	Acres	Owner
0208-0008-0000	174 Farmington Rd.	60.00	Diane Smith
0208-0008-0001	176 Farmington Rd.	11.61	Robidas Properties LLC
0208-0009-0000	178 Farmington Rd.	4.30	Rochester/Rural District
0208-0010-0000	180 Farmington Rd.	1.02	WAH Realty Corporation
0208-0011-0000	184 Framington Rd.	4.00	Bonnie J. O'Shea
0208-0015-0000	0 Farmington Rd	0.29	City of Rochester
0208-0016-0000	0 Farmington Rd	1.66	Robert Rowe
0208-0017-0000	127 Farmington Rd	8.90	Robert Rowe
0208-0018-0000	17 Sterling Dr.	2.02	Raven Realty
0208-0018-0001	18 Sterling Dr.	2.85	Raven Realty
0208-0018-0002	27 Sterling Dr.	5.04	Axis Property Holdings LLC
0208-0018-0003	23 Sterling Dr.	1.55	Raven Realty
0208-0018-0004	0 Sterling Dr.	0.64	Raven Realty
0208-0019-0000	123 Farmington Rd	1.16	Black Dog Car Wash LLC
0208-0019-0001	115 Farmington Rd	1.25	Hermitage Place LP
0208-0019-0002	131 Farmington Rd.	0.57	JMB Automotive Group LLC
0209-0001-0000	105 Farmington Rd	1.70	Rudolph Tetreault
0216-0012-0000	4 Little Falls Bridge Rd	1.89	Ralph Torr Rev. Trust
0216-0013-0000	0 Little Falls Bridge Rd	11.80	State of New Hampshire DOT
0216-0018-0000	95 Farmington Rd	3.50	Motiva Enterprises LLC
0216-0018-0001	83 Farmington Rd	2.25	Joseph Blanchette

**SECONDARY AREA OF THE GRDD**

<b>PID</b>	<b>Address</b>	<b>Acres</b>	<b>Owner</b>
0216-0018-0002	77 Farmington Rd	3.60	Rochester Hospitality LLC
0216-0019-0000	0 Farmington Rd.	4.50	PSNH
0216-0020-0000	8 Crane Dr.	6.09	Newport Partners LLC
0216-0021-0000	33 Crane Dr.	4.80	Rose Realty LLC
0216-0022-0000	27 Crane Dr.	5.30	Black Marble Realty Trust LLC
0216-0023-0000	21 Crane Dr.	3.16	Black Marble Realty Trust LLC
0216-0024-0000	7 Crane Dr.	4.01	Four Hidden Rod Rd. Realty Trust
0216-0025-0000	47 Farmington Rd.	2.60	Poulin Realty Acquisitions LLC
0216-0026-0000	0 Farmington Rd.	68.00	Donald & Bonnie Toy
0216-0028-0000	23 Farmington Rd.	1.70	Miles Cook III
0216-0028-0001	25 Farmington Rd.	0.10	City of Rochester
0216-0029-0000	21 Farmington Rd.	2.41	Cardinals Seafarer Restaurant
0221-0154-0000	2 Farmington Rd.	20.80	Jean Edgerly Trust
0221-0156-0000	14 Farmington Rd.	1.20	<i>Renee &amp; Louanne Cardinal</i>
0221-0157-0000	0 Farmington Rd.	1.20	Wayne Cardinal
0221-0158-0000	14 Farmington Rd.	1.30	<i>Rene &amp; Luanne Cardinal</i>
0221-0159-0000	10 Farmington Rd.	2.45	Lawrence Shapiro Trust
0221-0160-0000	18 Farmington Rd.	1.32	Michael & Jean Garzillo
0221-0162-0000	18A Farmington Rd.	6.40	Richard & Phyllis Glidden
0221-0163-0000	20 Farmington Rd.	3.20	Robert & Karen Beranger
0221-0164-0000	17 Farmington Rd.	0.91	Rene G Cardinal & Cardinal Way
0221-0165-0000	11 Farmington Rd.	1.70	Seckendorf Real Estate
0221-0166-0000	9 Farmington Rd.	1.10	MIB LLC Greenwood Inn
0221-0167-0000	7 Farmington Rd.	0.30	Basel Alkurabi
0221-0168-0000	3 Farmington Rd.	14.00	Charles Karacas
		<b>290.15</b>	

- (3) GRDD Map: Refer to **Figure #** at the end of the Ordinance for a graphical depiction of the Zone.

