

**AMENDMENT TO ORDINANCES**  
**REPEALING CHAPTER 42**  
**OF THE GENERAL ORDINANCES OF THE CITY OF ROCHESTER**  
**AND ADOPTING A NEW COMPREHENSIVE ZONING ORDINANCE,**  
**TO BE KNOWN AS CHAPTER 42 OF THE GENERAL ORDINANCES**  
**OF THE CITY OF ROCHESTER, IN ITS STEAD**

**Exhibit A**

# **GENERAL PROVISIONS**

Article I of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

- A. Title.** This chapter, Chapter 42 of the City of Rochester Code of Ordinances, shall be known and may be cited as the "Zoning Ordinance of the City of Rochester, New Hampshire," hereinafter referred to as "this chapter."
- B. Authority.** This chapter is adopted pursuant to Section 674:16 and in accordance with Chapters 672, 673, 674, 675, 676, and 677, et. al., of the New Hampshire Revised Statutes Annotated and subsequent amendments thereto.
- C. Purpose.** This chapter is enacted for the following purposes:
1. to implement the goals and provisions of the City's Master Plan;
  2. to promote an orderly pattern of development and encourage the most appropriate use of land throughout the City;
  3. to preserve and enhance the value of land and buildings;
  4. to encourage the provision of high quality housing for people of all income levels;
  5. to revitalize the downtown and other village and neighborhood commercial areas;
  6. to foster economic development and provide opportunities for business growth;
  7. to enhance the walkability, diversity, interest, beauty, and vibrancy of the city's neighborhoods;
  8. to conserve natural, historic, and cultural resources;
  9. to preserve the city's rural character and scenic beauty and promote agriculture;
  10. to foster the creation of parks, recreation facilities, and open spaces;
  11. to provide a range of transportation choices and mitigate traffic congestion;
  12. to promote excellence in architecture, landscaping, site layout, signage, and civic design;
  13. to encourage innovation, flexibility, and a collaborative review process in the development of land;
  14. to recognize and respect the rights of property and business owners;

15. to promote public health and secure safety from fire, flood, and other hazards;
16. to prevent overcrowding of land while at the same time promoting compact development patterns;
17. to facilitate the adequate provision of infrastructure and utilities;
18. to preserve the best of the City's traditional character;
19. to enhance the sense of community; and
20. to make Rochester a more attractive, vibrant, and healthy community for its residents, businesses, property owners, and visitors.

- D. Application of Regulations.** No building or land shall be used, reused, occupied, constructed, altered, removed, relocated, demolished, developed, redeveloped, or subdivided except in conformity with the requirements of this chapter. See section XXX, Nonconforming Property for any exceptions.
- E. Other Applicable Law.** Wherever a provision of this chapter may differ from that prescribed by any other pertinent statute, ordinance, regulation, rule, standard, or policy, the provision which imposes the greatest restriction or the highest standard shall govern.
- F. Severability.** The provisions of this chapter are severable. If a court or any other body with appropriate jurisdiction finds that any article, section, subsection, or provision of this chapter is invalid, that finding shall not invalidate any other provision of this chapter. Those other provisions shall remain in full force without any other action required.
- G. Minimum Requirements.** The provisions of this chapter shall be construed to be the *minimum requirements* for the granting of any pertinent City approvals. Compliance with these requirements, however, is not necessarily deemed sufficient for the granting of these approvals. All applicants must comply with all other applicable statutes, ordinances, regulations, rules, standards, and policies of the City of Rochester and of other governmental authorities. In particular, all applicants must comply with the City of Rochester Site Plan Regulations and the City of Rochester Subdivision Regulations which include myriad specific requirements and provide for the reasonable judgment of the Planning Board and other City authorities in reviewing applications. An application might meet all of the minimum requirements of this chapter but be legitimately denied by the Planning Board in accordance with general or specific provisions of those regulations or other applicable regulations.
- H. Establishment of Districts.** The City of Rochester, New Hampshire, is hereby divided into zoning districts as shown in *Table I-A – Zoning Districts, below*. The uses, dimensions, and other standards of development of land, buildings, and structures shall conform to the provisions of the zone in which they are located.

The residential, commercial, industrial, and special districts are known as “base districts” or “underlying districts”.

Table I-A - Zoning Districts		
Full Name	Abbreviation	Class
Residential-1 District	R1	Residential District
Residential-2 District	R2	Residential District
Agricultural District	AG	Residential District
Downtown Commercial District	DC	Commercial District
Neighborhood Mixed-Use District	NMU	Commercial District
Office Commercial District	OC	Commercial District
Highway Commercial District	HC	Commercial District
General Industrial District	GI	Industrial District
Recycling Industrial District	RI	Industrial District
Granite Ridge District	GR	Granite Ridge District
Airport Special District	AS	Special District
Hospital Special District	HS	Special District
Aquifer Protection Overlay District	APOD	Overlay District
Aviation Overlay District	AOD	Overlay District
Conservation Overlay District	COD	Overlay District
Flood Hazard Overlay District	FHOD	Overlay District
Historic Overlay District	HOD	Overlay District

- I. **Overlay Zoning Districts.** The overlay districts listed above are established in recognition of special conditions which exist in these areas. Each overlay district establishes additional requirements above and beyond those of the base zoning district. In case of any conflict between the requirements of the base and overlay districts the more restrictive provision shall apply. Where practical, the overlay districts are also shown on the Zoning Map. (See Articles X through XIV for specific provisions.)
  
- J. **Zoning Map.** The location and boundaries of the zoning districts are hereby established as shown on a map titled, "City of Rochester Zoning Map". The map, along with all notations, references, and other explanatory material thereon, is hereby declared to be a part of this chapter. Any change in the location of boundaries of a zoning district hereafter made through any amendment to this chapter shall be noted on the Zoning Map. The Official Zoning Map of the City of Rochester shall be located in the Department of Planning and Development. The Official Zoning Map shall be kept current and shall be determining except in case of any obvious errors or omissions.
  
- K. **District Boundaries.** Where there may be any uncertainty or ambiguity with respect to the boundary of any district as shown on the Zoning Map the following rules shall apply, unless a different approach is reasonably deemed appropriate by the Zoning Administrator:

1. Centerline. Where a boundary is indicated as a road, right-of-way, driveway, railroad, utility line, watercourse or other body of water, it shall be construed to be the centerline thereof, unless otherwise indicated or implied.
2. Parallel to Feature. Where a boundary is indicated or implied to be situated parallel to a road, right-of-way, driveway, railroad, utility line, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map.
3. Shoreline. Where a boundary is indicated as following the edge of a shoreline it shall be construed to follow the normal high water line. In the event of a natural change in the shoreline, it shall be construed as moving with the actual shoreline.
4. Right Angle. Where a boundary is indicated as intersecting the centerline of a road, right-of-way, driveway, railroad, utility line, watercourse or other water body, unless otherwise indicated, it shall be construed to intersect at right angles to that centerline or in the case of a curved centerline, at right angles to the tangent to the curve at the point of intersection.
5. City Boundary. Where a boundary is indicated as approximately following a city boundary it shall be construed as following the city boundary.
6. Feature on the Ground. Where the location of a physical feature existing on the ground such as a wetland, water body, road, or utility deviates from that shown on the Zoning Map, and the physical feature is clearly indicated or implied as marking the boundary, the actual location of the feature on the ground shall be used to determine the location of the boundary.
7. Lot Lines. Where a boundary is clearly indicated as following a lot line, including corners and vertices at the intersection of lot lines, it shall be construed as following that lot line, even if the location of that line is inaccurately represented on the Zoning Map, provided the discrepancy is not greater than 20 feet. However, if the lot line is changed after adoption of this ordinance, then the zoning boundary shall not change (unless subsequently amended as prescribed in Article III – Administration).
8. Metes and Bounds. Where a boundary is clearly indicated as following a lot line, any conflict between the Zoning Map and a description by metes and bounds in a deed shall generally be resolved in favor of the description by metes and bounds.
9. Scale/GIS. Where a boundary may not be clearly indicated by human-made features, natural features, lot lines, or other markers, distances may be determined by the use of the scale shown on the Zoning Map. Where a question remains, the most precise distances and locations shall ultimately be determined based upon information and measurements shown in the City of Rochester Geographic Information Systems database.

10. *Most Restrictive.* Where ambiguity remains and a boundary cannot be definitively established, any area in question shall be deemed to be in the more restrictive of the adjoining districts.

- L. **Date of Effect.** This chapter is immediately effective, in entirety, upon formal adoption by the City Council of the City of Rochester, New Hampshire. The zoning ordinance which had been in effect prior to adoption of this chapter is hereby rescinded in entirety.
- M. **Suggestions.** There are various suggestions/recommendations made throughout this chapter. These are labeled and printed in italics. These suggestions are merely recommended; they are not required.
- N. **Examples.** There are numerous examples made throughout this chapter for illustrative purposes only. These are labeled and indicated in italics.
- O. **Headings.** Many sections and subsections are preceded by an underlined heading. These are provided to facilitate use of this ordinance only. Only the language in the sections and subsections which follow the headings should be construed as the actual language of the ordinance.
- P. **Conditional Uses and Special Exceptions.** Many departures from stated standards are allowed by conditional use or by special exception. These departures are articulated throughout the chapter. See Article XXI – Conditional Uses and Article XXII – Special Exceptions for criteria in evaluating these departures from standards.

## **DEFINITIONS AND TERMINOLOGY**

Article II of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT September 2013\****

### **A. General Provisions**

1. When used in this chapter, the words, terms, and phrases listed in Section B, and the acronyms and abbreviations listed in Section C of this article shall have the meanings ascribed to them therein, unless a contrary meaning is clearly indicated or implied.
2. Ordinary Meanings. Words, terms, and phrases that are not defined in this article shall have their ordinary accepted meanings or those that the context may clearly imply.
3. Regulations. In cases where there is a conflict in the definition of a word, term, phrase, or acronym given herein and that given in the City of Rochester Site Plan Regulations or City of Rochester Subdivision Regulations, the definition given herein shall be determining.
4. Interpretations/Dictionary. Director of Code Enforcement, or his/her designee, shall have the authority to interpret or define words, terms, and phrases used in this chapter that are not defined in this article. In case of conflicting definitions from various general dictionaries the definitions given in the Random House Webster's Unabridged Dictionary shall be determining.
5. Designations in this Chapter. For the purposes of this chapter, the words "this chapter" refers to this entire zoning ordinance, Chapter 42 of the City of Rochester Code of Ordinances. The words "this article" refers to a specific portion of this chapter, as designated by the upper case Roman numeral (such as "I" or "II"). The words "this section" refer to a specific portion of an article as designated by an upper case letter (such as "A" or "B"). The words "this subsection" refer to a specific smaller portion of an article as designated by an Arabic numeral (such as "1" or "2"), a lower case letter (such as "a" or "b"), a lower case Roman numeral (such as "i" or "ii"), or another lower level designation. The words "this ordinance" applies to this chapter, a section of this chapter, or a subsection of this chapter, as the context may imply.
6. Specific Words. The words "shall" and "must" are mandatory, the word "may" is permissive, and the word "should" indicates a preferred or encouraged, but not necessarily a required course of action. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular. "Occupied" or "used" shall be considered as though followed by "or intended, arranged or designed to be occupied or used". "Includes" (or "including") means "includes, but is not limited to". The word "person" includes a(n) individual, firm, association, condominium association, organization, partnership, trust, entity, company or corporation as well as an individual.

7. Other Articles. Specialized sets of definitions are given in other articles in this chapter. In case of conflict between a definition given in this article and that given in another article, the definition given in the other article shall apply only within that specific article. Additional definitions are provided in the following articles: Aquifer Protection Overlay District, Aviation Overlay District, Conservation Overlay District, Flood Hazard Overlay District, Historic Overlay District, and Signs.

## **B. Definitions**

**Abutter:** Pursuant to RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality or a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

**Accessory Apartment:** An independent dwelling unit subordinate to a single family house (See Article XXIII – Accessory Uses.)

**Accessory Structure:** A building or structure that:

- a) is not attached to the principal building or structure on a lot or tract;
- b) accommodates a use customarily or reasonably associated with the use of the principal building or structure;
- c) is incidental and subordinate to the primary building, structure, or use; and
- d) is located on the same lot or tract as the principal building, structure, or use.

Examples include garages, driveways, parking lots, sheds, signs, fences, and light poles.

**Accessory Use:** A use that:

- a) is customarily or reasonably associated with the principal use;
- b) has hours of operation the same as or less than the principal use;
- c) is incidental and subordinate to the principal use; and
- d) is located on the same lot or tract as the principal use (for determinations whether a proposed use is an accessory use see Article XXIII – Accessory Uses).

(See also "Secondary Use")



**Adaptive Reuse:** The development of a new use for an older building or for a building originally designed for a different purpose.

**Adult Day Care Center:** A facility providing day or evening time care for 5 or more persons over 16 years of ages who are in need of supervision or assistance or a facility that is not located in the home of the provider.

**Adult Day Care Home:** Daytime care in the home of the provider for up to 4 persons (at any one time) over 16 years of age who are in need of supervision or assistance and who are not related to the provider.

**Adult-Oriented Establishment:** For the purposes of Chapter 42 of the General Ordinances of the City of Rochester, the phrase "Adult-Oriented Establishments" shall include, without limitation, "Adult Bookstores," "Adult Motion Picture Theaters," "Adult Mini-Motion Picture Theaters," "Adult Cabarets," and/or "Massage Parlors." When used in connection with the phrase "Adult-Oriented Establishments," the following words and phrases shall have the following meanings ascribed to them:

1. Adult Bookstore means an establishment having a substantial or significant portion of its stock and trade in books, films, video cassettes, DVDs, any digital or electronic media or magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined below, for sale, rental, or display to patrons thereof, including but not limited to, establishments having facilities for the presentation of adult entertainment, as defined below, including adult-oriented films, movies or live entertainment, for observation by or display to patrons therein.
2. "Adult Cabaret" means a nightclub, bar, restaurant or similar establishment which during a substantial portion of the total presentation time, features live performances involving "adult entertainment."
3. "Adult Motion Picture Theater" means an enclosed building with a capacity of fifty (50) or more persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.
4. "Adult Mini-Motion Picture Theater" means an enclosed building with a capacity of less than fifty (50) persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.
5. "Adult Entertainment" means any exhibition of any adult-oriented motion pictures, live performance, display or dance or any type performance which has as a significant or substantial portion of such performance any actual or simulated performance of "specified sexual activities" or exhibition and viewing of "specified anatomical areas," removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal services offered customers.

6. "Massage Parlor" means an establishment or place primarily in the business of providing non-therapeutic massage services which involve performance of "specified sexual activities" and/or the touching or manipulation of "specified anatomical areas (in contrast to a legitimate massage studio employing licensed massage therapists)."
7. "Specified Sexual Activities" means:
  - a. Human genitals in a state of sexual stimulation or arousal;
  - b. Acts of human masturbation, sexual intercourse or sodomy;
  - c. Fondling or erotic touching of human genitals, pubic region, buttocks or female breasts.
8. "Specified Anatomical Areas" means:
  - a. Less than completely and opaquely covered:
    - i. human genitals, pubic region;
    - ii. buttocks;
    - iii. female breasts below a point immediately above the top of the areola; and,
  - b. Human male genitals in a discernibly tumescent state, even if completely opaquely covered.

**Agent (of owner):** Any person who can show written evidence that he or she is acting on behalf of the property owner.

**Agriculture:** See "Farm".

**Airport:** A facility used for landings and takeoffs by commercial and private fixed wing or rotary wing aircraft. It typically includes aircraft storage and service facilities.

**Allowed Use:** A use permitted by right, by conditional use, by special exception, or by another approval process.

**Alternate Tower Structure** (or "stealth facility"): Innovative siting techniques that shall include man-made trees, inclusion in or on bell steeples, clock towers, hose towers, existing light poles, and similar alternative-design mounting methods that camouflage or conceal the presence of antennas.

**Antenna:** See "Tower"

**Antenna Support Structure:** A building, pole, telescoping mast, tower, or other such structure which supports an antenna or radio frequency spectrum repeaters.

**Antique Shop:** See "Retail Establishments"

**Apartments or Apartment Buildings:** See "Dwelling– Mixed Use", "Dwelling, Multifamily", and "Security Apartment".

**Applicant:** Any person, agent, firm, association, condominium association, organization, partnership, trust, entity, company or corporation that submits an application for approval to the City of Rochester under this chapter.

**Aquaculture:** The organized propagation of harvestable estuarine or marine plant or animal species.

**Arcade:** A continuous passageway parallel to and open to a street, open space, or building, usually covered by a canopy or permanent roofing.

**Arterial Road:** The highest order public road, one which carries a high volume of traffic (exceeding 5,000 vehicles per day) at relatively high speeds, and is largely used for travel between areas within the city and areas beyond the city. Its primary function is to provide mobility (through travel) rather than access to adjoining property.

**Artist Studio:** A place where an artist produces individual, handmade crafts and works of art. Those works produced on site may or may not be displayed and sold on the premises.

**Assisted Living Facility:** A residential development for older persons that offers a moderate level of support for residents possibly including recreation, counseling, and medical services and assistance with daily living. Common dining facilities are featured with limited or no cooking facilities in the individual units. (See also "Nursing Home" and "Senior Housing".)

**Automobile:** See "Vehicle".

**Average Finished Grade:** The average of finished ground level along the perimeter of a building's exterior walls.

**Awning or Canopy:** A structure attached to a building that shelters the building's windows or doors and/or pedestrians from weather.

**Bank:** A business where money is kept for savings or commercial purposes, invested, supplied for loans, or exchanged. Banks customarily include credit unions, counter service by tellers, drive-through service, and automated money machines.

**Bed and Breakfast:** See "Lodging Facility, Bed and Breakfast".

**Bedroom:** A room in a dwelling used, or intended, primarily for sleeping.

**Boarding House** (or "Rooming House"): A dwelling operated as a business or on a not-for-profit basis providing rooms for rent on a daily, weekly, or other basis. The rooms do not include cooking facilities and thus are not individual dwelling units. Meals may or may not be provided by the owner/operator. Such rooms generally serve as the primary residence (of whatever duration) for the occupants though they may be available also as lodging for visitors. (This use is distinguished from a group home (See definition below under Community Residence-1) or bed and breakfast.)

**Boat:** See "Vehicle".

**Buffer:** An area within a subject property, generally situated adjacent and parallel to the property line, which serves to screen, soften or minimize a development's visual, auditory, or other impacts upon adjoining properties. A buffer may be composed of open space, existing

vegetation (trees and/or shrubs), newly planted vegetation, fences, walls, berms, or a combination of these.

**Build-to-line** (or “Maximum Setback Line”): The opposite of a conventional setback, i.e. an imaginary line located parallel to, and a specific distance from, the front or side lot line up to which the building façade must touch or extend beyond.

**Build-to-Zone:** A zone at the front of a lot, parallel to the front lot line, within which the front building façade must be located.

**Buildable Lot:** A lot intended for development which meets the requirements of NH RSA 674:41

**Building:** A structure that provides or can provide housing, shelter, or enclosure for people, animals, vehicles, equipment, or other personal property and which is fully enclosed and protected from the weather with one or more floors (whether finished or not), walls on all sides, and a roof. (See also “Structure”)

**Building Coverage:** The percentage of the total lot area which is covered by building footprints.

**Building Footprint:** The ground area enclosed by the exterior surfaces of the foundation walls of a building, together with the area of all covered porches and other roofed portions.

**Building Frontage:** The primary façade of a building which faces and is parallel to or nearly parallel to a public or private street.

**Building Height:** The vertical distance from the finished grade to the top of the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

**Building Inspector:** The Building Inspector or Code Enforcement Officer of the City of Rochester or agent thereof.

**Building Separation:** The horizontal distance between buildings on the same lot.

**Café :** See “Eating and Drinking Establishments”

**Campground:** 1. A tract of land where sites are rented or used as a temporary use for recreational purposes or organized retreats (not for permanent or year-round residential use). Visitors sleep in tents, tent-like structures, primitive cabins, recreational vehicles, motor homes, camping trailers, or under other primitive conditions. 2. An outdoor facility organized for campers (generally children) to spend all or part of the summer away from home, living in tents, tent-like structures, primitive cabins, or under other primitive conditions, participating in organized activities such as sports and arts and crafts, and eating together in a central dining facility (also called “camp”).

**Car:** See “Vehicle”.

**Caretaker Apartment:** A dwelling unit that is incorporated into, and is accessory to, a residential or nonresidential use and is occupied by an owner or an employee of the business

occupying the principal use and having a gross floor area not exceeding 750 square feet. (See Article XXIII – Accessory Uses.)

