

ZONING

275 Attachment 6

City of Rochester

Table 19-A Dimensional Standards - Residential Districts
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Residential Districts	Lots			Setbacks				Other					Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage	Maximum Number of Stories	Minimum Building Height (feet)	Maximum Building Height (feet)	A "—" means there is no dimensional standard for this item
Residential-1 (R1)													
Single-family	10,000	100	—	10		10	20	30%	35%			35	See Article 19, Dimensional Standards
All other uses	10,000	100	—	10		10	20	30%	35%			35	
Residential-2 (R2)													
Single-family	6,000	60	—	10		8	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	9,000	80	—	10		8	20	30%	45%			35	See Article 19, Dimensional Standards
Three- and four-family	12,000 and 15,000	80	—	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
Five- or more family	30,000	100	5,000 or 7,500	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
All other uses	9,000	80	—	10		8	20	30%	35%			35	
Neighborhood Mixed Use (NMU)													
All uses	6,000	60	— ²	—	25	5 ¹	20		90%	3	20	20	See Article 19, Dimensional Standards
Agricultural (AG)													
Single-family, conventional subdivision, municipal water and sewer	20,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	30,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	45,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	150% of single	150	—	20		10	20	30%	40%			—	See Article 19, Dimensional Standards
Single-family dwelling - conservation subdivision	6,000	60	—	20		10	20		35%			35	See Article 33, Conservation Subdivisions
All other uses	45,000	150	5,000 or 7,500	20		10	20		40%			35	

NOTES:
Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.
Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

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Table 19-B Dimensional Standards - Commercial Districts
[Amended 3-5-2019]

	Lots				Setbacks				Standards				Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit (square feet)	Maximum Lot Coverage	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Number of Stories	Minimum Number of Stories	Maximum Height (feet)	Minimum Height (Feet)	A "—" means there is no dimensional standard for this item
Commercial Zoning Districts													
Downtown Commercial (DC)													
All uses	4,000	40	5,000/7,500 ^{2,3}	—	—	10	— ¹	15	5	2	—	20	See § 275-19.2E, Density rings
Office Commercial (OC)													
All uses	10,000	80	5,000 ²	75%	10	—	10 ¹	25	3	—	—	—	See Article 19, Dimensional Standards
Highway Commercial (HC)													
All uses	20,000	100	5,000/7,500 ²	85%	20	—	10 ¹	25	3	—	—	—	See Article 19, Dimensional Standards, and § 275-19.2E, Density rings
Granite Ridge (GR)													
All uses	—	50	—	—	—	—	—	—	—	—	—	—	

NOTES:

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.

Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

Note 3: For multifamily dwellings/developments within the DC Zone, the minimum lot area per dwelling unit shall be 500 square feet.

Note: For lots without City sewer, the New Hampshire Division of Environmental Services (NHDES) requires minimum lot sizes which may be larger than those shown here.

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Table 19-C Dimensional Standards - Industrial Districts

	Lots			Setbacks			Height	Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Height (feet)	
Industrial Districts								
General Industrial (GI)								
See below								See Article 19, Dimensional Standards
Recycling Industrial (RI)								
See below								See Article 19, Dimensional Standards
For GI and RI Districts								
All uses with no water or sewer	40,000	100	75%	25	20 ¹	25	55	
All uses with water or sewer	30,000	100	75%	25	20 ¹	25	55	
All uses with water and sewer	20,000	100	75%	25	20 ¹	25	55	

NOTES:

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.

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Table 19-D Dimensional Standards - Special Districts

	Lots			Setbacks		Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum to any Street (feet)	Minimum to any Lot Line (feet)	A "—" means there is no dimensional standard for this item
Special Districts						
Hospital Special (HS)						
All uses (other than single-family)	None	None	85%	None	Side: 10 Rear: 25	
Single-family	None	None	—	None	Side: 10 Rear: 25	
Airport Special (AS)						
All uses	None	None	None	35	50	See Aviation Overlay District (AOD)