(c) GRDD PERMITTED USES

USES		ZONE	
(A)	<b>RESIDENTIAL USES</b>	<b>GRDD</b>	<b>Detail</b>
[1][8](1)	Single-Family Dwelling	N	
[1](2)	Two-Family Dwelling	N	42.15(i)
[1](3)	Multi-Family Dwelling	N	
[4](3a)	Elderly Housing	N	43.23(c)(26)
[1](4)	Lodging or Rooming House	N	
[1](4a)	Group or Shared Home	N	42.23(c)(24)
(5)	Hotel, Motel	Y	42.23(c)(3)
(6)	Inns, Cabins, Transient Lodgings	Y	42.23(c)(3)
(7)	Cluster Development	N	42.24
(8)	Mobile Home	N	42.15(f)
(9)	Mobile Home Park or	N	42.15(g)
(10)	Modular Home	N	
(11)	Accessory Building or Use	Y	42.23(c)(28)*
[94](12)	Temporary Structure	Y	42.15(n)
[127](13)	Outdoor Wood-Fired Boiler	N	52.15(p)
		<b>ZONE</b>	
(B)	<b>COMMERCIAL USES</b>	<b>GRDD</b>	<b>Detail</b>
	Retail Store-Sale of Goods First Hand	Y	42.23(c)(22)
[5](1a)	Adult-Oriented Establishments	N	42.15(1)
(2)	Grocery or Variety Store Not More Than 1,000 sq.ft.	Y	42.23(c)(6)
(3)	Second Hand and Antique Shops	Y	42.23(c)(10)
(4)	Manufacture of Goods Sold at Retail	Y	42.15(d)
(5)	Monument Sales	N	42.23(c)(15)
[1](6)	Office	Y	42.23(c)(8)
(7)	Professional Office in Residence	N	42.15(c)
(8)	Service Establishment	Y	
(9)	Restaurant	Y	42.23(c)(23)
(10)	Bank (Including Drive-In)	Y	
(11)	Laundry (Industrial)	N	42.23(c)(14)
(12)	Self-Service Laundry	Y	
(13)	Drive-In Business, Service in Car	Y	
(14)	Funeral Home	Y	42.23(c)(9)
(15)	Carpentry, Cabinet, Upholstery, Sheet Metal, and Sign Painting Shop	Y	
(16)	Filling Station	Y	42.23(c)(11)
(17)	Auto and Truck Service Station, Sales, Repair or Storage	Y	
[95](18)	Home Occupation	N	
[6](18a)	Bed and Breakfast Establishment	Y	42.15(c)(k)
(19)	Accessory Building or Use	Y	