**Carport:** A structure designed to provide storage space for a vehicle, consisting of no more than two walls and a roof. A carport is accessory to, and may be attached to or detached from, the principal building.

**Caterer:** An establishment which prepares ready-to-consume food on-premises to be delivered and served off-premises.

**Certificate of Occupancy:** A permit certifying that a structure complies with the requirements of the City of Rochester and may be lawfully occupied for appropriate uses.

**Child Care Center:** (See Day Care-3)

**City:** The government of the City of Rochester, NH.

**City Council:** The City Council of the City of Rochester, NH.

**Class VI Road:** All existing public ways other than Class I through V roads, all roads discontinued as open highways and made subject to gates and bars, and all roads which the City has not maintained and repaired in suitable condition for travel for at least 5 successive years. (See RSA 229:5 VII.)

**Club:** A facility exclusive to club members and their guests, which may or may not include a dining area, lounge, meeting spaces, a function hall, and limited, small scale recreational facilities. “Club” includes fraternal organizations, veteran’s groups, service groups, and other not-for-profit organizations with common interests, but does not include country clubs, health clubs, and houses of worship.

**Code of Ordinances:** The entire body of ordinances adopted by the City Council, of which this chapter is only one part.

**Collector Road:** A mid-level public road, one which generally carries fewer than 5,000 vehicles per day. Its function is to provide both mobility (through travel) *and* access to adjoining property.

**Co-location:** Placement, on a single supporting component, of communications and other utility distribution equipment, devices and hardware that serves more than one provider.

**Commercial Use:** A use, activity, or enterprise which is carried on as a business or for profit by the operator (as opposed to governmental, nonprofit, volunteer, or household activities).

**Commercial Vehicle:** A vehicle registered for commercial use.

**Community Center:** A building that accommodates recreational, education, entertainment, and cultural activities for use by residents of the individual community (subdivision, Manufactured Home Park, multifamily development, or neighborhood) or the general public.

**Community Residence-1** (or “group home”): A dwelling, licensed by or operated by a governmental agency, for the purpose of providing ongoing care and oversight to a special

population of persons who are physically, mentally, or emotionally handicapped (as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Act of 1988) or for orphans and neglected children. Authorized supervisory personnel are present on the premises at all times. A community residence-1 has no more than 6 individual residents. (See also “Community residence – 2” and “Residential Facility”).)

**Community Residence-2** (or “halfway house”): A dwelling, licensed by or operated by a governmental agency, for the purpose of providing interim care and oversight for participants of a program of rehabilitation for persons convicted of a crime or recovering from substance abuse prior to their complete re-entry into society. Authorized supervisory personnel are present on the premises at all times. A community residence-2 has no more than 6 individual residents. (See also “Community Residence – 1” and “Residential Facility”).)

**Composting Facility:** A site where decomposition processes are used on solid waste to produce compost. Solid waste includes leaves, grass, manures, and non-meat and non-dairy food production wastes received from residential, commercial, industrial non-hazardous and community sources, but does not include bio-solids or medical waste.

**Conditional Use:** A use permitted in a particular zoning district when it is shown that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning ordinance and authorized by the approving authority. (See Article XXI – Conditional Uses).

**Conditions of Approval:** The terms that a development must comply with whether specified in this chapter, the Site Plan Regulations or Subdivision Regulations, or the specific approval of a project.

**Conference Center:** A facility used for business and professional meetings, often with accommodations for sleeping, eating, entertainment, exhibits and recreation.

**Conservation Commission:** The Conservation Commission of the City of Rochester, NH.

**Conservation Subdivision** (or “Open Space Subdivision” or “Cluster Subdivision”): A subdivision in which a substantial portion of land which would otherwise be buildable is permanently preserved as open space. (See Article XXXIII – Conservation Subdivisions.)

**Contractor’s Storage Yard:** A site upon which vehicles or equipment (such as bulldozers, front-end loaders, and back-hoes) or materials used by professional contractors in construction, land clearing, landscaping or other similar activities are stored. This includes the office used by the contractor as an accessory use. Land upon which any of the above items are temporarily stored on-site during the course of an active construction project is not considered a contractor's storage yard.

**Convenience Store:** See “Retail Establishments”

**Conventional Subdivision:** A subdivision in which most or all of the buildable land is allocated to building lots, roads, and infrastructure with relatively little buildable land dedicated to open space.

**Corner Lot:** See “Lot, Corner”.

**Country Club:** A facility catering predominately to club members and their guests, which may or may not include a dining area, a lounge, meeting spaces, a function hall, and significant recreational facilities such as a swimming pool, tennis courts, and a golf course.

**Court or Courtyard:** An open space wholly or partially surrounded by the wings of one building or multiple buildings.

**Coverage:** Unless otherwise specified, “coverage” refers to “lot coverage”. (See “Building Coverage” and “Lot Coverage”).)

**Day Care Center (also called “Day Care-3”):** A state licensed facility providing day or evening time care for 7 or more preschool age children (at any one time) with more than one provider or a facility that is not located in the home of the provider (also known as “child care center”, “preschool”, or “nursery school”). (This use includes the “Family group child care home” and the “Group child care center” as defined by the State of New Hampshire.)

**Day Care - Family** (also called “Day Care-2”): Daytime care for up to 6 preschool age children (at any one time) in the home of the provider plus, on an after school basis, up to 3 school age children who attend a full day program outside of the day care home. The numbers of children set forth here includes the provider’s own biological, adopted, step, or foster children if those children are less than 10 years of age. (This use is the same as the “Family Child Care Home” as defined by the State of New Hampshire.)

**Day Care Residence** (also called “Day Care-1”): Daytime care for up to 3 children (at any one time), not including the provider’s own children, in the home of the provider.

**Deck:** An unroofed platform, either freestanding or attached to a building. May be supported by pillars or posts.

**Density:** The number of families, dwelling units, households, or housing structures per unit of land.

**Developer:** The person(s), firm, organization, or other entity carrying out development of property.

**Development:** Human activity that causes change to real estate that requires a permit or approval from any Department of the City of Rochester, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, parking, excavation, or drilling operations, storage of materials, division of land into parcels, demolition, and installation of signs and fences.

Development does not include the following:

1. Work by a Highway or Public Works Department or Railroad Company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the right-of-way;
2. Work by a public utility maintaining, installing, or building mains, pipes, cables, tunnels, power lines, towers, poles, tracks, etc.;
3. Work conducted entirely on the interior of a structure that does not increase the intensity of impact on the City;

4. A change in the ownership or form of ownership of any property (notwithstanding the definition of a condominium conveyance as a subdivision as set forth in RSA 672:14 I. stating that "Subdivision" means the division of the lot, tract, or parcel of land into 2 or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance);
5. The creation or termination of rights of access, easements, or covenants unless in violation of any condition of approval issued by the Planning Board;
6. Planting of landscaping materials

**Development, Multifamily:** A development containing 2 or more buildings containing 3 or more residential units on the same lot, i.e. most any dwelling other than a single family and/or duplex dwelling. Multifamily development can take many forms.

**Diameter at Breast Height** (or "DBH"): The elevation at which the size of an established tree is customarily measured – 4-1/2 feet above grade.

**Distribution Center:** A facility where a set of products is stored for distribution to retailers and/or wholesalers or directly to consumers. A warehouse, in contrast, often contains the goods from a single entity, whereas a distribution center often contains the goods from multiple entities.

**Drive-Through Use:** A use offering window service to drivers in vehicles, typically including fast food restaurants, pharmacies, and banks.

**Dwelling:** A building containing one or more residential units. Lodging facilities, recreational vehicles, motor homes, travel trailers, and structures intended for transient or short term occupancy are not considered dwellings.

**Dwelling, Apartment Building:** Any building or portion thereof which contains three or more dwelling units.

**Dwelling, Mixed Use:** A building with one or more dwelling units contained within a mixed use (MU) building, such as apartments over commercial uses.

**Dwelling, Multifamily:** A building containing 3 or more residential units, i.e. most any dwelling other than a single family and/or two family dwelling. Multifamily dwellings can take many forms.

**Dwelling, Single-family** (or "single family house"): A detached dwelling which:

1. Contains exactly one residential unit (except for accessory apartments, where permitted);
2. Is not attached to any other dwelling or residential unit; and
3. Occupies its own individual lot on which there is no other dwelling or principal use.

**Dwelling, Two-family:** A building which:



1. Contains exactly 2 residential units;
2. Is not attached to any other dwelling or dwelling unit; and
3. Occupies its own individual lot on which there is no other dwelling or principal use

("Duplex" refers to two family dwellings as well as 2 unit buildings situated on the same lot with other 2 unit buildings, other dwellings, and/or other principal uses).

**Dwelling Unit:** One or more rooms, designed, occupied, or intended for the occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

**Earth Excavation** (or "mining" or "resource extraction"): The commercial removal of materials on or below the surface of the earth, including soil, sand, gravel, rock, stones, clay, peat, or other mineral deposits or organic substances in accordance with RSA 155. This does not include the removal of vegetation or materials incidental to agriculture, development site work, or building construction.

**Easement:** An easement is the right to use another person's land for a stated purpose. It can involve a general or specific portion of the property.

### **Eating and Drinking Establishments:**

**Café** (or "Coffee Shop"): A restaurant not exceeding 1,000 square feet which: a) has a character as an informal gathering place or place for customers to linger and read, socialize, use computers, and/or the like; and b) is oriented toward serving coffee, tea, and other non-alcoholic beverages, excluding drive-thru use.

**Food stand:** An eating establishment in which prepared food and beverages are sold in a ready to consume state from a food cart, truck, or stand situated out of doors.

**Lounge (or "Tavern"):** A section of a restaurant that sells alcoholic beverages for consumption on the premises (as an accessory use).

**Nightclub:** An establishment that stays open late at night, serving alcohol, food, and generally providing music, dancing, and/or entertainment.

**Restaurant:** A commercial establishment situated in a building in which prepared food and beverages are sold to customers in a ready to consume state. Food is generally eaten on the premises at tables, booths, or a counter but may be prepared for take-out. Alcohol may be served to customers along with food as an accessory use. (See "Restaurant Drive-Thru" and "Food Stand").

**Restaurant Drive-Thru:** A restaurant which includes a drive up window that allows customers to receive their food directly in their vehicles.

**Tavern** (also known as "bar" or "pub"): A commercial establishment that sells alcoholic beverages for consumption on the premises. This may include the actual production of those alcoholic beverages on the premises and the production and sale of food products on the premises.

**Elderly Housing:** See Senior Housing.

**Emergency Services Facilities:** A facility which may operate 24 hours each day, seven days each week, including Fire, Law Enforcement, and Emergency Medical and Veterinary services.

**Exotic Animals:** Exotic animals include any non indigenous feline, non human primate, non indigenous bear, wolves, and non indigenous dogs except domestic dogs, any unusual pets such as mammals, birds, or reptiles, and any non traditional livestock such as reindeer, ostrich and emu, water buffalo, and American bison among others.

**Factory Retail Store:** A retail sales operation (as an accessory use) at a factory or warehouse limited to goods produced by or for the company in the usual course of its business.

**Fair:** A large scale entertainment event, such as an annual summer/fall fair, situated on land on which significant permanent structures have been erected largely to serve the fair. A special, small scale, temporary entertainment event lasting no more than ten (10) days, such as a carnival, bazaar, or circus situated on land on which no significant permanent structures have been erected largely to serve the fair is considered an accessory use.

**Farm:** All uses and activities as articulated in RSA 21:34-a. (Also see “Farmer’s Market”, “Forestry”, “Livestock”, “Plant Nursery”, and “Roadside Farm Stand”).

**Farm, Growing of Crops:** All uses and activities as articulated in RSA 21:34-a but excluding the commercial raising, keeping or handling of livestock, poultry, horses, dogs, fur bearing animals, fish, bees, and any other animals.

**Farmer’s Market:** A market held in an open area or in a structure, on private or on public property, where individual sellers offer for sale to the public primarily agricultural produce dispensed from booths or off the back of trucks located on site.

**Flag Lot:** See “Lot, Flag”

**Floor Area, Gross:** The sum of the areas of all floors of a building as measured from the exterior faces of the walls, excluding unfinished cellars and attics, porches, garages and utility areas.

**Florist:** See “Retail Establishments”

**Food stand:** See “Eating and Drinking Establishments”

**Forestry:** The cultivation and harvesting of trees for commercial purposes. This does not include clearing of trees in conjunction with building development.

**Frontage** (or “Street Frontage”): The width of a lot bordering on and providing access to a public street but excluding limited access highways, as defined by RSA 230:44, such as the Spaulding turnpike, Route 16 and associated access ways to the Milton Town Line.

**Fuel Storage:** Bulk storage of fuel, natural gas, propane, gasoline, or any petroleum based products to be used for off site distribution. “Fuel storage” includes above ground tanks,

below ground tanks, and storage within fuel trucks when those trucks are parked on site overnight while holding fuel. (See “Tank Storage Facility”)

**Function Hall** (or “place of assembly”): A public, private, or commercial facility, located in a building, established for the purpose of hosting public and private events of a social, recreational, or civic nature.

**Funeral Home:** A building used for the preparation of the deceased for burial or cremation, related rituals, and storage and sale of caskets, urns, and other related materials.

**Garage:** An attached or detached structure used primarily for the storage of vehicles.

**Gas Station** (or “Filling Station”): A site where gasoline or other petroleum products or fuels are sold/dispensed on a retail basis. Minor vehicle maintenance is considered an accessory use.

**Golf Course:** A property laid out with at least 9 holes for playing the game of golf. It may include a club house with services to golfers. “Golf Course” does not include:

1. A driving range except as an accessory use to a regular 9 or 18 hole golf course; nor
2. Miniature golf facilities.

**Green space:** A portion of a buildable lot that has been permanently set aside as undeveloped land. (Also see “Buildable Lot” and “Open Space”).

**Grocery Store:** See “Retail Establishments”

**Hardscape (Or "hardscaping"):** Consists of the inanimate elements of landscaping, especially any masonry work or woodwork. For example, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors would all be considered part of the hardscape.

**Hazardous Substance/Waste:** Hazardous waste materials are classified as such by the NH Division of Environmental Services under RSA 147-A: 2.

**Health Club:** Also called a fitness studio, gym or exercise center, having members who pay a fee to use its health and fitness facilities and equipment, often including courses for aerobics, a wellness area, and rooms for weight lifting, massage, etc., courts for handball, racquetball, etc., and, often, a swimming pool, sauna, etc.

**Helipad:** A facility used for landings and takeoffs by helicopters as a nonresidential accessory use.

**Historic District Commission:** The Historic District Commission of the City of Rochester, NH.

**Home Occupation:** An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupation-1, 2, and 3. (See Article XXIV – Home Occupations.)

**Hospital:** A large scale and multi-departmental institution providing medical and surgical care for the sick and injured, largely on an in-patient basis. Related facilities may include outpatient departments, offices, laboratories, training and teaching facilities, conference facilities, food service, and dormitories. (See also "Office, Medical".)

**House of Worship:** Refer to RSA 72:23-III

**Household:** A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

**Household Pet:** An animal that is customarily kept for personal use or enjoyment within the home.

**Housing Unit Sales:** A business engaged in the display and sale of manufactured housing or pre-site built housing units.

**Industrial Park:** A tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial uses.

**Industry** (or "Manufacturing"): The manufacture, fabrication, assembly, treatment, processing, packaging, research, and development of products.

**Industry, Heavy:** The processing or manufacturing of products predominantly using basic raw materials or the significant use of flammable, explosive, or hazardous materials; solvents; or reactive chemicals or which includes operations which result in significant noise, glare, odor, dust, smoke, or vibration which can be detectable beyond the building. Includes industries or processes which require large water volumes or wastewater treatment needs and those which will generate truck traffic trips that increase the background volumes by 10% or more or which have truck traffic patterns likely to have a measurable impact on noise levels between 5 PM and 8 AM in adjacent residential areas.

**Industry, Light:** Industry that works predominantly with previously prepared, manufactured, or processed materials or parts. Light industry generally includes assembly, fabrication, research and development, office type uses, most high technology production, and packaging.

**Industry, Recycling:** The Recycling Industrial District is established to accommodate large scale, land intensive landfill, recycling, and junkyard type uses on parcels eleven (11) acres or larger.

**In-Law Apartment:** A semi-independent living area (not to exceed 400 sq.ft.) that is part of a larger dwelling unit. An in-law apartment may have its own bedroom, bathroom, and cooking facilities but it has no separate walkable entrance to the outside. Access to the in-law apartment is exclusively from within the larger dwelling unit such that the resident of the in-law apartment is inextricably a member of the household occupying the larger dwelling unit.

**Junk yard and /or Junkyard:** "Junk yard" and/or "Junkyard" means a place used for storing and keeping, or storing and selling, trading, or otherwise transferring old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked motor vehicles, or parts thereof, iron, steel, or other old or scrap ferrous or

nonferrous material. As used in this subdivision, the term includes, but is not limited to, the following types of junk yards:

- (a) Automotive recycling yards, meaning a motor vehicle junk yard, as identified in subparagraph (c), the primary purpose of which is to salvage multiple motor vehicle parts and materials for recycling or reuse;
- (b) Machinery junk yards, as defined in RSA 236:12, III; and
- (c) Motor vehicle junk yards, meaning any place, not including the principal place of business of any motor vehicle dealer registered with the director of motor vehicles under RSA 261:104 and controlled under RSA 236:126, where the following are stored or deposited in a quantity equal in bulk to 2 or more motor vehicles:
  - (1) Motor vehicles which are no longer intended or in condition for legal use according to their original purpose including motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap; and/or
  - (2) Used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle.

**Kennel (commercial):** A commercial establishment for the boarding, day care, breeding, training, and/or selling of dogs, cats, or other household pets.

**Kennel (private):** The keeping of more than 3 dogs on a lot of 20,000 sq. feet or less and, up to 5 dogs on a lot of more than 20,000 sq. ft. but less than 40,000 sq. ft. for any non-commercial reason, shall constitute a kennel and require a special exception. Ownership of 3 or less dogs does not constitute a Kennel and is allowed by right on any lot.

**Landscaping Materials:** Living trees, shrubs, ground cover, soils, grass, fences, and other similar natural and decorative features.

**Laundry Establishment-1:** A business providing clothing and linen washing and drying services for walk-in retail customers, offered either as self service or as fee for service. A laundry establishment-1 does not exceed 1,000 square feet and no dry cleaning is performed on site.

**Laundry Establishment-2:** A business providing clothing and linen washing, drying, and/or dry-cleaning services for retail and wholesale customers, offered either as self service or as fee for service. A laundry establishment-2 does not exceed 3,000 square feet.

**Laundry Establishment-3:** A business providing large scale commercial/industrial clothing and linen washing, drying, and/or dry-cleaning services.

**Livestock:** Animals raised as beasts of burden or as sources of meat, milk, honey, leather, wool, or other products.

**Local Road:** The lowest order road with the lowest traffic volumes and design speeds. The primary functions of a local road are to provide access to the property bordering it and to distribute that traffic to collector and arterial roadways.

**Lodging Facility:** A facility offering short-term overnight accommodations for paying transient guests. Visitors to a lodging facility have their primary residence elsewhere.

**Bed and Breakfast:** A building which contains one owner occupied dwelling unit and a short term commercial lodging facility operated by the owner occupant. The facility contains up to 6 private guest rooms with individual or shared bathrooms and no cooking facilities. Meals may be offered to overnight guests only.

**Hotel:** A commercial lodging facility with private rooms or suites, each having its own bathroom. Access to every guest room is through a central lobby and interior corridors. Hotels may include other accessory services oriented primarily to their overnight guests including function rooms, conference space, limited restaurants, and limited shops.

**Motel** (or “Motor Lodge”): A commercial lodging facility with private rooms, each having its own bathroom. One enters the guest rooms directly from out of doors, either at ground level or via an upper level open corridor.

**Lot:** A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and as defined in NH RSA 674:24-II.

**Lot Area:** The computed area contained within the lot lines.

**Lot, Corner:** A lot at the junction of and fronting upon two or more intersecting roads.

**Lot Coverage:** The percentage of area of a lot which is covered by building footprints, decks, patios, other structures with impervious or largely impervious surfaces, pavement, concrete, driveways, and parking areas (whether paved, dirt, or gravel).

**Lot Depth:** The mean distance from the front lot line to the rear lot line (in most cases measured from the mid points of each).

**Lot, Double Frontage:** A lot with frontage on parallel streets (its front and rear lot lines). (See also “Lot, Corner” and “Lot Triple Frontage” in this article and “Double Frontage Lots” under Article XIX – Dimensional Regulations.)

**Lot, Flag:** A lot with less than the required frontage on a public road but with sufficient buildable area at the rear. The access area is construed as the “flagpole” with the rear area as the “flag”.

**Lot, Interior:** Any lot other than a corner lot or a double frontage lot.

**Lot Line, Front:** The common boundary with the road right-of-way. (For corner and double frontage lots see Article XIX – Dimensional Regulations.)

**Lot Line, Rear:** That lot line opposite (and generally parallel or roughly parallel to) the front property line.

**Lot Line, Side:** Those lot lines connecting the front and rear lot lines.

**Lot of Record:** A lot which is described in a deed which was lawfully recorded in the Strafford County Registry of Deeds prior to the enactment of planning and zoning regulations in Rochester or which, if not so deeded, is a lot which is part of a subdivision, the plan of which was lawfully recorded in the registry.

**Lot, Triple Frontage:** A lot with frontage on 3 sides. (See also “Lot, Corner” and “Lot Double Frontage” in this article and “Triple Frontage Lots” under Article XIX – Dimensional Regulations.)

**Lot Width:** The width of a lot measured in a straight line between the side lot lines at the front lot setback line.

**Lounge:** See “Eating and Drinking Establishments”

**Marina:** A facility for storing, servicing, fueling, berthing, and securing of boats. This includes land facilities for storage.

**Manufactured Housing:** Any structure, meeting the Federal Manufactured Home Construction and Safety Standards Act, commonly known as HUD Code, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured Housing as defined here does not include pre-site built housing as defined in RSA 674:31-a.

**Manufactured Housing Park:** A single parcel of land on which are placed at least 2 or more manufactured housing units. Manufactured housing units are placed on individual sites rather than individual platted lots. Roads, utilities, and other infrastructure throughout the park are privately owned. A manufactured housing park is specifically approved as such by the Planning Board.

**Manufactured Housing Subdivision:** A major subdivision (i.e. involving construction of a new City road) of a parcel into individual surveyed and platted lots for the placement of manufactured homes. A manufactured housing subdivision is specifically approved as such by the Planning Board.

**Medical Office:** See “Office, Medical”.

**Minimum Lot Area:** The computed area contained within a lot that meets the Dimensional Standards of the Zoning Ordinance excluding very poorly drained soils and steep slopes greater than 25%. Twenty-Five percent (25%) of poorly drained soils may be used to fulfill the minimum lot area. *For example, if there was a 20 acre parcel and 10 acres were useable upland and 10 acres were poorly drained soils, you would be able to use 2.5 acres of poorly drained soils to use toward the minimum lot area. Therefore, you would have total of 12.5 acres of minimum lot area.*

**Minimum Lot Area per Dwelling Unit:** The computed area contained within a lot for each additional dwelling unit that meets the Dimensional Standards of the Zoning Ordinance excluding very poorly drained soils and steep slopes greater than 25%. Twenty-Five percent (25%) of poorly drained soils may be used to fulfill the minimum lot area per dwelling unit. *For example, if there was a 20 acre parcel and 10 acres were useable upland and 10 acres were poorly drained soils, you would be able to use 2.5 acres of the poorly drained soils to put toward the minimum lot area per dwelling unit. Therefore, you would base your density on 12.5 acres.*

**Mini-Warehouse** (or “self storage”): One or more buildings containing separate, self contained, private storage spaces leased or rented to individuals.

**Mobile Home** See “Manufactured Housing”

**Modular Housing or Structure** (or “pre-site built housing”): Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building lot. A modular home is separate and distinct from a manufactured housing unit.

**Monument Production:** The production and/or sales of markers for gravestones generally made of stone, including the outside display and storage of monuments.

**Motel:** See “Lodging Facility, Motel”.

**Motor Vehicle Junkyard:** See “Junkyard”

**Multifamily:** See “Dwelling, Multifamily”.

**Museum** (or “exhibit hall”): A non-profit, public, or commercial institution operated principally for the purpose of acquiring, preserving, and exhibiting to the public objects of historical, cultural, scientific, or artistic interest. It may also sell related items of interest as an accessory use.

**Nightclub:** See “Eating and Drinking Establishments”

**Non-buildable Land:** Land that cannot be built upon due to legal restrictions such as covenants or easements.

**Nonconforming Lot:** A lot which was lawfully established but which does not conform to the current requirements of this chapter, as amended, related to area, frontage, or other elements.

**Nonconforming Property:** A lot, site, structure, or use which does not conform with one or more requirements of this chapter, as amended, but which was lawfully established prior to the adoption of the chapter provision(s) with which it does not comply.

**Nonconforming Site:** A development which was lawfully established but which does not conform to one or more of the current requirements of this chapter, as amended, related to any elements of site layout or design.



**Nonconforming Structure:** A building or other structure which was lawfully established but which does not conform to one or more of the current requirements of this chapter, as amended, related to setback, height, size, or other elements.

**Nonconforming Use:** A use which was lawfully established but which is no longer permitted in the zoning district, as amended, in which it is located.

**Nursing Home** (also called “Convalescent Home”, “Rehab Center”, “Home for the Aged”, “Retirement Home”, or “Rest Home”.): An extended or intermediate care facility licensed or approved to provide intensive 24 hour per day convalescent or chronic care to residents. No formal cooking facilities are included in the individual rooms/units. (See also “Assisted Living Facility” and “Senior Housing”).)

**Office:** A building, portion of a building, or leasable space in which work of a predominantly administrative, professional, or clerical nature is performed. It may contain multiple separate offices. An office is generally furnished with desks, tables, files, computers, and office and communications equipment.

There are no walk-in retail consumer sales nor services nor production/manufacture of any physical products for sale, with any exceptions detailed in this chapter. An office may also be an accessory use to a principal use such as a retail store or factory. “Office” excludes “Office, Medical”; “Office, Professional”; and “Retail Services” (see those definitions).

**Office, Medical** (or “health clinic” or “medical facility”): A building, portion of a building, or leasable space in which on site mental and physical health care on an out-patient basis is provided. Practitioners may include physicians, surgeons, nurses, dentists, chiropractors, psychologists, mental health counselors, and other such similar health care professionals. (Also see “Hospital”).)

**Office, Professional:** A building, portion of a building, or leasable space housing professionals such as lawyers, architects, engineers, surveyors, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise (other than limited incidental merchandise) exists. “Office, Professional” excludes Office; Office, Medical; and Retail Services (see those definitions).

**Open Space:** A separate lot (“open space lot”) or portion of a buildable lot (also called “Green Space”) designated as protected, undeveloped land. (Also see “Buildable Lot” and “Green Space” in this article and “Open Space Requirement” in Article XIX – Dimensional Regulations.)

**Parcel** (or “tract” or “land unit”): A lot, a portion of a lot, or multiple lots (or portions thereof) on which development may occur.

**Parking Garage:** A multilevel structure used for the storage of automobiles.

**Parking Lot:** An off-street, ground-level open area that provides storage for motor vehicles.

**Permanent Foundation:** A continuous perimeter foundation of masonry constructed underneath a building in accordance with the City of Rochester Building Codes.

**Permitted Use:** Any use allowed in a zoning district “by right” in contrast to a conditional use, a use permitted by special exception, or an accessory use. Nonetheless, there are numerous requirements which may apply and there is a significant review process involved for most permitted uses in accordance with the requirements of this chapter and the Site Plan Regulations and Subdivision Regulations. (Also see “Accessory Use”, “Conditional Use”, and “Special Exception” in this article and Article XX – Standards for Specific Permitted Uses.)

**Personal Services Establishments:** Establishments serving individual necessities, including but not limited to, barber shops, beauty salons and spas, massage services by masseurs/masseuses, personal laundry/dry cleaning services, tattoo parlors, and travel agencies.

**Pharmacy:** See “Retail Establishments”

**Planned Unit Development (or “PUD”):** A special zoning designation that allows the owner of a large parcel of land to propose his/her own development project largely independent of current land use requirements.

**Planning Board:** The Planning Board of the City of Rochester.

**Plant Nursery:** Land and associated structures, including greenhouses, used to raise trees, shrubs, flowers, and other plants for sale on site or at another location. Limited related landscaping and decorative items are frequently sold on site as well.

**Plat:** A map of a subdivision showing surveyed lot lines with bearings and dimensions.

**Porch:** A roofed projecting structure connected to a building that may be enclosed by screen, latticework, broad windows, or other light frame walls extending from the main structure. A front porch is elevated above the surface of the ground, has front steps, a railing, and porch posts or columns. It provides direct access to the building but is not habitable year-round.

**Porkchop Subdivision:** A special subdivision that allows a limited number of flag lots in order to help preserve scenic roads and discourage development of new cul de sacs on back lots. (See “Porkchop Subdivisions” in Article XXI – Conditional Uses.)

**Pre-site Built Housing:** See “Modular Housing”.

**Principal Building:** A building in which the principal use is conducted (in contrast to an accessory structure). (Also see “Accessory Structure”.)

**Principal Use:** The primary activity that occurs on a lot, i.e. that activity which is the most prominent and visible, engages the most people, and has the most significant impacts. (Also see “Accessory Use” and “Secondary Use”.)

**Printing Facility:** A large scale establishment (over 3,000 square feet) for printing services. It is oriented toward commercial customers rather than walk-in retail customers. (See also “Retail Service” which encompasses photocopying.)

**Private Road:** A private travel way, providing access to 2 or more lots, which has its own platted right of way, separate from any of those lots. (Does not include “Shared Driveway”.)

**Professional Office:** See “Office, Professional”.

**Prohibited Use:** A use which is not specifically permitted by right, by conditional use, or by special exception and which is not an accessory use.

**Recreation, Indoor:** A commercial facility within a building devoted to active sports and recreation. “Indoor Recreation” may include billiard parlors, pinball/video arcades, health clubs, fitness centers, paint ball, bowling alleys, indoor sports arenas, swimming pools, and gymnasiums.

**Recreation, Outdoor:** An open air commercial facility, including open air roofed structures, devoted to active sports and recreation. “Outdoor recreation” may include ball fields, miniature golf, driving ranges, archery ranges, outdoor paint ball, sports arenas, amusement parks, skating rinks, swimming pools, tennis courts, cross country ski centers, and water slides.

“Outdoor Recreation” does not include shooting ranges or facilities with individual motorized vehicles such as go carts, race cars, or motorcycles.

**Recreation, Park:** A noncommercial outdoor passive or active recreational facility serving the general public or residents of a particular neighborhood. It is owned or managed by the government, a land developer, a homeowner’s association, or similar entity.

**Recreational Vehicle** (or “RV”): A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational and camping purposes. An RV is not considered a dwelling unit.

**Recycling Facility:** A type of Solid Waste Facility that consists of a building used for the collection, temporary storage, and/or processing of recyclable material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. When any of these activities occur outside of a fully enclosed building, the use may be considered a junkyard. (See also “Composting Facility”, “Junkyard”, “Industry, Recycling”, and “Solid Waste Facility”.)

**Research and Development Facility:** A facility primarily used for scientific or product research, investigation, testing, or experimentation. Depending on the exact nature of the activities this use is also encompassed by office, software development, light industry, or heavy industry classifications.

**Residential Development:** A subdivision, established neighborhood, apartment or townhouse complex, manufactured housing community, or other multifamily development.

**Residential Facility:** A facility serving the same function (and following the same requirements) as either a Community Residence-1 or 2 but with more than 6 individual residents. (Also see “Community Residence-1” and “Community Residence-2”.)

**Residential Property:** Vacant land zoned residential or land currently in residential use.

**Restaurant:** See “Eating and Drinking Establishments”

**Restaurant, Drive-thru: See “Eating and Drinking Establishments”**

**Retail Sales:** A commercial operation that involves the display, sale, and/or lease/rental of physical goods to the general public or businesses. Retail Sales does not involve the provision of personal or business services, except where incidental to the sale of physical goods. (Also see “Retail Services”, “Vehicle Sales, New” and “Vehicle Sales, Used”.)

**Retail Establishments:**

**Antique Shop:** A store that sells exclusively (or nearly exclusively) antiques and collectibles. Under this chapter an antique or collectible is a work of art, piece of furniture, decorative object, unusual functional object, or the like, that is at least 30 years old. An antique does not include any vehicles.

**Convenience Store** (or Corner Store): A retail store containing less than 2,000 square feet of gross floor area which sells everyday goods including freshly prepared food products, groceries, household items, newspapers, magazines, over-the-counter drugs and sundries. A convenience store does not include a gas station as an accessory use.

**Florist:** A retail sales operation involving the sales, arrangement, and potting of flowers and small plants. This may include limited cultivation of plants, limited sales of un-potted and larger plants, and limited sales of decorative items as accessory uses.

**Grocery Store:** A retail store containing 2,000 square feet or more of gross floor area which primarily sells prepackaged food products, fresh produce, and meat but also may sell freshly prepared food and other convenience and household goods. (Also see “Convenience Store”).

**Pharmacy:** A retail sales operation, not exceeding 3,000 square feet, involving the filling of prescriptions and sale of over-the-counter drugs, health and beauty products, and medical appliances and equipment.

**Retail Services:** A facility for providing direct personal or business services to walk-in customers. “Retail Services” does not include retail sales except for incidental items related to the service, as an accessory use, not the leasing/rental of equipment or goods if stored on the premises. (Also see “Office”, “Retail Sales”, and “Service Establishment”).

**Second Hand Shop:** A retail establishment with a primary stock of used or second hand items with a maximum floor area up to 4,000 square feet.

**Service Establishment:** Retail, wholesale, and business services of a more intensive nature than “Retail Services” including repair of heavy equipment, machines with engines, and furniture involving the significant use of chemicals; rental of large or heavy equipment; and other miscellaneous activities with greater potential performance impacts, as reasonably determined by Code Enforcement.

**Trade Shop:** A workshop with under 5,000 square feet used for the building trades or for custom production, service, or repair work including but not limited to carpentry, plumbing, HVAC work, electrical work, welding, furniture making and restoring,

cabinetmaking, sign-making, upholstering, painting, fabrication and finish of stone work such as grave markers, other monuments, countertops and curbing; and similar activities but excluding work related to vehicles or engines.

**Right-Of-Way:** A strip of land used for the location of a street, walkway, or utility line that is separate and distinct from the lots adjoining it. (Also see “Easement”).

**Roadside Farm Stand:** A small scale, informal roadside structure for the seasonal sale of agricultural produce, flowers, Christmas trees, and related goods, produced on site or at another location.

**Sawmill:** A commercial operation providing sawing, milling, planing, or similar services and products from timber.

**Sawmill, Temporary:** A portable facility for the sawing, milling, planing, or similar processing of timber harvested from the site upon which the temporary sawmill is located. (See “Sawmill, Temporary” under Article XXIII – Accessory Uses.)

**School, K-12:** A public, private, or parochial educational facility, licensed by the State of New Hampshire, that provides a curriculum of elementary and secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools.

**School, Other:** A public, private, or commercial establishment that provides a curriculum of academic, technical, or vocational instruction beyond the high school level or one which offers instruction in other areas such as music, arts, dance, martial arts, business, or driving.

**Second Hand Shop:** See “Retail Establishments”

**Secondary Use:** A use located on the same lot as a principal use but which is clearly of lesser scale, impact, or visibility than the principal use. A secondary use is not an accessory use as it is largely independent from the principal use. (See also “Accessory Use” and “Principal Use”).

**Security Apartment:** A dwelling unit which is attached to or located with an allowed primary business use and occupied by the business owner, family member or employee whose accessory purpose is to provide security and/or protection of the business premises. (See Article XXIII – Accessory Uses.)

**Senior Housing:** A residential development for older persons who own or rent their own independent dwelling units. Generally, little or no support is provided on site for activities of daily living. Pursuant to RSA 354-A:15, to qualify as senior housing: a) a development is occupied solely by persons 62 years of age and older; b) at least 80% of the units within a development are occupied by at least one person 55 years of age or older; or c) the development is defined as senior housing according to a formula acceptable to state or federal housing authorities. (See also “Assisted Living Facility” and “Nursing Home”).

**Service Establishment:** See “Retail Establishment”

**Setback:** The minimum distance from a lot boundary line that certain types of structures or other objects, elements, or activities must be placed. Setbacks are measured perpendicular to lot lines and extend for the full width or depth of the lot, accordingly. (See “Setback, General” and “Setback, Special”; note that in common usage the term “setback” usually refers to general setbacks.) (See the Tables of Dimensional Regulations in Article XIX.)

**Setback, Area:** An area on a lot within which a setback applies, i.e. within which certain types of structures may not be placed.

**Setback, Front:** The minimum setback established from the front property line.

**Setback, General:** The minimum distance from a lot boundary line from which buildings, roofed structures, open air decks, and porches must be placed as specified in the Tables of Dimensional Regulations in Article XIX. (In common usage, general setbacks are usually simply referred to as “setbacks”

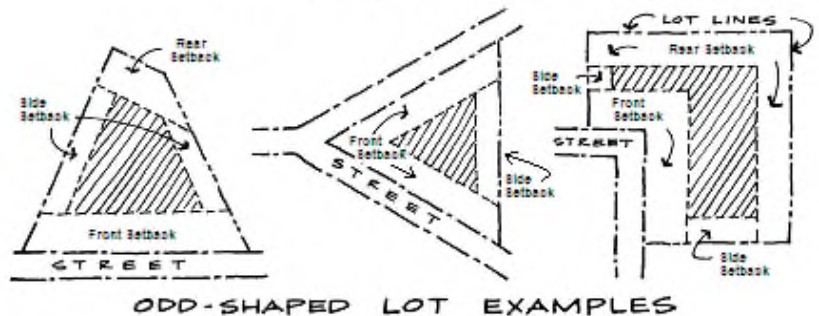
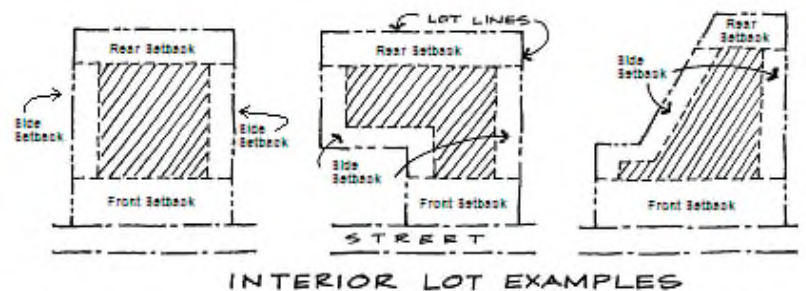
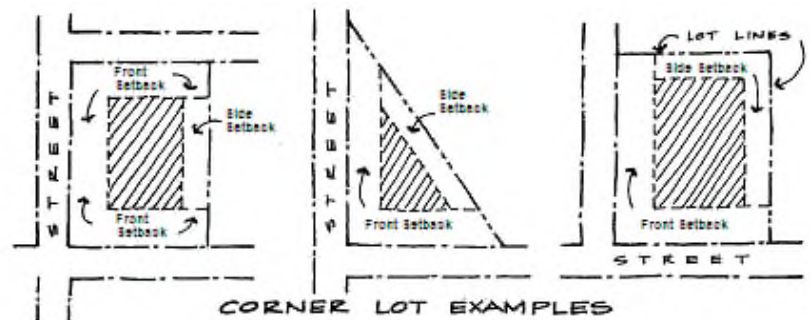
**Setback, Rear:** The minimum setback established from the rear property line.

**Setback, Side:** The minimum setback established from the side property lines.

**Shared Driveway:** A private travel way providing access to 2 or more lots, by way of an easement across one or more of those lots. (Also see “Private Road”).

**Shelter:** A facility providing temporary daytime, evening, and/or overnight shelter to homeless or indigent people or people in need of a protective environment due to threatening circumstances. A shelter may also provide food, personal care, and counseling services.

**Snack Bar/Concession Stand:** An accessory facility which sells food and beverages for consumption on the premises.



#### REQUIRED SETBACKS

 BUILDING (ZONING) ENVELOPE  
(TWO DIMENSIONAL)

**Sight Triangle:** A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. (For additional information see Article XXVII F.)

**Sign:** (For definitions of numerous sign types see Article XXIX – Signs.)

**Single Family Dwelling:** See “Dwelling, Single Family”.

**Single-Unit Dwelling:** See “Dwelling, Single-Unit”.

**Site Plan:** The plan for the development of one or more lots.

**Site Plan Regulations:** The City of Rochester Site Plan Regulations.

**Small Wind Energy:** A wind energy conversion system consisting of a wind generator, tower and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and which is used primarily for on site consumption.