## (c) GRDD PERMITTED USES (CONTINUED)

		ZONE	
(C)	AGRICULTURAL/RECREATIONAL USES	GRDD	Detail
(1)	Farm	N	42.15(a)
(2)	Roadside Stand, Sale of Farm Products	E	42.15(b) and 42.23(c)(17)**
(3)	Pig Farm	N	42.23(c)(1)
(4)	Fur Ranch	N	42.23(c)(2)
(5)	Veterinary Hospital, Kennel	Y	
(6)	Flower and Plan Nursery and Greenhouse	Y	
(7)	Amusement Enterprise	Y	42.23(c)(12)
(8)	Recreation Area, Day Camp	N	
(9)	Theater/Place of Public Assembly	Y	
(10)	Drive-In Theater	Y	42.23(c)(5)
(11)	Stable and riding Academy	N	
(12)	Campground	N	
(13)	Accessory Building or Use	Y	
		ZONE	
(D)	PUBLIC INSTITUTIONAL USES	GRDD	Detail
(1)		Y	42.23(c)(18)
[8](2)	Cemetery	N	42.23(c)(18)
(3)	Fraternal Club and Lodge	Y	
(4)	Wireless Communications Facilities	Y	42.23(c)(27)
(5)	Public Utility Lines, Station	E	42.23(c)(19)
(6)	Airport, Public	N	42.23(c)(20)
(7)	Airport, Private	N	42.23(c)(21)
(8)	Hospital	N	
[1](9)	Convalescent or Rest Home	N	42.15(h) and 42.23(c)(7)
(10)	Healthcare Activities and Facilities	Y	
[1](11)	Philanthropic and Charitable Inst.	Y	
(12)	Public or Private School	Y	
(13)	Day Care Center	N	
(14)	Church	N	
(15)	Park and Playground	Y	
(16)	Accessory Building or Use	Y	
		ZONE	
(E)	INDUSTRIAL USES	GRDD	Detail
(1)	Industry, Research, Testing	Y	42.15(e)
(2)	Wholesale and Storage Warehouse	Y	
(3)	Motor Vehicle Junkyard	N	42.23(c)(4)
(4)	Junkyard	N	42.23(c)(4)
(5)	Gravel Processing Plant	E	
(6)	Truck Terminal, Bus Garage	Y	
(7)	Contractor's Storage Yard	Y	
(8)	Feed and Fuel Storage and Sales	Y	42.23(c)(13)
(9)	Bottling Works	Y	42.23(c)(13)
(10)	Ice Cream Manufacture	Y	42.23(c)(13)
(11)	Sawmill	N	
(12)	Earth Excavation	E	42.23(c)(16)
(13)	Accessory Building or Use	Y	
[2](14)	Solid Waste Facility	N	42.15 and 42.23(25)

(c) GRDD PERMITTED USES (CONTINUED)

- [1] Amended 5/10/88 with respect to Agricultural Zone
- [2] Amended 3/26/90 by addition of Industry-4 Zone
- [3] Amended 6/5/90 by addition of Industry-4A Zone
- [4] Amended 6/25/90 by addition of Elderly Housing
- [5] Amended 2/1/94 by addition of Adult-Oriented Establishments
- [6] Amended 10/2/90 by addition of "Bed and Breakfast Establishment"
- [7] Amended 2/1/94 by addition of Family Day Care Home
- [8] Amended 1/4/05 by allowing single-family cemetery (SE) in H Zone

\* Pool, Recreation Building for Hotel, Motel, GRDD  
 \*\* Farmers Market, GRDD

(d) GRDD DIMENSIONAL REGULATIONS

District	Minimum Lot Area			Minimum Lot Area Per Added Dwelling Unit		Minimum Setbacks				Minimum Frontage	Max. lot Coverage
	with no water or sewer	with water or sewer	with both water & sewer	with both water & sewer	with water or sewer or none*	Front Setback	Side Setback	Rear Setback	Distance from Other Buildings		
GRDD	NP	NP	0	NP	NP	R	R	R	10	50	R

**Legend:**

NP - Not Permitted

R - No Regulation

(The above Table could be added to Appendix B Table 2)

(e) GRDD PAVEMENT DIMENSIONAL REGULATIONS

The following setbacks are for pavement used for parking and interior access ways. Driveways into the site from the service road are exempt. These setbacks guarantee a minimum 10-ft wide area for landscaping around the perimeter of the site.

	Minimum Property Line Setbacks (ft.)		
	Front	Side	Rear
Pavement	10	5	10

(f) GRDD SERVICE ROAD REGULATIONS

- (1) RIGHT-OF-WAY: Each parcel owner/developer within the district is required to provide a 60-ft wide Right-of-Way for and construction of the Service Road on their parcel from the shared property line with each adjacent property to the north and south.
- (2) TEMPORARY TERMINATION: In the event that one of the properties adjacent to the property does not contain an existing section of the Service Road, a temporary cul-de-sac conforming to the City of Rochester Subdivision requirements shall be provided.
- (3) ROUTE 11 INTERSECTIONS: When present on a parcel, landowner/developers, shall incorporate the pre-determined Route 11 access points into their plans. Refer to the CLD Consulting Engineers, Inc. study for the locations of these intersections.
- (4) Developers shall consult with NHDOT regarding the design of the intersections with Route 11 and design the Right-of-Way to accommodate the physical road required by NHDOT.
- (5) GRDD SERVICE ROAD DESIGN STANDARDS

The following table summarizes the design requirements for the Service Road within the GRDD.