**Solar Panel:** A panel that converts the sun's radiation into energy for use.

**Solid Waste Facility:** A location or system for resource recovery, recycling, collection, source separation, storage, transportation, processing, treatment or disposal of solid waste. Devices, equipment, and other structures required or ordered to be installed at a Solid Waste Facility by the Department of Environmental Services, State of New Hampshire, shall be deemed to be an accessory use of a solid waste facility. The term "solid waste facility" includes devices, equipment, buildings, uses and structures for the treatment, processing or beneficial use of by-products resulting from the treatment, processing or disposal of solid waste (such as landfill gas and landfill leachate).

For the purposes of this chapter, the term "solid waste facility" shall specifically exclude hazardous waste facilities including those regulated under the NH DES HAZARDOUS WASTE RULES (Chapter Env-Wm 100 - 1100) and, so-called, waste-to-energy facilities involving the incineration of solid waste. For the purpose of the interpretation of the provisions of this ordinance relative to the authorization and operation of a solid waste facility, all definitions contained in Chapter 149-M of the New Hampshire Revised Statutes Annotated and applicable regulations promulgated there under (e.g. Env-Wm 100 - 1100) as presently enacted or the corresponding provision(s) of any recodification or amendment thereof shall apply, unless a specific and more restrictive definition of any applicable term shall be adopted as part of this chapter. Solid waste facility includes composting facility, junkyard, and recycling facility. (See also “Composting Facility”, “Junkyard”, and “Recycling Facility”.)

**Special Exception:** The use of a building or lot, or a departure from standards otherwise applicable, which may be permitted under this chapter only by approval of the Zoning Board of Adjustment, subject to meeting certain criteria. (See Article XXII – Special Exceptions.)

**Stable:** A non-commercial facility used for the boarding and exercising of horses or other farm or work animals as an accessory use. (See also “Stable, Commercial”.)

**Stable, Commercial:** A commercial facility used for the boarding and exercising of horses or other farm or work animals for financial consideration and/or bartering of goods and services.

**Structure:** A combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.

**Subdivision:** Subdivision shall mean the platting of a lot or the division of a lot, tract or parcel of land into two or more lots, plots or sites (or as may be defined under the Subdivision Regulations or NH RSA 672:14).

**Subdivision, Major:** A subdivision that is not classified as a minor subdivision.

**Subdivision, Minor:** A subdivision that involves 3 lots or less.

**Subordinate:** Secondary in importance.

**Tank Storage Facility:** An open air facility containing large, above ground containers for the bulk storage of material (other than fuel) in liquid, powder or pellet form. (See also “Fuel Storage”.)

**Tavern:** See “Eating and Drinking Establishments”

**Temporary Structure:** A freestanding structure (such as a tent or canopy) with a flexible sheathing material such as fabric, canvass, rubber, or plastic used as a workplace or for the enclosure or storage of property, vehicles, or animals. (See “Temporary Structures” under Article XXIII – Accessory Structures.)

**Temporary Use:** A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time period.

**Temporary Wireless Communication Facility:** Any wireless communication facility designed for short term use only for a special event or while a permanent wireless facility is under construction.

**Theater:** A building or space devoted to motion pictures, dramatic and musical performances and other entertainment before a live audience.

**Timber Harvesting:** The cutting and removal of trees from their growing site, and/or the attendant operation of mobile or portable chipping mills and of cutting and skidding machinery, including the creation and use of skid trails, skid roads, and haul roads.

**Tower:** A support structure consisting of a monopole, guyed structure, or freestanding multi-legged structure.

**Townhouse:** See “Dwelling, Townhouse”.

**Trade Shop:** See “Retail Establishments”

**Transportation Service:** An operation providing passenger transportation services with taxicabs, limousines, vans, buses, and other such vehicles, where the vehicles are stored on site.

**Truck Terminal:** A site where cargo or containers are stored and where trucks load and unload or transfer freight on a regular basis. It may also include temporary storage areas for trucks and facilities servicing trucks.



**Two Family:** See “Dwelling, Two-Family”.

**Urban Agriculture:** The non commercial growing of food and limited animal husbandry in residential neighborhoods to support the individual grower and/or their family. This would include the replacement of ornamental plantings with food producing plants and the raising of egg producing fowl specifically excluding roosters.

**Upland:** All lands not defined as wetlands.

**Use:** The specific purpose or activity for which a building, structure, or lot is arranged, intended, designed, occupied, utilized or maintained.

**Utility, Other:** A facility providing any form of broadband services. A facility producing or treating gas; water or wastewater; or, sewage. These facilities are commercial and industrial by nature but may be privately owned.

**Utility, Power Generation:** A facility producing energy from gas, oil, coal, wood, nuclear, waste, hydro, and other materials for commercial purposes.

**Variance:** A departure from the terms of this chapter, not otherwise permitted within the subject zoning district, which may be granted by the Zoning Board of Adjustment. (See Article IV – Zoning Board of Adjustment.)

**Vegetative Buffer, Dense:** a natural and/or planted vegetative buffer, which shall provide year round screening, e.g. evergreen plantings.

**Vehicle** (or “motor vehicle”): Any self-propelled device that uses an internal combustion, battery powered, or electric engine, and which requires a valid registration legally issued by a governmental authority in order to be operated on a public way. “Vehicle” includes automobiles, trucks, buses, recreational vehicles, motor-homes, motorized campers, motorcycles, motor scooters, off road vehicles, all terrain vehicles, snowmobiles, tractors, other farm vehicles, construction vehicles, and boats.

**Vehicle Sales, New:** A business engaged in the sale of primarily new vehicles or other large equipment items which are customarily stored and displayed out of doors or in the rental or leasing of such vehicles and equipment. For a dealer of new vehicles, servicing and repair of vehicles is considered an accessory use.

**Vehicle Sales, Used:** A business engaged in the sale of 3 or more new or used vehicles. Light repairs on, and preparation of, *those specific vehicles offered for sale on site* is considered an accessory use.

**Vehicle Service:** A business engaged in the servicing, cleaning, repair, and/or body restoration of vehicles.

**Veterinary Clinic:** A facility used by one or more licensed veterinarians to provide health care for animals. Overnight care is not provided except as part of the necessary medical treatment of an animal. “Veterinary clinic” may also include animal grooming.

**Warehouse:** A building used primarily for the storage of goods and materials, whether for the building owner or for other parties. A warehouse may be an accessory use to a retail or

industrial operation, generally carried out in another building or other section of the same building. An office may be an accessory use to a warehouse.

**Wireless Communications Facility:** See “Alternate Tower Structure Antenna and Tower”

**Wireless Communications Systems** (or “WCF”): Any towers, poles, or other support structures, attached antennas, and accessory structures and elements used for the transmission or reception of signals for radio, television, paging systems, personal communications services, cellular telephone systems, or for any other spectrum-based systems. Mobile vehicle mounted or transported systems, such as used for mobile news organizations, are not considered wireless communications facilities under this ordinance.

**Yard Sale, Commercial:** The outdoor sale of used items in a manner that does not meet the standards established for residential yard sales specified under Article XXIII - Accessory Uses.

**Yard Sale, Residential:** An outdoor sale of used personal or household items held on the seller's premises. Also known as garage sale, yard sale, rummage sale, tag sale, attic sale, moving sale, or junk sale. Allowed as an accessory use in residential districts. (See Article XXIII - Accessory Uses)

**Zero Lot Line Development:** A development plan where single family dwellings are placed right up to or very close to one of the side lot lines. The same side setback is reduced to near zero for all of the houses on a block in order to create a larger, usable side yard on the opposite side.

**C. Abbreviations.** When the following abbreviations are used in this chapter, they shall have the meaning attached.

**DBH:** Diameter at Breast Height

**FAA:** Federal Aviation Administration.

**FCC:** Federal Communications Commission.

**HDC:** Historic District Commission

**NHDES:** The New Hampshire Division of Environmental Services.

**PUD:** Planned Unit Development

**RSA:** The New Hampshire Revised Statutes Annotated.

**ZBA:** The Zoning Board of Adjustment of the City of Rochester.

***Where no definition is listed in the above ordinance refer to the city’s Chief Planner.***

## **ADMINISTRATION**

### Article III of the City of Rochester Zoning Ordinance

#### ***\*Planning Board DRAFT – June 2013\****

#### **A. General Provisions**

1. Zoning Administrator. This chapter shall be administered and interpreted by the Zoning Administrator, who shall be appointed by the Rochester City Manager. The City Manager may, at his/her option, designate a different individual to serve as Zoning Enforcement Officer, with responsibility for enforcing this chapter. If the City Manager does not make such a separate appointment, enforcement responsibilities shall be vested in the Zoning Administrator. Furthermore, the Zoning Administrator and Zoning Enforcement Officer may assign or designate all or some of their duties to others subject to approval of the City Manager.
2. Appeals. Any person who believes that the Zoning Administrator has made an error in any interpretation or application under this chapter, may appeal that decision to the Zoning Board of Adjustment as an administrative appeal. (See Article IV - Zoning Board of Adjustment.)
3. Recourse for Prohibited Uses. Where an applicant is informed that his/her proposed project does not comply with the requirements of this chapter, if the applicant nonetheless believes that there is justification for the project then he/she has four options:
  - a. Appeal. Appeal the decision to the Zoning Board of Adjustment if the administrative decision is believed to be incorrect (See Article IV – Zoning Board of Adjustment);
  - b. Variance. Apply to the Zoning Board of Adjustment for a variance if it is believed that special circumstances surrounding the property justify a departure from the requirements of this chapter (See Article IV – Zoning Board of Adjustment);
  - c. Map Amendment. Apply for a map amendment to rezone the subject property to a zoning district which permits the desired use or activity (see Section E – “Amendments”, below); or
  - d. Text Amendment. Apply for a text amendment to accommodate the desired use or activity within the existing zoning district (see Section E – “Amendments”, below).
4. Fees. Application fees and other pertinent fees may be established under this chapter. Fees shall be established specifically as part of this ordinance or separately by the Rochester City Council.

5. Outside Review. As outlined in NH RSA 676:4 I(g) any applicant may be assessed reasonable fees to cover the cost of special investigative studies, review and inspections by outside consultants, and review of documents by the City Attorney.
6. Entering Property.
  - a. The Zoning Administrator and the Zoning Enforcement Officer (if different from the Zoning Administrator) - and their staff - shall have the authority to make any on site inspections which might be necessary to carry out their duties in the administration and enforcement of this chapter.
  - b. Furthermore, every applicant for a permit or approval under this chapter or under the Site Plan Regulations or the Subdivision Regulations, by virtue of submitting the application, shall be deemed to have consented to any inspection(s) of the subject property that may be reasonably necessary for the City's officials, employees, board members, or other agents to make informed decisions relative to the application and to determine compliance after approval with the subject permit or approval.
  - c. Refusal by an applicant to consent to such inspection may be grounds for denial of any permit or approval where such inspection is reasonably necessary to make any determinations relevant to the application.
  - d. It is understood that any City officials must use all due care and consideration when entering property under this section.
7. Vesting. See RSA 674:39 in relation to vesting of projects.
8. Government Land Uses and Development. See RSA 674:54 in relation to use and development by government agencies.
9. Public Uses. For all public uses, in addition to the provisions of RSA 674:54, it is requested of local, state, and federal governments that a public hearing before the Planning Board be held - with certified notices to abutters and posting of a public notice at least 10 days in advance of the public hearing - and that the following be submitted to the Planning Board:
  - a. A statement indicating the need for the facility or use, the criteria used in selecting a site, the location of alternative sites that were considered, and the reasons for selecting the specific site;
  - b. A statement discussing conformity with this chapter, the intent of this chapter, the Site Plan Regulations and/or Subdivision Regulations, the Master Plan, and other governmental policies and plans;
  - c. A report about potential impacts and plans to mitigate impacts (including traffic and other impacts listed in Article XXVIII - Performance Standards);

and

- d. All documentation, materials, and engineering detail ordinarily required under the Site Plan Regulations.
10. Pending Ordinance Changes. In accordance with RSA 676:12, concurrent with the adoption of this ordinance, the Rochester City Council also votes to be subject to the provisions of RSA 676:12 I wherein once the first legal notice for a proposed change in the Zoning Ordinance is published pursuant to RSA 675:7, unless exempted by RSA 676:12 VI, no building permit may be issued for any use or activity which would not be permitted under the proposed zoning change. Once final action is taken on the proposed zoning change the Code Enforcement Officer may issue or deny the building permit based upon whether the zoning in place at that time (after final action) allows the use or activity or not.
11. Designee. Any City official or board or commission may designate any particular task or responsibility under this chapter to another official or board or commission, unless otherwise prevented from doing so by law.

**B. Application of this Ordinance**

1. Minimum Requirements. It is emphasized that the requirements of this chapter constitute *minimum* requirements. Unless otherwise stated, clearly implied, or stipulated by other applicable law, compliance with all provisions of this chapter does not necessarily ensure approval of applications. In most cases, the applicant will need to comply with, or obtain approval under, other regulations - including Site Plan Regulations; Subdivision Regulations; the City of Rochester Building Code; State of New Hampshire statutes; other City of Rochester ordinances, codes, standards, and policies; and state and federal statutes and regulations.
2. Most Restrictive Provision. Where a provision of this chapter differs from any provision contained in any other applicable statute, regulation, ordinance, code, standard, or policy, that provision which imposes the greatest restriction or the higher standard shall govern.
3. Overriding State or Federal Law. Where any state or federal law overrides any provision(s) of this chapter, the state or federal law shall be determining and any affected portions of this chapter may be disregarded or interpreted as necessary to comport with the overriding law.

- C. Permitting**. No application shall be approved nor shall any permit or approval be issued except in compliance with all pertinent provisions of this chapter and all requirements imposed under site plan and subdivision review. Where a proposal is subject to site plan or subdivision review, no permit or approval shall be issued until that review is conducted unless otherwise appropriately waived or adjusted. The

following permits are required under this chapter (and under other sections of this code of ordinances).

1. *Building Permit.* No building or other structure as required by the City of Rochester Building Code, as amended, shall be constructed, altered, enlarged, or moved unless a building permit for such action has been issued by the Code Enforcement Officer. In accordance with RSA 676:13 I. no building or occupancy permit shall be issued for any building or activity unless it is in compliance with the provisions of this chapter.
2. *Sign Permit.* No sign regulated by Article XXIX, shall be installed, erected, placed, displayed, altered, or enlarged unless a sign permit for such action has been issued by the Code Enforcement Officer.
3. *Fence Permit.* No fence or wall regulated by Article XXIII – *Accessory Uses*, shall be installed, erected, or expanded unless a fence permit has been issued by the Code Enforcement Officer.
4. *Driveway Permit.* No driveway, access point, or curb cut connecting a lot to a public road shall be constructed or installed unless a driveway permit has been issued in accordance with all requirements of this chapter and all other City, state, and federal regulations and policies. The Code Enforcement Officer or Commissioner of Public Works may waive the requirement for issuance of a specific driveway permit accessing a City road where a site plan application indicating details of the proposed driveway or access point has been duly approved by the Planning Board.
5. *Certificate of Occupancy.* No building or structure hereafter erected or altered (wholly or partly) or moved shall be used or occupied until the Code Enforcement Officer has issued a certificate of occupancy for the building or structure specifying the use to which it may be put. *The CEO may withhold issuance of a certificate of occupancy pending completion of required site improvements; compliance with this chapter and the Site Plan Regulations/Subdivision Regulations; compliance with any conditions of approval; compliance with pertinent city, state, and federal requirements; and submission of required information and documentation; and for other appropriate reasons. (See RSA 676:13.)*
6. *Foundation Certification.* Footings/foundations for all new building construction shall be certified by a State of New Hampshire licensed land surveyor prior to any further construction.

**D. Enforcement**

1. This chapter shall be enforced in accordance with the provisions set forth in RSA 676:15, 17, 17-a, 17-b and other applicable law.
2. It is the responsibility of the Zoning Administrator to enforce this chapter.

3. Any and all appropriate measures may be taken to enforce this chapter and to prevent, restrain, correct, abate, or mitigate any alleged violations including, but not limited to, issuing notices of violation, cease and desist orders, fines and penalties, local land use citations, injunctions, or warnings; withholding of permits or approvals, where applicable; seeking to negotiate a reasonable solution with the alleged violator; or referring the alleged violations to the City Solicitor or the City of Rochester Police Department, or to other local, state, and federal agencies. See RSA 676:15-17 (b).
4. The owner of record of a property is responsible for ensuring that his/her/its property complies in full with all provisions of this chapter.
5. Any person, partnership, association, company, corporation or individual who violates, disobeys, omits, neglects, or refuses to comply with the provisions of this chapter shall be deemed guilty of a misdemeanor if a natural person or guilty of a felony if any other person and, upon conviction thereof by a court of competent jurisdiction, shall be punished by a civil fine as set forth in RSA 676:17.
6. Every violation of these regulations shall be a separate and distinct offense.
7. Safe Site Conditions. Any person, company, or other entity who has been served with a notice and ceases any work or other activity shall not leave any structure or lot in such a condition as to be a hazard to public health or safety or a detriment to the general welfare.
8. Where any successful legal action is brought by the City to enforce this chapter, the City may recover its out-of-pocket costs and reasonable attorney's fees actually expended in pursuing the legal action (in accordance with RSA 676:17, II).

**E. Amendments**

1. Procedure. The procedure for amending this chapter is specified in RSA 675:2 and 675:7. Amendments to this Zoning Ordinance may be initiated by any citizen, the Planning Board, the City Council, the Mayor, the City Manager, or any department or other City board or commission in accordance with this section. The chronological steps for enacting zoning amendments are as follows:
  - a. Petition Form. A blank petition form is obtained from the Planning Department.
  - b. Submission. The petition is completed and returned to the City Clerk's office along with a fee of \$100.00 and any other pertinent materials. In the case of text amendments (see subsection 2, below) the petition shall include specific proposed language.

The fee is not charged, and the formal petition form need not be used, for amendments initiated by any board, commission, department, or other City official acting in an official capacity.

- c. The City Clerk's office forwards a copy of the petition to the Planning Department.
- d. Deadline. See RSA 675:2 and 675:7.
- e. Council Consideration. The petition is placed on the City Council agenda for consideration. At its discretion, the Council may deny the petition at this stage. If acceptable, it is sent to the City Attorney to place it into legal form.

At the discretion of the City Manager, this step may be skipped and the petition may be sent directly to the City Attorney to place into legal form.

- f. Legal Form. The City Attorney places the petition into legal form.
- g. First Reading. City Council holds first reading on the petition. At its discretion the Council may deny the petition at this stage. When a petition is denied at any stage, the Council may elect to initiate an alternative amendment or to request that the Planning Board formulate an alternative amendment.
- h. Planning Board Recommendation. The Planning Board makes a formal recommendation on the petition. The board must make its recommendation within 45 days of first reading. At its discretion, the City Council may extend this timeframe up to an additional 30 days.

If the Planning Board recommends against a zoning amendment, a 2/3 vote of the City Council shall be required to adopt the amendment. If the Planning Board does not submit a recommendation within 45 days of first reading (or as may be extended by the City Council) or if it does not make a recommendation, then it shall be deemed a favorable recommendation for the purpose of this paragraph herein.

Where the Planning Board initiates an amendment, the proposal shall not be sent to the board for a recommendation.

- i. Public Hearing. A public hearing is held, either by the full City Council or by a subcommittee of the City Council. The public notice must be placed in a newspaper of general circulation at least 10 days prior to the public hearing and it must be posted in at least 2 public locations. The full text of the proposed amendment need not be included in the notice if an adequate statement describing the proposal is stated in the notice.



- j. Second Reading. Second reading is held and the amendment is either adopted or denied. Any proposed amendment shall require a majority affirmative vote of Council members present in order to pass except where the Planning Board has recommended denial (as discussed above). The City Council shall take final action on any petition within 120 days of first reading (except in the case of protest petitions; see Subsection 3, below).

The Council may make minor changes to the proposed amendment at second reading/adoption, provided the amendment remains substantially the same as that which was advertised for the public hearing.

- k. Filing. A copy of any approved zoning amendments is placed on file with the City Clerk for public inspection. A copy is also sent to the New Hampshire Office of Energy and Planning.

2. Types of Amendments. There are two types of zoning amendments as follows. The procedure for amendments is the same except where noted.

- a. Map amendment (also called a “rezoning”), where the zoning district for a lot, parcel, multiple lots, or a part of a lot is changed.
- b. Text amendment where written language in this chapter is changed.

3. Protest Petition

- a. In accordance with RSA 675:5, adoption of an amendment that is the subject of a protest petition shall require a favorable vote of 2/3 of all the members of the City Council present and voting. In order to qualify as a protest petition, a protest against a proposed map amendment must be signed by either:
  - i. The owners of 20% of the gross land area included in the proposed change; or
  - ii. The owners of 20% of the land area situated within 100 feet immediately adjacent to the land contained in the proposed change or land across a road from the land contained in the proposed change.
- b. The address of the subject property must be included on the petition and the property owners signing the petition must identify themselves on the petition by name and address so that the City Clerk may identify them as interested and affected parties.
- c. The protest petition must be submitted to the City Clerk at least 7 days prior to the date at which second reading is scheduled. Copies of the protest petition will be distributed to City Council members.

- d. Any individual protest petition may apply to only one proposed zoning amendment. Separate protest petitions must be submitted for multiple amendments.
- e. In the case of a protest petition, the City Council shall act within 120 days of the date of first reading.

# **ZONING BOARD OF ADJUSTMENT AND BUILDING CODE**

## **BOARD OF APPEALS**

Article IV of the City of Rochester Zoning Ordinance

***\*Planning Board Draft – June 2013\****

**A. Powers of the Board.** The powers of the Zoning Board of Adjustment and Building Code Board of Appeals shall include those prescribed in RSA 674:33, 674:33-a, and 674:34 as amended:

1. Administrative Appeals. In accordance with RSA 676:5, the board shall hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by any officer, department, board, or bureau of the City of Rochester in the administration, interpretation, or enforcement of this chapter.
2. Variances. The board may authorize, upon appeal in specific cases, a variance from the terms of the zoning ordinance if it determines that all of the following conditions are met:
  - a. The variance will not be contrary to the public interest;
  - b. The spirit of the ordinance is observed;
  - c. Substantial justice is done;
  - d. The values of surrounding properties are not diminished; and
  - e. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
    - i. For purposes of this condition, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
      - (1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
      - (2) The proposed use is a reasonable one.
    - ii. If the criteria in subparagraph i, above, are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Notwithstanding Section 2., above, the board may grant a variance from the terms of a zoning ordinance without finding a hardship arising from the condition of a premises subject to the ordinance, when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:

- a. Any variance granted under this paragraph shall be in harmony with the general purpose and intent of the zoning ordinance.
  - b. In granting any variance pursuant to this paragraph, the zoning board of adjustment may provide, in a finding included in the variance, that the variance shall survive only so long as the particular person has a continuing need to use the premises.
3. Special Exceptions. The board grants special exceptions for particular uses and activities as listed in the Tables of Uses in Article XVIII – Use Regulations and as articulated in Article XXII – Special Exceptions.

The board shall grant a special exception only if it reasonably determines that *all of the following base criteria are met* (in addition to those criteria and conditions included for specific uses in Article XXII):

- a. Location. The specific site is an appropriate location for the proposed use or structure;
  - b. Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;
  - c. Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;
  - d. Public Facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and,
  - e. Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.
4. Equitable Waivers. When a lot, other division of land, or structure is discovered to be in violation of a physical layout or dimensional requirement of this chapter, the ZBA shall upon application by the property owner, with the burden of proof being on the property owner, grant an equitable waiver from that specific requirement only if the board makes *all of the following findings*:
- a. Late Discovery. The violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially

completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value;

- b. Good Faith Error. The violation was not an outcome of ignorance of the law, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority;
- c. No Adverse Impact. The violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and
- d. Cost of Correction. Due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained that it would be inequitable to require the violation to be corrected.

Ten Years Passage. In lieu of the findings required under a and b, immediately above, the owner may demonstrate to the satisfaction of the board that the violation has existed for at least 10 years, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the City or any person directly affected.

- 5. Administrative Appeals under the Building Code. The Zoning Board of Adjustment functions as the Building Code Board of Appeals. Upon an appeal filed by any person aggrieved by a decision of the Building Inspector dealing with the building code, the ZBA may vary the application of any provision of the building code, in any particular case when, in its opinion, the enforcement of the building code would do manifest injustice and would be contrary to the spirit and purpose of the building code and the public interest.

## **B. Additional Provisions**

- 1. Minimum Vote to Approve. The concurring vote of at least 3 members of the Board is required to approve any application or to overturn any decision of an administrative official (RSA 674:33 III).
- 2. Assuming Powers of Administrative Official. In exercising its powers under A.1. and A.2., above, the board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and may make such order or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.
- 3. Setting Conditions. In granting any approval under Section A, above, the board may stipulate any reasonable conditions it deems necessary as part of that

approval.

4. Deadline for Administrative Appeal. Any administrative appeal to the board under A.1. and A.5., above, must be filed within the timeframe specified in the board's bylaws.
5. Stay of Proceedings. The effect of an appeal, including suspension of permits and stay of proceedings, shall be as stated in RSA 676:6.
6. Submitted Materials. Any documentation, drawings, renderings, or other physical materials submitted to the board by the applicant or his/her agent concerning features of proposed buildings, structures, sites, parking, uses, signage and other elements shall be deemed conditions of the approval (subject to appropriate adjustment and modification) where: a) it was clearly indicated or implied that the applicant intended to develop/use the property in accordance with the materials submitted; and b) the board clearly relied upon the nature of the design or proposal contained in the materials in its approval.
7. Submission Requirements. The ZBA may stipulate what particular information is required in order to properly review an application. The board may continue or postpone any review where insufficient information or documentation is submitted.

## **C. Procedures**

1. Public Hearings
  - a. The Zoning Board of Adjustment shall hold a public hearing on every application that comes before the board. A public notice of the public hearing shall be posted and notification of abutters shall be mailed for each application according to the process described in RSA 676:7.
  - b. The Board shall hear all abutters; holders of conservation, preservation, or agricultural preservation restrictions; and all non-abutters who can demonstrate that they are affected directly by the proposal under consideration. The Board may hear non-abutters as it reasonably deems appropriate.
  - c. Any party may appear in person or be represented by his/her agent or attorney at the public hearing.
  - d. Any interested party may also submit comments to the board, either in advance of the hearing or at the hearing.
2. Rehearing Procedures. Procedures for rehearings before the ZBA are prescribed in RSA 677:2 and 677:3.
3. Appeal Process. The process for appealing ZBA decisions is prescribed in RSA 677:4 through 677:14 and RSA 677:16.

**D. Administration**

1. Membership

a. Pursuant to RSA 673:3 and 673:6, the Zoning Board of Adjustment shall consist of 5 members plus up to 5 alternates. In accordance with Section 74 of the Rochester City Charter, the Mayor shall appoint members annually for staggered 3 year terms. Vacancies shall be filled for any unexpired terms.

b. A member may be removed from the board for cause in accordance with RSA 673:13.

2. Rules of Procedure. The ZBA shall adopt rules of procedure/bylaws to govern its business in accordance with the provisions of this chapter and RSA 676:1.

3. Conflict of Interest. Members shall be disqualified from participating in the hearing of any issue where there is a conflict of interest in accordance with RSA 673:14 and the board's rules of procedure.

4. Fees. The City Council shall set fees for applications submitted to the ZBA.

## **RESIDENTIAL ZONING DISTRICTS**

Article V of the City of Rochester Zoning Ordinance

***\*Planning Board Draft – June 2013\****

**A. General Terms.** The uses permitted by right, conditionally, or by special exception are displayed in TABLE XVIII-A Residential Uses. Dimensional regulations are displayed in TABLE XIX-A Dimensional Standards - Residential Districts. Other applicable requirements for development within any residential zoning district are presented throughout this chapter.

**B. General Development Standards.**

The following standards apply to all property in the "R" Districts:

1. Driveways.

Driveway Location. Where site plan or subdivision review is required, the location of the driveway will be determined by the Planning Board during their review and after input from the Department of Public Works. If the location of any driveway needs to be modified during the permitting process for the driveway, the applicant shall notify the Planning Department. If the modification is determined to be minor by the Chief planner, it shall be approved administratively without the need to go back to the Planning Board.

2. Parking areas.

a. Side and Rear Setbacks. Parking areas/parking lots shall not be located in front setback areas (see definition in Article II), nor forward of the front façade except for parking situated within clearly defined driveways. Parking areas/parking lots shall be located in the side or rear.

b. Screening from the Street. All parking areas/parking lots – except for parking situated within clearly defined driveways – for all uses other than single or two family dwellings shall be fully screened from the street unless it is located in rear setbacks.

c. Screening from Abutters. All parking areas/parking lots – except for parking situated within clearly defined driveways – for all uses other than single or two family dwellings shall be fully screened from abutting properties.

d. Off Street or Designated Spaces. All parking must be situated off street, outside of the public right of way, except for parking in marked and designated on street parking lanes/spaces.

3. Garages and outbuildings



- a. No part of any freestanding or attached garage or other outbuilding shall be located in the front setback (see definition for “Setback, Front” in Article II).
- b. No freestanding garage or other outbuilding/structure which exceeds 200 square feet may be made of prefabricated metal or undressed poured concrete (except for foundations).

**C. Residential 1 and Residential 2 Districts (R1 and R2)**

Character of Districts. All development in the Residential Districts *should* follow the principles of Traditional Neighborhood Development (see definition in Article II). The primary goals of the R Districts are:

1. to enhance these older residential areas through sensitive, small scale in-fill construction, building renovation, and redevelopment; and
2. to foster new development in remaining open areas.

The R1 District is intended to allow single family neighborhoods and thus allows single family use with few other allowed uses. The R2 District allows for a mix of residential types and limited nonresidential uses.

**D. Agricultural District (AG)**

The AG District includes mostly outlying areas of the city; such areas may or may not be serviced by town water or sewer services.

1. Objectives The objectives of the district are to:
  - a. to preserve the rural character of outlying areas of the city. The district includes many sensitive ecological, agricultural, historic, cultural, and archaeological resources.
  - b. maintain the area’s natural and scenic qualities embodied in its forests and fields, wetlands, streams, ponds, and historic farmsteads;
  - c. promote the preservation of open space;
  - d. preserve existing farms and promote expansion of agricultural activity;
  - e. permit the establishment of recreational, resort, and tourism facilities based upon natural and cultural resources.
2. Specific Development Standards
  - a. The development of conservation and village plan alternative subdivisions is encouraged for the protection of open space and to protect the ecological, agricultural, historic, cultural, and archaeological resources of any site.

- b. All non-residential uses, except agricultural uses, shall require additional setbacks and/or dense buffering to eliminate impacts to other allowed uses in the zone.

**E. Neighborhood Mixed-Use District (NMU)**

1. District Location

This District is located in various areas throughout the City.

2. Objectives. The objectives of the district include:

- a. Function. The Neighborhood Mixed-Use District is established largely to serve adjacent residential neighborhoods. The NMU District allows, for example, a small convenience store, laundry facility, real estate office, personal services establishment, and day care center.
- b. Character of District.
  - i. smaller in scale, in area of coverage, size of buildings, and scope of operations.
  - ii. located at the edge of neighborhoods, on or in very close proximity to collector and arterial roads.
  - iii. well connected to those neighborhoods.
- c. Design. The NMU District calls for thoughtful design of parking, lighting, signage, architecture, location of entrances, location of dumpsters, and other matters. Parking should be located on street (parallel or diagonal) or through well located and screened small lots in side or rear yards.
- d. Appropriate Locations. The NMU District might also be located close to public institutions like schools, churches, day care centers, senior citizen centers, and recreation centers, as well as at transit stops.

3. Development Standards

a. Uses

- i. Drive-through Facilities. Drive-through facilities are permitted in the district by conditional use.
- ii. Outdoor Uses. Outdoor uses – such as dining, cafes, seating, (all of which shall be accessory to an allowed primary approved use) – may be established within the public right of way or on other City property by approval of the City Council.
- iii. Nonresidential uses are permitted by right in existing buildings only; nonresidential uses are permitted as new construction only by conditional use.

b. Setbacks

- i. Build to Zone. There is a build-to zone between 0 and 20 feet. This zone may be altered by conditional use where appropriate for civic uses, where not practical, or for other design considerations.
- ii. Side/Rear Setbacks. There are no minimum side setbacks except for spacing between buildings as specified in the Building/Fire Code. The Planning Board may alter the rear setbacks by conditional use, where appropriate, such as to accommodate rear decks for dining, to accommodate pedestrian oriented facilities, or to allow for optimal uses of lots consistent with the intent of this section provided any reduction does not interfere or negatively impact abutting properties, particularly residential properties.

c. Parking areas

Rear Setbacks. Within the NMU District parking is allowed in rear yards but may be permitted in side yards by conditional use. Parking is not allowed in front yards.

d. Architectural standards

- i. The building footprint for any individual nonresidential building shall not exceed 4,000 square feet. The maximum length of building frontage is 75 feet. The Planning Board may waive either of these requirements by conditional use where it determines that the intent of providing for smaller scale buildings in the NMU zone is met through special design approaches.
- ii. The Architectural Regulations under the Site Plan Regulations should be strictly applied to ensure that new buildings and renovations are harmonious with the character of nearby residential neighborhoods.

## **COMMERCIAL ZONING DISTRICTS**

Article VI of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. Introduction**

The Downtown Master Plan provides guidance in revitalizing the downtown. It is hoped that downtown Rochester remains the heart of the city, as an active place that is densely populated and used by all citizens, in different ways and at different times. It is emphasized that carefully crafted laws - pertaining to driveway access, parking, signage, lighting, and building layout and design – are necessary to ensure that the Downtown Commercial District remains vibrant.

1. Pedestrian Orientation. The DC, NMU and OC zoning districts have a strong pedestrian orientation. The districts are structured to accommodate the automobile, as well, but not at the expense of pedestrian character.
2. Automobile Orientation. The HC, and some areas of the OC, districts have a strong automobile orientation. Nonetheless, quality of design and attention to pedestrian character is still important in these zones as people will still be walking to and within the sites.

### **B. General Terms**

Uses which are permitted by right, conditionally, or by special exception are listed in Article XVIII – Use Regulations. Dimensional regulations are presented in Article XIX – Dimensional Regulations. Other applicable requirements for development within commercial zoning districts are presented throughout this chapter.

### **C. Downtown Commercial District (DC)**

#### **1. District Location**

The most intensive pedestrian oriented commercial area in the city is the DC District where there is the strongest sense of enclosure. Buildings are predominantly multistory, of masonry construction, and built right to the sidewalk, with a clear, consistent, relatively uninterrupted street wall (with the side walls of buildings butting up to each other).

#### **2. Objectives**

- a. Provide for a mix of uses within the zone;
- b. Preserve existing historic architectural structures and designs;
- c. Provide for the adaptive reuse of existing historic and non-historic structures;
- d. Encourage commercial and city-wide re-development;

- e. Provide for safe pedestrian and non-automotive travel within the district;
- f. Provide for minimum to no restrictions on hours of operations;
- g. Encourage both rental and ownership opportunities for residential housing in the district;

### 3. Development Standards

#### a. Uses

- i. First Floor. Residential uses are allowed on the first floor by conditional use only. They are allowed on upper floors by right.
- ii. Drive-through Facilities. Drive-through facilities are permitted in the DC district by conditional use only. Where permitted, they must be situated in the rear of the building or in the side of the building only if location at the rear is not practical.
- iii. Outdoor Uses. Outdoor uses – such as dining, cafes, seating, (all of which shall be accessory to an allowed primary approved use) and sidewalk vendors – may be established within the public right of way or on other City property by approval of the City Council.

#### b. Setbacks

- i. Front Build to Line/Zone. In the DC district a build-to line of 5 feet is established for all commercial buildings and for additions to such buildings fronting on the street (it is preferred, that the building be built right up to the sidewalk with no setback).

In the DC District a build-to zone between 5 and 10 feet is established for all non-commercial buildings and for additions to such buildings fronting on the street.

The build to line and build to zone may be altered by conditional use where appropriate, such as for churches and civic type buildings, which may warrant a larger front setback and landscaped or hardscaped yard or to create pedestrian oriented amenities such a pocket parks or plazas or upon a finding that the build to line or zone is not practical or to conform with prevailing existing setbacks.

- ii. Side/Rear Setbacks.
  - a. There are no minimum side setbacks except for spacing between buildings as specified in the Building and Fire Codes.
  - b. The Planning Board may alter the rear setbacks by conditional use, where appropriate, such as to accommodate rear decks

for dining, to accommodate pedestrian oriented facilities, or to allow for optimal uses of lots consistent with the intent of this section. The Planning Board must determine that any reduction does not measurably interfere with or negatively impact abutting properties, particularly residential properties.

c. Parking requirements

- i. Nonresidential Uses. There are no off-street parking requirements for nonresidential uses in the DC District.
- ii. Residential Uses. For residential uses a parking plan must be approved by the Planning Board (see Site Plan Regulations).

d. Parking areas

Within the DC District no parking is allowed in front yards and is allowed in rear and side yards by conditional use.

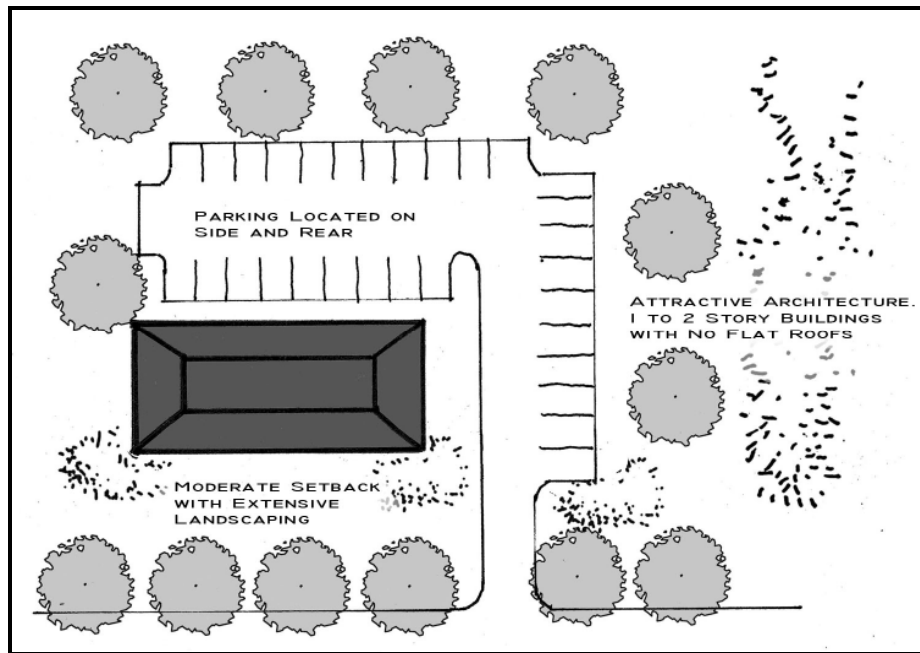
**D. Office Commercial District (OC)**

1. District Location

This district is located in transitional areas as well as along the major nodes and corridors. The OC District includes some older structures that have been converted to commercial uses and also includes some larger, undeveloped sites.

2. Objectives

- a. The purpose of the district is to preserve the wood-frame architecture, as much as feasible, with a mix of residential and low impact nonresidential uses (office, institutional, bed and breakfasts, and limited retail up to 2,500 square feet).
- b. Allows for large scale office, institutional, hospitality, and civic uses and is ideally oriented toward campus type settings.
- c. Oriented toward open, suburban type corridors. The district is distinctly automobile oriented.
- d. Orientation. See Figure VI-D – Recommended Site Design in OC Districts, below.



**Figure VI-D – Recommended Site Design in OC District**

e. Mixed-use within the district and within individual buildings is encouraged.

### 3. Development Standards

#### a. Uses.

- i. Nonresidential uses are permitted by right in existing buildings and new construction.
- ii. Drive-through facilities are not permitted in this district.

b. Build-to-Zone. There is a build-to zone between 10 and 20 feet. This zone may be altered by conditional use where appropriate for civic uses, where not practical, or for other design considerations.