Right-of-Way	60-ft
Lane Width (each)	12-ft
Paved Shoulder (each)	4-ft
Sidewalk (bituminous)	5-ft
Grass Strip	5-ft (between road and sidewalk)
Curb	Granite
	Sloped (non-sidewalk side)
	Vertical (sidewalk side)
<b>Cross-sectional Requirements:</b>	
Wearing Course	1-inch (NHDOT Item 403.11)
Bearing Course	2-inch (NHDOT Item 403.11)
Crushed Gravel	6-inch (NHDOT Item 304.3)
Bank Run Gravel	12-inch (NHDOT Item 304.2)

- b. All materials shall be installed in compliance with NHDOT specifications and those outlined within the City of Rochester Subdivision Regulations.
- c. Refer to Figure ## the GRDD Service Road Cross-section for configuration.

(g) GRDD STORMWATER CONTROL AND DRAINAGE REQUIREMENTS

- (1) Stormwater controls for each individual site plan shall be designed in compliance with the NEW HAMPSHIRE STORMWATER MANUAL VOLUME 2.

- a. To insure adequate stormwater control given the more flexible dimensional regulations, these design guidelines shall be used regardless of requirement of NHDES Alteration of Terrain permitting (100,000-sf +).
  - (2) Consideration shall be taken by the Planning Board for use of innovative stormwater control structures, such as porous pavement, bio-retention areas, gravel wetlands etc. In the event of use of some of the more innovative stormwater management practices, the planning board may entertain waiver to:
    - a. requirement of curbed interior landscaped islands especially if the curb interferes with routing of stormwater to said practice, or,
    - b. parking requirements based on gross floor space (i.e. Staples office stores for instance rarely require the parking their square footage dictates, if the applicant does not want the parking waiver to the gross floor space required parking could be considered)
- (h) GRDD UTILITIES REQUIREMENTS
  - (1) All utilities within the GRDD shall be underground.
  - (2) Utilities into sites shall come from the common utilities lines run in the Service Road Right-of-Way.
  - (3) In the event of pad sites being prepared on a parcel, these sites shall be provided service connections to all utilities within the Service Road Right-of-Way. Connections shall be stubbed into the sites 10-ft.
- (i) GRDD SITE DESIGN STANDARDS
  - (2) PARKING LOT INTERCONNECTION: When practical, and not impeded by onsite wetlands or other physical constraints, parking lots shall be interconnected between sites and,
    - a. Required easement agreements between landowners shall be developed.
- (j) GRDD SITE DESIGN STANDARDS FOR SITES BETWEEN ROUTE 11 AND SERVICE ROAD
  - (1) TRASH AND DELIVERY AREAS: The sites between the Service Road and Route 11 are unique in that they have double frontage. As such, the appearance of each frontage should be attractive. To this end,
    - a. Whenever practical and not impeded by onsite wetlands or other physical constraints, thrash and delivery areas shall be located off of a shared access driveway between sites.
    - b. The access driveway can be located on the property line, each site having its own trash and delivery area off of this access.
    - c. Trash and delivery/loading areas shall be well screened form Route 11.

- (2) **FACADES:** Building facades facing Route 11 shall be equally architecturally detailed as those facing the Service Road.
- (3) **OUTDOOR SEATING:** Restaurants shall be encouraged to consider including seasonal outdoor seating in their site design.
- (4) **SIGNAGE:** Buildings located between Route 11 and the Service Road are afforded an additional building mounted sign for a total of two (2) building mounted signs, due to their unique frontage situation.