#### c. Parking areas

- i. Screening. Any on site parking must be fully screened from the street (except for driveway and pedestrian passageways).
- ii. Location. Within the OC District parking is allowed in rear yards only but may be permitted in side yards upon a finding that off street parking is appropriate in this situation, rear yard parking is not practical, the side yard parking will be completely screened, and there will be no significant adverse impact on the streetscape.
- iii. Fronting on the Street. New off street parking areas on lots fronting on the street, situated in front yards, or visible in any prominent manner from the street are not permitted. In the course of site plan review for new applications any existing parking areas or lots that do not meet this requirement shall be mitigated to the

extent fair and practical (see Article XXX - Nonconforming Property).

iv. Driveways. Where driveways are approved, parking is permitted within the driveway portion located in front and side yards.

d. Driveways

No part of any driveway or curb cut may be located in front of the front façade of any primary building; rather, they must be situated along or in close proximity to side lot lines, unless otherwise approved by the Planning Board, Building Safety Department, or Department of Public Works.

e. New Buildings

i. The Architectural Regulations under the Site Plan Regulations should be strictly applied.

**G. Highway Commercial District**

1. District Location

The HC District tends to be located further from the city center and are oriented toward larger parcels, larger buildings, high value development, and retail sales (i.e. “big box development”, large shopping centers, and franchise development). The HC District may include parcels of land located on both the easterly and westerly sides of the main traffic artery. These parcels will benefit from any improvements to be made to the main traffic artery.

Parcels located on the side of the main traffic artery that may have direct contact with, and benefit from, the service road planned to be built alongside the main traffic artery and intersections connecting to this service road, if and when opportunities for construction of this service road and these intersections develop.

2. Objectives

- a. The HC Districts are geared toward high volume automobile traffic and accordingly, less stringent design standards are appropriate.
- b. Provide landowners and developers with flexible yet clearly defined requirements.
- c. Minimize infrastructure cost to the City through good planning for the district as a whole rather than based upon individual lots.
- d. Maximize the developable areas on the parcels within the district through creation of flexible dimensional requirements.



- e. Minimize traffic impacts to the main traffic artery through implementation of a service road and shared intersections with the main traffic artery.

3. Development Standards

- a. Architectural renderings, landscaping, signage, and lighting shall be required in the HC commercial corridors.
- b. The HC district includes older, tighter and more built-out commercial strips with smaller lots, smaller buildings, and less room for new development. The full range of conventional automobile oriented uses is permitted in the HC District – fast food, drive-through restaurants, car washes, and retail stores, along with warehouses and light industry. The HC District is the only district in which the sale of exclusively used automobiles (without also requiring sales of new automobiles) is permitted.
- c. HC district permits larger signs and taller light poles.
- d. Parking. Parking in front of buildings and large lots fronting the road is acceptable within the HC Districts.

4. HC District Pavement Dimensional Regulations. For new construction, the setbacks shown in the table, below, shall apply to pavement used for parking and interior access ways. Driveways into the site from the service road are exempt from these setbacks. These setbacks guarantee a minimum 10-ft wide area for landscaping around the perimeter of the site (5 feet plus 5 feet for adjoining lots along the side lot lines). This subsection shall supersede perimeter landscaping buffer requirements (15 feet along the front and 10 feet along the side lot lines) established in the Site Plan Regulations.

	Minimum Property Lines Setbacks (in feet)		
	Front	Side	Rear
Pavement	10	5	10

5. HC District Service Road Regulations. The following requirements apply to those lots situated alongside the main traffic artery, on which the planned service road and access roads leading to or from the service road, are to be situated.
- a. Right-of-ways. To the extent practical and appropriate, as determined by the Planning Board, as part of any proposed site plan or subdivision plan, each landowner/developer shall incorporate into his or her plan, on the subject land, a 60 foot wide right-of-way for the construction of the service road and/or access road(s). The right-of-way shall traverse the

subject lot from the southerly lot line to the northerly lot line, as appropriate, and in the case of any access road, from the easterly to the westerly lot line, as appropriate, in accordance with the layout of the planned service road and access road(s).

- b. Temporary Termination. Where the service road has not been built on the lot adjacent to the subject property, a temporary cul-de-sac shall be built on the subject property to provide for an appropriate turnaround and future connection to the service road on that adjacent lot. Appropriate provisions may be established by the Planning Board to facilitate seamless connection of that cul-de-sac in the future to a service road on the adjacent lot, when that road may be constructed. The temporary cul-de-sac shall conform to the City of Rochester Subdivision Regulations.
  - c. Intersections with the main traffic artery. As part of any site plan or subdivision plan, the landowner/developer shall incorporate predetermined access points onto the main traffic artery into his or her plan.
  - d. NHDOT. Developers shall coordinate with the New Hampshire Department of Transportation (NHDOT) regarding the design of the access roads and any intersections with the main traffic artery, where it is a state highway.
6. HC District Road Design Standards.
- a. Service and access roads for new construction shall comply with the following standards.

Right-of-Way	60 feet
Lane Width (each)	12 feet
Paved Shoulder (each)	4 feet
Sidewalk (bituminous)	5 feet
Grass Strip	5 feet (between road and sidewalk)
Curb	Determined by Site Plan Review
	Sloped – side without sidewalk
	Vertical – side with sidewalk
Cross-sectional Requirements:	
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. Refer to APPENDIX D annexed hereto and entitled “GRD SERVICE ROAD CROSS-SECTION – FIGURE 1”, for configuration details.

- c. All materials shall be installed in compliance with NHDOT specifications and the City of Rochester Subdivision Regulations.
- 7. HC Stormwater Management Requirements. Stormwater controls for each individual site plan shall be designed in compliance with the New Hampshire Stormwater Manual Volume 2, or the most recent version. To ensure adequate stormwater control given the more flexible dimensional regulations, these design guidelines shall be followed regardless of any requirement imposed as part of the New Hampshire Department of Environmental Services Alteration of Terrain permitting (for 100,000 square feet +/- of disturbed surface).

The Planning Board shall consider proposals for use of innovative stormwater control structures, such as porous pavement, bio-retention areas, gravel wetlands, etc.. If the board concludes that use of these structures is in order, then:

  - a. it may be appropriate to allow for interior landscaped islands within parking lots to be constructed without perimeter curbing if the curbing would interfere with the routing of the stormwater.
  - b. the Planning Board is hereby empowered to adjust parking requirements specified in Section 42.9 Off Street Parking and Loading, herein.
- 8. HC District Utility Standards for New Construction.
  - a. All utilities shall be underground.
- 9. HC District Parking Lot Interconnections.
  - a. Where practical, and not impeded by wetlands or other physical constraints, parking lots shall be interconnected between sites.
  - b. Appropriate cross easements shall be developed between properties to accommodate parking lot interconnections.
- 10. HC District Design Standards.
  - a. Trash and delivery areas. The lots situated between the Service Road and the main traffic artery call for special treatment because they have double frontages.
    - i. Whenever practical, and not impeded by wetlands or other physical constraints, trash and delivery areas shall be located off of a shared access driveway between sites.
    - ii. The access driveway may be located at/along the side lot line(s), with each lot having its own trash and delivery area located off this access driveway.

- iii. Trash, delivery, and loading areas shall be well screened from the main traffic artery.
  - b. Facade Treatment. Building facades fronting on the Service Road and the main traffic artery shall both be treated as front facades, both thereby meriting attractive treatment, under The Architectural Standards included in the City of Rochester Site Plan Regulations.
  - c. Outdoor Seating. Restaurant proprietors are encouraged to include seasonal outdoor seating.
  - d. Signage. All provisions of Section XXIX Signage, herein shall apply except for the following allowances:
    - i. For buildings located between the Service Road and the main traffic artery, an additional building-mounted sign is permitted.
    - ii. Off premises directory style signs and off premises directional signs are permitted by conditional use by the Planning Board.
11. Adjustments in Requirements. Since a number of the requirements specified in this Section are design oriented, the Planning Board may adjust any requirements of HC Pavement Dimension Regulations, HC District Service Road Regulations, HC District Road Design Standards, HC District Stormwater Management Requirements, HC District Utility Standards, and HC District Design Standards, on a case by case basis, where it reasonably determines that strict application of any requirement is impracticable due to particular conditions on a given site.

## **INDUSTRIAL ZONING DISTRICTS**

Article VII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. General Terms**

Uses which are permitted by right, conditionally, or by special exception are listed in Article XVIII – Use Regulations. Dimensional regulations are presented in Article XIX – Dimensional Regulations. Other applicable requirements for development within any industrial zoning district are presented throughout this chapter.

### **B. General Industrial (GI)**

#### **1. Objectives**

- a. The district is flexible in allowing nearly the full range of industrial operations, as well as high impact uses which might not conventionally be considered industrial – saw mills, power generating plants, and warehouse and distribution facilities. It also may accommodate those uses generally classified as assembly, high technology, precision manufacturing, research and development, light industrial, and similar office type functions (see definitions for “Industry, Light” and “Industry, Heavy”);
- b. Maintain flexibility in siting the General Industrial District because of design standards which manage potential environmental impacts;
- c. Exercise a minimal to moderate level of aesthetic review based upon the level of segregation from retail type businesses, residential areas, and ecological resources.

#### **2. Development Standards**

- a. All manufacturing, processing, assembly, fabrication, servicing and repair operations must be carried out within an entirely enclosed building unless waived by conditional use.
- b. No industrial building or operation shall be situated closer than 100 feet from the boundary line of any adjacent residential property. The Planning Board may reduce this setback to 50 feet by conditional use or where the use is accessory to a primary commercial use.
- c. The use, processing, and generation of hazardous substances is strictly regulated in accordance with all applicable local, state, and federal law.

### **C. Recycling Industrial (RI)**

#### **1. Objectives**

The Recycling Industrial District is established to accommodate large scale, land intensive landfill, recycling, and junkyard type uses such as those situated off Rochester Neck Road. The facilities should be designed for maximum efficiency, compatible with their natural surroundings, and incorporate sufficient

buffers to insulate surrounding residential areas from adverse impacts.

2. Development Standards

- a. Any outside processing activities and storage facilities shall be fully screened from the road and from any abutting residential property. This requirement shall not apply to active landfills whose elevation practically precludes such screening.
- b. No landfill, recycling, or junkyard operation shall be situated closer than 200 feet from the boundary line of any adjacent residential property.

## **GRANITE RIDGE DEVELOPMENT DISTRICT (GRD)**

Article VIII of the City of Rochester Zoning Ordinance

**\*Planning Board Draft - September 2013\***

- (a) **Purpose.** Well-planned commercial districts provide many benefits. For the community, tax revenue is maximized, infrastructure burden is reduced, and traffic impacts are minimized. For landowners and developers good planning allows for a process that is coherent, flexible and easy to navigate. The Granite Ridge Development Zone (GRD) is intended to:

- (1) Provide landowners and developers with flexible yet clearly defined requirements.
- (2) Minimize infrastructure cost to the City through good planning for the district as a whole rather than based upon individual lots.
- (3) Maximize the developable areas on the parcels within the district through creation of flexible dimensional requirements.
- (4) Minimize traffic impacts to Route 11 through implementation of a service road and shared intersections with Route 11.

**(b) Delineation of the Granite Ridge Development Zone.**

- (1) The zone includes those parcels of land so identified on the "Zoning Map of the City of Rochester, NH" which accompanies this ordinance and is on file in the offices of the Director of Planning and Development and the Director of Code Enforcement.
- (2) The Granite Ridge Development Zone includes parcels of land located on both the easterly and westerly sides of Route 11/Farmington Road. These parcels will benefit from any improvements to be made to Route 11/Farmington Road.

Parcels located on the westerly side of Route 11/Farmington Road may have direct contact with, and benefit from, the service road planned to be built on the westerly side of Route 11/Farmington Road and intersections connecting to this service road, if and when opportunities for construction of this service road and these intersections develop.

- (c) **GRD Pavement Dimensional Regulations.** The setbacks shown in the table, below, shall apply to pavement used for parking and interior access ways. Driveways into the site from the service road are exempt from these setbacks. These setbacks guarantee a minimum 10-ft wide area for landscaping around the perimeter of the site (5 feet plus 5 feet for adjoining lots along the side lot lines). This subsection shall supersede perimeter landscaping buffer requirements (15 feet along the front and 10 feet along the side lot lines) established in the Site Plan Regulations.

	<b>Minimum Property Lines Setbacks (in feet)</b>		
	Front	Side	Rear
Pavement	10	5	10

(d) **Granite Ridge Development Plan.** This zoning ordinance was created pursuant to the March 2009 “Granite Ridge Development Study, Farmington Road, Rochester, New Hampshire” prepared by CLD Consulting Engineers. This study should be referred to for reference in designing, reviewing, and approving proposed site plans and subdivision plans.

(c) **GRD Zone Service Road Regulations.** The following requirements apply to those lots situated on the westerly side of Route 11/Farmington Road, on which the planned service road and access roads leading to or from the service road, are to be situated.

(1) **Right-of-ways.** To the extent practical and appropriate, as determined by the Planning Board, as part of any proposed site plan or subdivision plan, each landowner/developer shall incorporate into his or her plan, on the subject land, a 60 foot wide right-of-way for the construction of the service road and/or access road(s). The right-of-way shall traverse the subject lot from the southerly lot line to the northerly lot line, as appropriate, and in the case of any access road, from the easterly to the westerly lot line, as appropriate, in accordance with the layout of the planned service road and access road(s).

(2) **Temporary Termination.** Where the service road has not been built on the lot adjacent to the subject property, a temporary cul-de-sac shall be built on the subject property to provide for an appropriate turnaround and future connection to the service road on that adjacent lot. Appropriate provisions may be established by the Planning Board to facilitate seamless connection of that cul-de-sac in the future to a service road on the adjacent lot, when that road may be constructed. The temporary cul-de-sac shall conform to the City of Rochester Subdivision Regulations.

(1) **Route 11 Intersections.** As part of any site plan or subdivision plan, the landowner/developer shall incorporate predetermined Route 11 access points into his or her plan.

(4) **NHDOT.** Developers shall coordinate with the New Hampshire Department of Transportation (NHDOT) regarding the design of the access roads and any intersections with Route 11.

(d) **GRD Zone Road Design Standards.**

(1) Service and access roads shall comply with the following standards.

Right-of-Way	60 feet
Lane Width (each)	12 feet



Paved Shoulder (each)	4 feet
Sidewalk (bituminous)	5 feet
Grass Strip	5 feet (between road and sidewalk)
Curb	Granite
	Sloped – side without sidewalk
	Vertical – side with sidewalk
<b>Cross-sectional Requirements</b>	
Wearing Course (Minimum)	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)

(2) Refer to **APPENDIX D** annexed hereto and entitled “**42.34(f)(2) GRD SERVICE ROAD CROSS-SECTION – FIGURE 1**”, for configuration details.

(3) All materials shall be installed in compliance with NHDOT specifications and the City of Rochester Subdivision Regulations.

- (g) **GRD Zone Stormwater Management Requirements.** Stormwater controls for each individual site plan shall be designed in compliance with the New Hampshire Stormwater Manual Volume 2. To ensure adequate stormwater control given the more flexible dimensional regulations, these design guidelines shall be followed regardless of any requirement imposed as part of the New Hampshire Department of Environmental Services Alteration of Terrain permitting (for 100,000 square feet +/- of disturbed surface).

The Planning Board shall consider proposals for use of innovative stormwater control structures, such as porous pavement, bio-retention areas, gravel wetlands, etc.. If the board concludes that use of these structures is in order, then:

- (1) it may be appropriate to allow for interior landscaped islands within parking lots to be constructed without perimeter curbing if the curbing would interfere with the routing of the stormwater.
- (2) the Planning Board is hereby empowered to adjust parking requirements specified in **Section 42.9 Off Street Parking and Loading**, herein.

- (h) **GRD Zone Utility Standards.**

- (1) All utilities shall be underground.
- (2) Utilities into individual sites shall be run from the common utility lines to be placed in the Service Road right-of-way.

- (3) Service connections for utilities for pad sites, if any are created, shall be provided within the Service Road right-of-way.

**(h) GRD Zone Parking Lot Interconnections**

- (1) Where practical, and not impeded by wetlands or other physical constraints, parking lots shall be interconnected between sites.
- (2) Appropriate cross easements shall be developed between properties to accommodate parking lot interconnections.

**(j) GRD Zone Design Standards**

- (1) Trash and delivery areas. The lots situated between the Service Road and Route 11 call for special treatment because they have double frontages.
  - (A) Whenever practical, and not impeded by wetlands or other physical constraints, trash and delivery areas shall be located off of a shared access driveway between sites.
  - (B) The access driveway may be located at/along the side lot line(s), with each lot having its own trash and delivery area located off this access driveway.
  - (C) Trash, delivery, and loading areas shall be well screened from Route 11.
- (2) Facade Treatment. Building facades fronting on the Service Road and Route 11 shall both be treated as front facades, both thereby meriting attractive treatment, under The Architectural Standards included in the City of Rochester Site Plan Regulations.
- (3) Outdoor Seating. Restaurant proprietors are encouraged to include seasonal outdoor seating.
- (4) Signage. All provisions of **Section 42.7 Signs**, herein shall apply except for the following allowances:
  - (A) For buildings located between the Service Road and Route 11, an additional building-mounted sign is permitted.
  - (B) Off premises directory style signs and off premises directional signs are permitted by conditional use by the Planning Board.
- (k) **Adjustments in Requirements**. Since a number of the requirements specified in this Section 42.34, herein, are design oriented, the Planning Board may adjust any requirements of subsections (c) GRD Pavement Dimension Regulations, (e) GRD Zone Service Road Regulations, (f) GRD Zone Road Design Standards, (g) GRD

Zone Stormwater Management Requirements, (h) GRD Zone Utility Standards, and (i) GRD Zone Design Standards, on a case by case basis, where it reasonably determines that strict application of any requirement is impracticable due to particular conditions on a given site.

That Chapter 42, Section 42.2, of the General Ordinances of the City of Rochester, entitled “Zoning Districts and Zoning map”, as presently amended, be further amended by amending subsection (b) of said Section 42.2, entitled “Zoning Map”, so as to classify that area depicted on the annexed **EXHIBIT A** as being “Granite Ridge Development Zone”, as hereafter being classified as “Granite Ridge Development Zone”, and by repealing the existing primary zoning classification for the land so depicted on said **EXHIBIT A** (i.e. “A – Agricultural Zone”; “R-1 – Residence 1 Zone”; “R-2 – Residence 2 Zone”; “B-1 – Business 1 Zone”; “B-2 – Business 2 Zone”; “I-1 – Industry 1 Zone”; “I-2 – Industry 2 Zone”; “I-3 – Industry 3 Zone”; “I-4 – Industry 4 Zone”; “I-4A – Industry 4A”; “H – Hospital Zone”; “AA – Airport Approach Zone”), while retaining any overlay district classification for the land so depicted. Further, that the so-called “zoning map” provided for in subsection (b) of said Section 42.2 be further amended to reflect, and to incorporate therein, the changes in zoning district classification provided for in this amendment.

This amendment supercedes the zoning classifications for any parcels listed in previous subsections in Chapter 42.2(b). Please see attached list of parcels.

#### Primary Area of the GRDD

PID	Address	Acres	Owner
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
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
Granite Ridge Development		VIII-5	Zoning Ordinance

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	<u>2.80</u>	Poulin Realty Acquisition

**382.00**

**Secondary Area of GRDD**

<b>PID</b>	<b>Address</b>	<b>Acres</b>	<b>Owner</b>
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
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	Renee & Louanne Cardinal
0221-0157-0000	0 Farmington Rd.	1.20	Wayne Cardinal
0221-0158-0000	14 Farmington Rd.	1.30	Rene & Luanne Cardinal
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

Granite Ridge Development

VIII-6

Zoning Ordinance

0221-0167-0000	7 Farmington Rd.	0.30	Basel Alkurabi
0221-0168-0000	3 Farmington Rd.	<u>14.00</u>	Charles Karacas
		<b>290.15</b>	

## **SPECIAL ZONING DISTRICTS**

Article IX of the City of Rochester Zoning Ordinance

***\*Planning Board Draft – June 2013\****

- A. **General Terms.** Uses which are permitted by right, conditionally, or by special exception are listed in Article XVIII – Use Regulations. Dimensional regulations are presented in Article XIX – Dimensional Regulations. Other applicable requirements for development within any special zoning district are presented throughout this chapter.
- B. **Airport Special (AS) District**  
The purpose of the Airport Special District is to accommodate the needs of Skyhaven Airport subject to appropriate limitations. This zone shall allow such additional uses that support airport operations, including, but not limited to, aircraft storage, repair and maintenance, flight instruction, and aircraft chartering. An airport is a unique facility which merits a special zoning designation. The primary permitted uses are aviation related but numerous activities which support the vitality of the airport or which are logical compatible activities are also allowed by right or as accessory uses. For the purposes of this Article, an "Accessory Use" is broadly defined as one that the owner of the airport has determined is compatible with and enhances the vitality of the airport.
- C. **Hospital Special (HS) District**  
The purpose of the Hospital Special District is to accommodate the needs of primary health care services and medical or surgical care to persons, including as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices, and staff residences, subject to appropriate limitations.

## **AQUIFER PROTECTION OVERLAY DISTRICT (APOD)**

Article X – of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

- A. Purpose. The purpose of the Aquifer Protection Zone is to protect groundwater resources from adverse development or land use practices that might reduce the quality and quantity of water that may be available for use as a future source of supply for Rochester's municipal water system.
- B. Aquifer Protection District Boundaries. The boundaries of the Aquifer Protection District shall generally coincide with those areas identified in the 1982 engineering study of the City's water system conducted by Whitman & Howard, Inc. as having the highest potential to serve as future sources of groundwater supply. These areas are delineated on the Rochester Zoning Map.
- C. Restrictions - Aquifer District. The following uses are prohibited:
1. Coverage of more than forty percent (40%) of any lot with impervious surfaces, except that the Planning Board may allow up to sixty percent (60%) coverage of any lot with impervious surfaces if engineering design provides adequate purification and recharge conditions. The Planning Board shall require the applicant to cover all costs associated with design and Planning Board review.
  2. On-site disposal of solid wastes, other than brush and stumps.
  3. On-site disposal of liquid or leachable wastes other than from a septic system serving only domestic wastes.
  4. On-site disposal of any materials or substances classified as hazardous by the rules and regulations of the New Hampshire Water & Supply Pollution Control Commission or the Environmental Protection Agency.
- D. Special Provisions - Aquifer District. On-site storage of petroleum, gasoline, or other materials may be permitted if such storage is in compliance with the rules and regulations of the New Hampshire Water Supply & Pollution Control Commission for Control of Nonresidential Underground Storage and Handling of Oil and Petroleum Liquids.

## **AVIATION OVERLAY DISTRICT (AOD)**

Article XI – of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

A. Definitions. As used in this section of the ordinance, unless the context otherwise requires:

1. Airport means any area of land or water, whether constructed or not, which has been approved as a site for landing and taking off of aircraft or utilized by the public as a point of arrival or departure by air, hereinafter referred to as Skyhaven Airport.
2. Airport Approach Zone means:
  - a. For Runway 33, an area which is 1,000 feet wide at a point 200 feet from the end of the pavement and 4,000 feet wide at a point 10,200 feet from the end of the pavement, or future pavement extended.
  - b. For Runway 15, an area which is 1,000 feet wide at a point 200 feet from the end of the pavement and 1,500 feet wide at a point 5,200 feet from the end of the pavement, or future pavement extended.

The center line of these areas shall coincide with the center line of the landing strips extended.

3. Airport Hazard means any structure, tree, smoke, steam, dust, or other substance which obstructs the aerial approaches of Skyhaven Airport or impairs the reasonable visibility in the vicinity thereof, electrical impulses and disturbances which interfere with radio aids or communications, and lights which might result in glare in the vision of pilots or aircraft or be confused with airport lights.
4. Nonconforming Use means any structure, tree, or use of land which does not conform to a regulation prescribed in this ordinance or an amendment thereto as of the effective date of such regulations.
5. Person means any individual, firm, co-partnership, corporation, company, association, joint stock association, or body politic, and includes any trustee, receiver, assignee, or similar representative thereof.
6. Structure means any object constructed or installed by man, including such objects although regulated or licensed by other provisions of law.
7. Tree means any object of natural growth.
8. Building Restriction Lane means a line parallel to the centerline of the runway which limits the location of any permanent structure. The location of the BRL is shown and described on the Airport Layout Plan.



- B. Zones. In order to carry out the purposes of this ordinance, all of the land within the boundaries of the approach zones and all of the land within a distance of twelve thousand (12,000) feet from the airport reference point shown on the Rochester Airport Approach Plan dated December 16, 1983 [attached hereto and made a part hereof], is hereby declared subject to the restrictions of the ordinance.
- C. Height Limits. No structure or tree shall be erected, altered, or allowed to grow within the areas described in Section B hereof, above a slope ratio of thirty-four (34) feet to one (1) foot measured from the end of Runway 33 or a ratio of twenty (20) feet to one (1) foot measured from the end of Runway 15 or above a slope ratio of seven (7) feet to one (1) foot measured from the side of the landing strips and the approaches, or within an ellipse formed by connecting the ends of two semi-circles having radii of 10,000 feet from points located 200 feet beyond the ends of pavement on centerline extended at each end of Runways 15/33 above a height of one hundred fifty (150) feet above the airport elevation; except that the Zoning Board of Adjustment shall have the power to grant a variance of this regulation where literal application or enforcement of the same would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the ordinance.
- D. Use Restrictions. Notwithstanding any other provisions of the Zoning Ordinance, no use may be made of the land described in Section B hereof in such manner as to create electrical interference with radio aids or communications between airport and aircraft, make it difficult for flyers to distinguish between airport lights and others, result in glare in the eyes of flyers using the airport, impair visibility in the vicinity of the airport by the creation and discharge of smoke, steam, dust, or other obstructions to visibility, or otherwise endanger the landing, taking off, or maneuvering of aircraft.
- E. Nonconforming Uses. The regulations prescribed in Sections C and D hereof shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date hereof, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance, and is diligently prosecuted and completed within two (2) years thereof.
- F. Variances. Any person desiring to erect any structure or increase the height of any structure, or permit the growth of any tree, or use his property not in accordance with the regulations prescribed in this amendment, may apply for a variance therefrom. Such variance shall be allowed where a literal application of enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of this ordinance.
- G. Permits.
1. Future Uses. No material change in violation of Sections C and D hereof shall be

made in the use of land, and no structure or tree shall be erected, altered, planted, or otherwise established in violation of Sections C and D hereof, unless a permit therefore shall have been applied for and granted. Each such application shall indicate the purpose for which the permit is desired.

2. Existing Uses. Before any existing use, structure, or tree may be replaced, substantially altered, repaired or rebuilt, allowed to grow higher, or replanted, within any of the areas of land described in Section B hereof, a permit must be secured authorizing such replacement, change, or repair if it is in violation of Sections C and D hereof. No such permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use, structure, or tree to be made or become a greater hazard to air navigation, than it was on the effective date of this ordinance, or than it is when the application for a permit is made. Except as indicated, all applications for a permit for replacement, change, or repair of existing use, structure, or tree shall be granted.

- H. Hazard Marking and Lighting. Any permit or variance granted under Section F and G may, if such action is deemed advisable to effectuate the purposes of this ordinance and reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the airport owner at its own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.

- I. Zone Map. A copy of said approach zone map shall become a part of the Zoning Map of the City of Rochester, New Hampshire.

#### ROCHESTER, SKYHAVEN AIRPORT APPROACH PLAN

Adopted by New Hampshire Aeronautics Commission

April 1, 1968

Revised December 16, 1983

1. This Airport Approach Plan, prepared under the authority of Chapter 424.3 of the New Hampshire Revised Statutes Annotated, is based upon the ultimate development of a General Aviation Type Airport with runway and landing strip as follows:  
  
Runway 5,400 feet by 100 feet;  
Landing Strip 5,800 feet by 300 feet.
2. Part 77, Federal Aviation Regulations establishes the standards used to determine the limit of height of obstructions in the vicinity of the airport.
3. The limit of height of obstructions shall be:
  - a. In the approach area to the landing strip for Runway 33, which is 1,000 feet wide at a point 200 feet from the end of the pavement and 4,000 feet wide

at a point 10,200 feet from the end of the pavement, an inclined plane of 34:1 slope.

- b. In the approach area to the landing strip for Runway 15, which is 1,000 feet wide at a point 200 feet from the end of the pavement and 1,500 feet wide at a point 5,200 feet from the end of the pavement, an inclined plane of 20:1 slope.
  - c. On the sides of the landing strip and approach areas, an inclined plane of 7:1 slope.
  - d. 472 feet above sea level within the horizontal surface, which is a plane 150 feet above the established airport elevation. This plane is an ellipse formed by connecting the ends of two semicircles having radii of 10,000 feet from points located 200 feet beyond ends of pavement on centerline extended at each end of Runway 15/33.
  - e. Within the conical surface, which is an inclined plane sloping upward at a 20:1 ratio extending 4,000 feet outward from the horizontal surface.
- 4. No provision of Section (3) shall limit the height of a structure or tree to less than 30 feet above the ground upon which it is located.
  - 5. The Airport Reference Point is located on the centerline of Runway 15/33, 2,650 feet from the southeast end of the runway and its elevation is 322 feet above sea level.

NOTE: The following is for information only and is not a part of the Airport Approach Plan:

- a. The building restriction line is 300 feet from the center line of the landing strip.
- b. Acquisition of property rights will be necessary: (1) to remove existing obstructions; (2) to control the height of objects in those areas where the controlling inclined plane is less than 30 feet above the ground.

## **CONSERVATION OVERLAY DISTRICT (COD)**

Article XII – of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### A. Objectives and characteristics

Wetlands, ponds, and streams are significant natural resources of the City because of their size or functional values, such as flood storage, wildlife habitat, and the enhancement of water quality and/or quantity. The preservation of these water resources promotes the general public health, safety, welfare and convenience in our community. In particular the regulations of the Conservation Overlay District (CO District) are intended to:

1. Maintain and enhance the quality and quantity of surface waters and groundwater by preserving the ability of wetlands to filter pollution, trap sediment, retain and absorb chemicals and nutrients, and produce oxygen;
2. Minimize expense to the City and the public in providing and maintaining essential services and utilities, such as wastewater collection and treatment, drainage facilities, and public water supply, which may arise because of the inappropriate use of land within the CO District;
3. Minimize impacts to existing land uses and lots (see Section (e) - Exemptions/Pre-existing Residential Structures, Uses, and Lots)
4. Prevent the destruction of, or significant changes to, those wetland areas, related water bodies and adjoining land which provide flood protection; protect persons and property against the hazards of flood inundation by assuring the continuation of the natural flow patterns of streams and other watercourses; and provide for nutrient attenuation and augmentation of stream flow during dry periods;
5. Encourage those uses that can be appropriately and safely located within the CO District.
6. Protect native wildlife habitat and natural vegetation upon which a variety of upland and aquatic species are dependent for purposes of breeding or sustenance.

### B. Overlay District Defined

The Overlay District shall include rivers, lakes, ponds, perennial streams, vernal pools, all jurisdictional wetlands and the surrounding upland areas of each of these resources.

C. Buffer Defined

**In all cases the more restrictive buffer shall be used.**

Buffer	Location
75 feet	Cocheco River, Salmon Falls River and Isinglass River from the ordinary high water mark of the river.
50 feet	Named streams and surface water from the ordinary high water mark listed in Table I, below
	Edge of jurisdictional wetland consisting of very poorly drained soils. <sup>(1)</sup>
	Edge of jurisdictional wetland consisting of poorly drained soils. <sup>(1)</sup>
	Vernal pools. <sup>(2)</sup>

(1) The precise location of a wetland boundary in any particular case must be determined by on-site inspection by a NH Certified Wetland Scientist.

(2) Vernal pools that shall be identified by a NH Certified Wetland Scientist and may be subject to review by the Conservation Commission

D. Delineation Process.

The edge of these wetlands shall be determined by the delineation process set forth in the *Corps of Engineers Wetlands Delineation Manual, 1987*, on file with this ordinance with the City Clerk. When there is a dispute in the boundary the landowner may appeal the decision to the Planning Board with written recommendations by the Conservation Commission.

E. Exemptions/Pre-existing Residential Structures, Uses, and Lots.

The following are exempt:

1. All wetlands less than one-half acre in size, except vernal pools.
2. Wetland conditions resulting from the following: constructed drainage structures including, but not limited to swales, ditches, and basins; actively maintained agricultural/irrigation ponds; septage lagoons.
3. Notwithstanding other provisions of this article, the construction of additions and extensions to one and two family dwellings and accessory residential uses shall be permitted within the CO District provided that:
  - a. The dwelling or residential use lawfully existed prior to the original adoption of the Conservation Overlay District on October 7, 2003
  - b. The proposed construction conforms to all other applicable ordinances and regulations of the City of Rochester; and
  - c. The dwelling or use continues in its present use.
4. Lots of record except that any lot requiring subdivision (i.e. that creates 2 or more lots) or minor site/site plan review must meet the requirements of this ordinance.

5. Pre-existing Subdivisions, Site Plans.

Exemptions:

- a. Subdivisions, site plans and planned unit developments approved by the Planning Board and existing at the time of passage of this article shall be exempt from this article, as governed by the provision of NH RSA Section 674:39.
- b. Completed applications approved by the Planning Board are exempt from this article herein.
- c. Condominium Conversions where there are no improvements proposed to the site are exempt from this article.

This ordinance becomes applicable in the following situations:

- a. Non-Residential Site Plans for additions, expansions, or changes in use.
- b. Site Plans for new commercial, industrial, or multi-family development.
- c. New subdivisions.

F. Definitions.

1. The term "wetland" as defined by *National Food Security Act Manual (Soil Conservation Service, 1994)* and the *Corps of Engineers Wetlands Delineation Manual (Environment Laboratory, 1987)* as amended, will mean those areas that are surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for a life in saturated soil conditions. Wetlands include, but are not limited to, swamps, marshes, bogs and similar areas.
2. The term "buffer" means the protected upland areas adjacent to wetlands and surface waters in the Conservation Overlay District other than the wetlands themselves.
3. "Ordinary high water mark" means the line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high water mark is not easily discernable, the ordinary high water mark may be determined by the Department of Environment Services. *Source: Comprehensive Shoreland Protection Act, pg. 7 from the State of NH Web Page, 1998*
4. The term "overlay district" means a zoning district superimposed on one or more established underlying zoning districts to impose supplemental restrictions on uses in these districts.

5. "Poorly drained soil" as defined High Intensity Soil Maps for New Hampshire Standards sponsored by the Society of Soil Scientist of Northern New England Special Publication No. 1, Sept. 2002.
6. "Vernal pools" are temporary bodies of water that flood each year for a few months during the spring and summer. Vernal or "spring" pools fill up with melting snow and early rains, then usually dry up by mid to late summer. Some relatively deep pools may remain flooded for a few years but become completely dry in seasons with very low rainfall. Autumnal pools fill during the fall with rising groundwater.

Because vernal pools are not permanently flooded, they do not support fish populations and thus provide safe breeding sites for several amphibian and invertebrate species, including wood frogs, spotted salamanders, and fairy shrimp. These species have evolved life cycles that depend on temporary pools.

Vernal pools vary in size, ranging from several square feet to several acres. They can be found in a variety of sites, such as isolated depressions in the woods, kettle holes, and gravel pits. Many are within larger wetlands, such as oxbows in river floodplains and pools in forested swamps or scrub-shrub wetlands. Their common characteristics are the absence of fish, temporary flooding regime, and the presence of vernal pool species. Suitable pools must have enough leaf litter and other debris to provide food sources and cover for the species that breed in them.

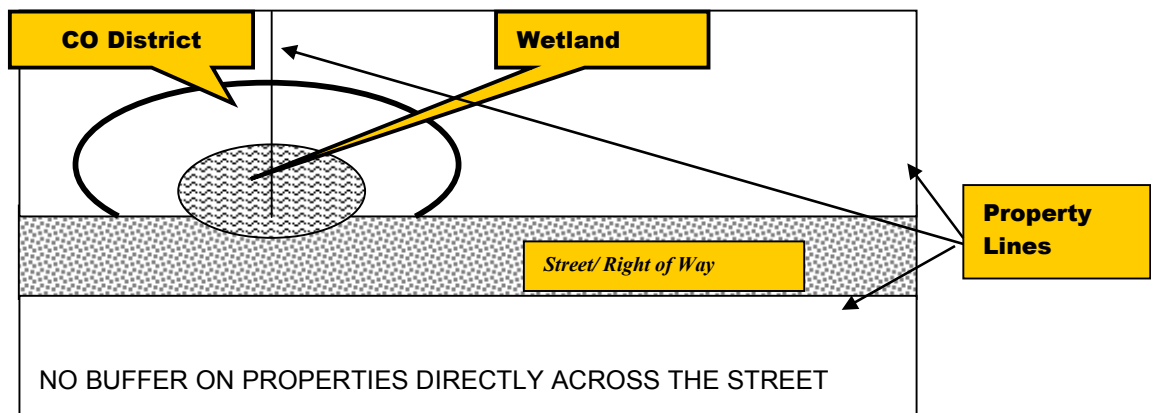
*Source: ASNH Conservation Fact Sheet: Vernal Pools*

7. "Very poorly drained soil" as defined High Intensity Soil Maps for New Hampshire Standards sponsored by the Society of Soil Scientist of Northern New England Special Publication No. 1, Sept. 2002.

G. Buffer Application.

Buffers are applied irrespective of lot lines and municipal boundaries except (as shown in the below diagram) that when a wetland is bounded by City Class V or a State or Federal highway, existing at the time of passage of this article, buffers are not applied to properties directly across the right of way.

Buffers are applied irrespective of lot lines and municipal boundaries except (as shown in the below diagram) that when a wetland is bounded by City Class V, or a State or Federal highway, existing at the time of passage of article, buffers are not applied to properties directly across the right of way.



H. Uses Allowed.

1. The CO District is an overlay district. Where the provisions of this Section conflict with those of the underlying zoning district, the more restrictive standards shall apply.
2. The following uses are allowed in this District:
  - a. Wildlife habitat development and management.
  - b. Conservation areas and nature trails, provided that the Planning Board, in consultation with the Conservation Commission, reviews and approves plans of such areas and trails prior to their development.
  - c. Recreation including open-air recreational uses consistent with the purpose and intent of this article, such as cross-country skiing, ice skating, hiking, and photography.
  - d. Education including natural and environmental science walks, wildlife and botanical studies and similar activities.
  - e. Seasonally permitted hunting and fishing, as regulated by New Hampshire Fish and Game Department.
  - f. Forestry, including both logging operations and tree farming subject to RSA 227-J: 9. Logging and any associated road building and/or skid trail construction shall be conducted in accordance with the then-current Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire published by the UNH Cooperative Extension and NH Department of Resources and Economic Development and the NH Division of Forests and Lands; on file with this ordinance with



the City Clerk;

- g. Production, cultivation, growing, and harvesting of any fruit, vegetable, floricultural or horticultural crops, conducted in accordance with *Best Management Wetlands Practices for Agriculture (July 1993, amended September 1998)*; (on file with this ordinance with the City Clerk) but not within 25 feet of the edge of wet of the adjacent wetland.
- h. The land surface within 25 feet of the edge of the wetland shall not be altered. Herbicides and heavy equipment are prohibited within 25 feet of the edge of the wetland. New lawns may be established beyond 25 feet from the edge of the wetland provided the wetland has been delineated/flagged by a Certified Soil Scientist. Fertilization shall be limited to lime and woodash.
- i. Removal of hazardous trees.
- j. Removal of "invasive" vegetation (see "Notes on Native Trees and Shrubs and Their Use in Landscaping", by the Rochester Conservation Commission, on file with this ordinance with the City Clerk).
- k. Minor accessory structures of 200 square feet or less (in which there is no storage of petroleum products, hazardous chemicals or materials). Such accessory structures shall not be constructed with any of the following materials: asphalt shingles or pressure treated or chemically treated/preserved wood.

Any uses not listed in this Section are prohibited in the CO District.

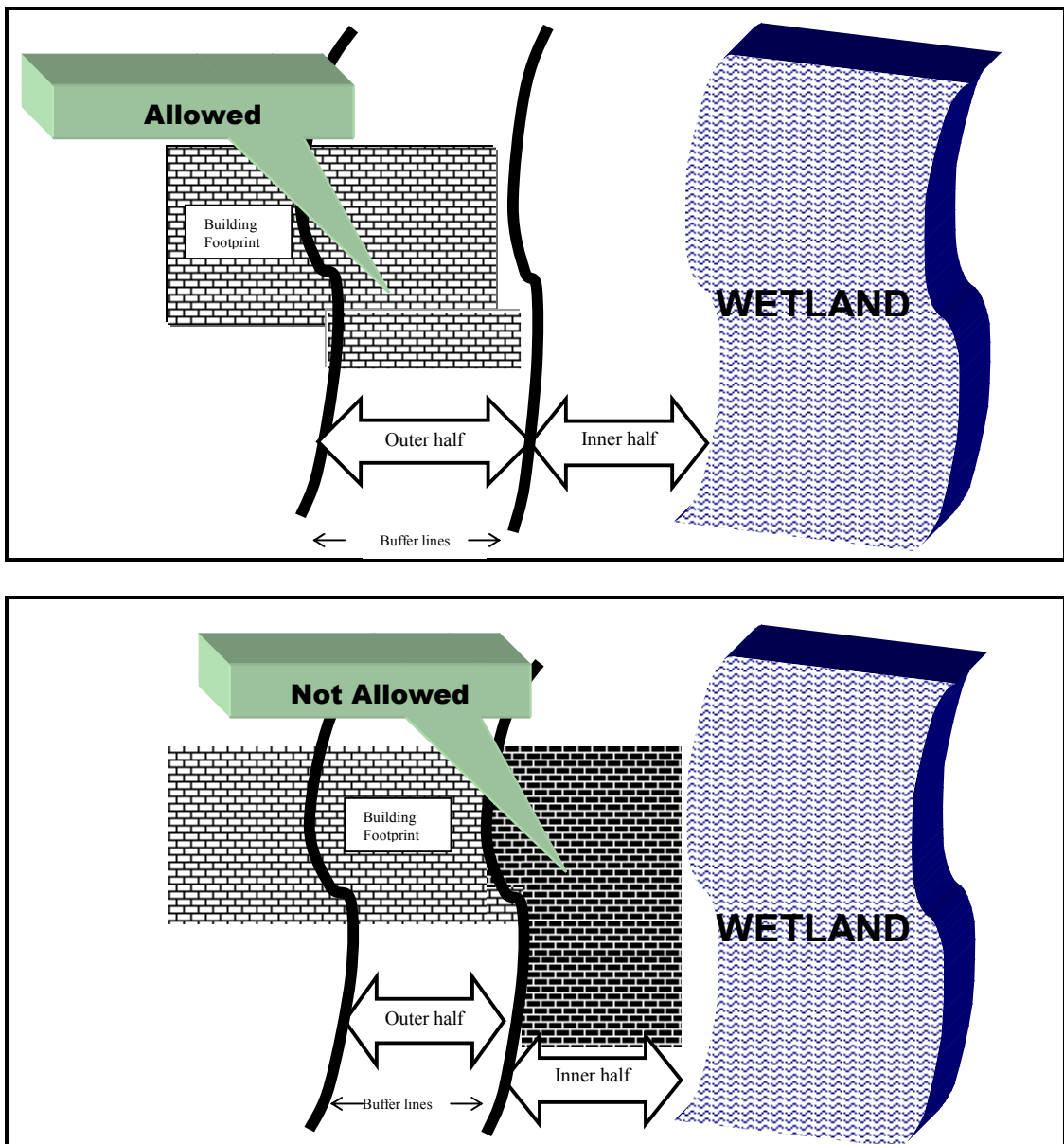
I. Conditional Use Approvals.

Conditional use approval may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing.

- 1. The following uses are allowed with a Conditional Use Approval:
  - a. Roads and other access ways; drainage ways; pipelines, power lines and other transmission lines; docks, boat launches, and piers; domestic water wells (and associated ancillary pipes and equipment); replacement septic tanks and leach fields where evidence is submitted that no alternative location is available on the property; provided that all of the following conditions are found to exist:
    - i. The proposed construction is essential to the productive use of land not within the CO District.
    - ii. Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

- iii. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.
  - iv. Economic advantage is not the sole reason for the proposed location of the construction.
2. Buffer reductions:
- a. Lots which are subject to the requirements of this CO District as defined in Sections (b) and (c), above, may be allowed a buffer reduction of no more than one-half (1/2) of any required buffer subject to all applicable provisions of the Zoning Ordinance, in the following situations:
    - i. Expansion of existing structures may be permitted for lots located in the Industrial, DC, OC, and HC districts.
    - ii. Construction of a new structure may be permitted for lots located in the Industrial, DC, OC, and HC districts.
  - b. All the following conditions shall be met to allow buffer reductions:
    - i. The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, **or** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel **or** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.
    - ii. The proposed structure and use must be consistent with the purpose and intent of this article and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.
    - iii. There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.
    - iv. The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.
    - v. Best management practices must be demonstrated to the satisfaction of the Planning Board.

## Buffer Reduction Examples



- c. Buffer reduction may also be obtained explicitly by issuance of a NH DES Dredge and Fill Permit, per section (j) Dredge & Fill Permits.
- d. Administration of Conditional Use Approvals.
  - i. The application shall be referred to the Conservation Commission for review and comment prior to the Planning Board making any final decision. In acting on the application, the Board shall consider any report received from the Commission. The Board shall then vote either to approve the application as presented, approve it with

conditions, or deny it.

- ii. Prior to the granting of any Conditional Use Approval under (i) Conditional Use Approval (1) and (2), the applicant may be required to submit a performance security in a form acceptable to the Planning Board, depending on the scale of the proposed use and potential threat to the wetlands. The security shall be submitted in a form and amount with surety and conditions satisfactory to the Planning Department to ensure that the construction will be carried out in accordance with the approved design. The security shall be submitted to and approved by the Planning Department prior to the issuance of any permit authorizing construction.
- iii. The Planning Board may require the applicant to submit a wetlands impact assessment when necessary to evaluate an application made under this Section. The cost of this assessment shall be borne by the applicant.
- iv. As outlined in NH RSA 676:4 I(g) the applicant may also be assessed reasonable fees to cover the cost of other special investigative studies and for the review of documents required by particular applications, reviews by the City's legal counsel, and any third party wetlands consultant as may be required by the Planning Board.

J. Dredge and Fill Permits.

1. Dredge and Fill Permits

- a. Prior to filing an application for a New Hampshire Department of Environmental Services (NH DES) dredge and fill permit, the applicant is strongly encouraged to meet with the Conservation Commission to ensure that the proposed dredge and fill is consistent with the intent of the ordinance
- b. An approved NH DES dredge and fill permit, once acted upon, will change the CO District Boundary, which will be applied from the new edge of wetland.

K. Mitigation.

CO District mitigation shall be provided in the same watershed, if required by the Planning Board, at its discretion, with consideration of recommendations by the Conservation Commission.

L. Prohibited Uses/Activities.

- 1. Expansion of motor vehicle recycling and junkyards is prohibited.
- 2. There shall be no storage of petroleum products, hazardous chemicals or materials.

3. Accessory structures shall not be constructed with any of the following materials: asphalt shingles or pressure treated or chemically treated/preserved wood.

4. There shall be no parking or storage of unregistered vehicles.

M. Board of Adjustment Note.

Any variance or appeal to the Zoning Board of Adjustment, shall be in accordance with NH RSA 676:5 and Article IV of this Zoning Ordinance. Prior to holding a public hearing on an appeal or variance, the Zoning Board shall forward a copy of the plan and application to the Conservation Commission for review and comment. The Conservation Commission shall, after reviewing the plan and application, forward any appropriate recommendations to the Zoning Board of Adjustment for its consideration.

N. Very Poorly Drained Soils. Any wetland or part of any wetland consisting of very poorly drained soils shall not count toward the minimum lot area or density requirements of any property in any zoning district.

TABLE I  
NAMED STREAMS AND SURFACE WATER TABLE

Axe Handle Brook (Rickers & Howard Brooks)
Heath Brook
Hurd Brook
Willow Brook AKA Wardley Brook
Clark Brook
Baxter Lake
Rochester Reservoir
Hanson Pond AKA Squamanagonic Pond
Little Long Pond
Champlin Pond
No name pond south of Champlin Pond

**NOTE:** The above streams have been identified in the Water Resource Management and Protection Plan, prepared by Southern New Hampshire Planning Commission, dated February 1991 and on file in the office of the Planning Board, as listed in Table I. "

## **FLOOD HAZARD OVERLAY DISTRICT (FHOD)**

Article XIII – of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

- A. Authority and Purpose. This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the City of Rochester Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the City of Rochester Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.
- B. Regulatory Floodway Boundaries. The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study, Strafford County, New Hampshire" together with the associated Flood Insurance Rate Maps dated May 17, 2005, which are declared to be a part of this ordinance and are hereby incorporated by reference."
- C. Definition of Terms. As used in this ordinance, the following words and phrases shall have the following meanings:

"Area of Shallow Flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood Hazard" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Breakaway Wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation.

"Building" -- see: "Structure."

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

"FEMA" means the Federal Emergency Management Agency.

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland or tidal waters, and (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Boundary and Floodway Map" (FLOODWAY) is an official map of the community, on which the Federal Emergency Management Agency has delineated the "Regulatory Floodway." This map should not be used to determine the current flood hazard zone or base flood evaluation; the Flood Insurance Rate Map (FIRM) will be used to make determinations of flood hazard zones and base flood elevations.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

"Flood Hazard Boundary Map" (FHBM) means an official map of a community, issued by the Federal Management Agency, where the boundaries of the flood, mudslide (i.e., mudflow), related erosion areas having special hazards have been designated as Zone A.

"Flood Insurance Rate Map" (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.

"Flood Insurance Study" -- see: "Flood Elevation Study".

"Floodplain" or "Flood-prone Area" means any land area susceptible to being inundated by water from any source.

"Flood Proofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

"Floodway" -- see: "Regulatory Floodway"

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading/unloading of cargo or passengers, and ship building/repair facilities but does not include long-range storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface prior to construction next to the proposed wall of a structure.

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior, or
  - b. Directly by the Secretary of the Interior in states without approved programs.

"Mean Sea Level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.



"100-Year Flood" -- see: "Base Flood."

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. These areas are designated as floodways on the Flood Boundary and Floodway Maps.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" means an area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, A99, and AH. (See Area of Special Flood Hazard).

"Structure" means for floodplain purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; or does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages, or sheds not occupied as dwelling units or not part of the main structure.

"Substantial damage" means damage by any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial Improvement" means any combination of repairs, reconstruction, alteration, or improvements to a structure in which the cumulative cost equals or exceeds fifty percent of the market value of the structure. The market value of the structure should equal: (1) the appraised value prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued

designation as a "historic structure."

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, whether specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

D. Restrictions - Regulatory Floodway Zone. The following regulations, as well as the regulations contained in appropriate sections of this zoning ordinance, shall apply to the Regulatory Floodway Zone as delineated in subsection B, above:

1. All proposed development in any special flood hazard areas shall require a permit.
2. The Code Enforcement Officer shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (ii) be constructed with materials resistant to flood damage, (iii) be constructed by methods and practices that minimize flood damage, and (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
3. The placement of a manufactured housing unit is prohibited within the designated Regulatory Floodway, except in existing manufactured housing parks.
4. Within the Regulatory Floodway, any development or encroachment (including fill) which would result in any increase in flood levels during the base flood discharge is prohibited.
5. Where new and replacement water and sewer systems (including on-site systems) are proposed in flood prone areas, the applicant shall provide the Code Enforcement Officer with assurance that new and replacement sanitary sewage systems will be designed to minimize or eliminate infiltration of flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.
6. The Code Enforcement Officer shall maintain for public inspection, and furnish upon request, any certification of flood-proofing and the as-built elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and include whether or not such structures contain a basement. If the structure has been floodproofed, the as-built elevation (in relation to mean sea level) to which the structure was floodproofed. This information must be furnished by the applicant.

7. The Code Enforcement Officer shall review proposed developments to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State Law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. It shall be the responsibility of the applicant to certify these assurances to the Building Inspector.
8. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Board of the New Hampshire Environmental Services Department and submit copies of such notification to the Code Enforcement Officer. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Code Enforcement Officer.

Within the altered or relocated portion of any watercourse, the applicant shall submit to the Code Enforcement Officer certification provided by a registered professional engineer assuring that the flood carrying capacity of the watercourse has been maintained.

Along watercourses that have a designated Regulatory Floodway, no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the designated Regulatory Floodway that would result in any increase in flood levels within the community during the base flood discharge. In Zone A, the Code Enforcement Officer shall obtain, review, and reasonably utilize any floodway data available from a Federal, State, or other source as criteria for requiring that development meet the floodway requirements of this section.

Along watercourses that have not had a regulatory floodway designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

#### E. Standards

1. In special flood hazard areas the Code Enforcement Officer shall determine the 100 year flood elevation in the following order of precedence according to the data available:
  - a. In Zones A1-30, and AH, refer to the elevation provided in the community's Flood Insurance Study and accompanying FIRM or FHBM.
  - b. In unnumbered A zones, the Code Enforcement Officer shall obtain, review, and reasonably utilize any 100 year flood elevation data available from Federal, State, development proposals submitted to the community

[example: subdivisions, site approvals, etc.] or other source.

- c. In Zone A0, the 100 year flood elevation is determined by adding the elevation of the highest adjacent grade to the depth number specified on the FIRM or if no depth number is specified on the FIRM, at least two feet.
2. The Code Enforcement Officer's 100 year flood elevation determination will be used as criteria for requiring in Zones A1-30, AE, AH, A0 and A that:
- a. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the 100-year flood level;
  - b. That all new construction and substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the 100 year flood level; or together with attendant utility and sanitary facilities, shall:
    - i. Be floodproofed so that below the 100-year flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
    - ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
    - iii. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards or practice for meeting the provisions of this section.
  - c. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Recreational vehicles placed on sites within Zones A, A1-30, AH and AE on the City's FIRM must either:
    - i. Be on the site for fewer than 180 days; and,
    - ii. Be fully licensed and ready for highway use; or,
    - iii. Meet the permit requirements for placement of manufactured homes located on the Rochester firm.
  - d. For all new construction and substantial improvements fully enclosed areas below the lowest floor that are subject to flooding are permitted providing

the enclosed areas meet the following requirements: (1) the enclosed area is unfinished or flood resistant, useable solely for parking of vehicles, building access or storage; (2) the area is not a basement; (3) shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exist of floodwaters.

- e. Proposed structures to be located on slopes in Special Flood Hazard Areas, Zones AH and AD, shall include adequate drainage paths to guide flood waters around and away from the proposed structures.

F. Variances and Appeals.

1. Any order, requirements, decision or determination of the building inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I(b), the applicant shall have the burden of showing in addition to the usual variance standards under state law:
  - a. that the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
  - b. that if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
  - c. that the variance is the minimum necessary, considering the flood hazard, to afford relief.
3. The Zoning Board of Adjustment shall notify the applicant in writing that: (i) the issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions."
4. The community shall (i) maintain a record of all variance actions, including their justification for their issuance, and (ii) report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

## **HISTORIC (OVERLAY) DISTRICT (HOD)**

Article XIV – of the City of Rochester Zoning Ordinance

**\*Planning Board DRAFT – September 2013\***

- A. Purpose. This ordinance is established by the Rochester City Council pursuant to and in accordance with NH RSA's 673:4 and 674:44a through 674:50. The purpose of the Rochester Historic District is to promote the general welfare of the community by:
1. Safeguarding the cultural, social, political, and economic heritage of the City;
  2. Fostering the preservation, restoration, and rehabilitation of structures and places of historic, architectural, and community value;
  3. Fostering civic pride in the beauty and noble accomplishments of the past;
  4. Furthering the attractiveness of the City of Rochester to home buyers, tourists, visitors, and shoppers, thereby providing economic benefit to the City;
  5. Conserving and improving the value of property in the District; and
  6. Enhancing opportunities, where applicable, for financial benefits for owners of historic properties through grants, low interest loans, tax credits, and other tax benefits that may be available through the state or federal governments or preservation organizations.
- New construction is an essential process in a vital community, representing the current phase of an evolution that has been ongoing since the settlement of Rochester. There are a number of ways of designing new buildings and additions that will meet the objectives of this Section. State of the art contemporary architecture is appropriate – and encouraged - provided that it is respectful of the historic fabric of the District.
- B. Identification of the Historic District. A Zoning Map of the Rochester Historic District, as amended, which shows the Historic Overlay District, is hereby incorporated as part of this Section, and is on file with the City Clerk. The Zoning Map and all the notations, references, district boundaries, and other information shown thereon, shall be as much a part of this Section as if all were fully described therein. See the Appendix which lists properties in the district by Assessor's Map and Lot numbers.
- C. Purview of Commission. The primary responsibility of the Commission is to review applications for Certificates of Approval for development within the Historic District (see subsection (g) (2) for full list of Commission responsibilities).
1. Intent. It is the intent of this Section to limit review primarily to the building itself and those elements of the building reasonably considered to be key to the architectural integrity of the building.

2. Building Permits. No building permits may be issued and no physical development activity nor significant ground disturbance may occur for activities subject to review herein until a Certificate of Approval has been issued by the Commission for the proposed activity.

In cases where an applicant seeks to do work: a) on the exterior of a building which is subject to review and b) on the interior of a building, a separate building permit may be issued for the interior work, thus allowing that work to proceed independently from review of the exterior work. A separate building permit, however, may not be issued for any interior work (such as changes to window sizes) which is integrally related to the design for the exterior work, which is subject to review.

3. Activity Subject to Review. Approval is required only when the subject activity or a portion of the subject activity would be visible from a public way. Approval from the Historic District Commission is required for the following activities.
  - a. Any activity affecting the exterior architectural appearance of a building within the District that is not exempted by Subsection 4) Activity Exempt from Review, Activities subject to review include the erection of new buildings; additions to existing buildings; alterations to existing buildings; renovation or restoration of existing buildings demolition of existing buildings or portions of existing buildings; reconstruction of damaged or destroyed buildings; and the relocation of any building into, out of, or within the District.
  - b. Signage. The purpose of this review is to promote signage that is creative, distinctive, attractive, pedestrian-oriented, reasonably low key, and harmonious with the character of the historic district. See Article XXIX - Signage, of this ordinance for dimensional and other sign standards.
    - i. The following sign components are subject to review:
      - (a) Size
      - (b) Shape
      - (c) Location/placement
      - (d) Colors – see Section (e)(2)(K) Color, herein, as a reference
      - (e) Illumination – see (iii), below
      - (f) Materials – see (iv), below
      - (g) Typefaces
    - ii. The following sign components are not subject to review:
      - (a) Text
      - (b) Logos
      - (c) Graphic messages

- iii. Illumination.
  - (a) If the sign is to be illuminated, use of exterior illumination is strongly encouraged (with light that does not shine toward pedestrian or vehicular ways).
  - (b) Internal illumination is discouraged. If a sign is to be internally illuminated, the text should be light colored or white and the background/field should be a darker color.
  - (iv) Materials. Use of wood, urethane, other solid materials, or metal is preferred. Plastic signs are strongly discouraged.
- c. Carts, wagons, trailers, and other vehicles that are intended for the sale of goods, products, or services and which are permanently or temporarily situated in place on the ground

For the purposes of this provision, “temporarily” means for more than three consecutive days or for more than five individual days in a calendar year.
- d. Fences and walls. Use of chain link fencing is strongly discouraged. See Article XXIII – Accessory Uses on fences, of this ordinance for other fence/wall standards.
- e. Light fixtures attached to buildings (but light fixtures attached to single or two family houses are exempt from review).
- f. Color of materials and paint and stain colors. However, color of materials, paint, and stain for single family houses and two family houses is exempt from review. See Section (e)(2)(K) Color, herein, as a reference.
- 4. Activity Exempt from Review. No review or Certificate of Approval shall be required for the following activities or elements though other specific requirements may apply as specified elsewhere in this Zoning Ordinance. In the case of any conflict in interpretation between Subsection 3) Activity Subject to Review and Subsection 4) Activity Exempt from Review, Subsection 3) shall be determining.
  - a. Structures which are not buildings as defined in this Section (such as light poles and street furniture).
  - b. Work performed on the interior of buildings in all cases is exempt from review.
  - c. Land uses. Land uses are not regulated through this Section herein nor by the Commission. Permitted uses are set forth elsewhere in this Zoning Ordinance.



- d. Elements which are appurtenant to a building but which are not integral to the building including antennas, satellite dishes, flagpoles, mailboxes, window air conditioning units, and similar elements. Property owners are encouraged to place antennas and satellite dishes on the rear portions of buildings or where they will be least noticeable from any public way.
  - e. Minor maintenance and repair which does not involve any significant change in materials, design, or the outward appearance of the building.
  - f. Installation or removal of any plant materials.
  - g. Color of materials, paints and stains for single family houses and two family houses.
  - h. Installation of pavement or other impervious or semi-impervious material on the ground or establishment of any parking or driveway area. However, the Commission has purview over the location and position of new construction and additions (which could affect other site conditions).
  - i. Lighting treatment, i.e. wattage and types of bulbs and light fixtures attached to single and two family houses. However, light fixtures attached to buildings (other than single and two family houses) are subject to review.
  - j. Modifications to the site which do not affect buildings.
  - k. Any temporary emergency repairs provided that review and conformance with the guidelines of this Section will be required afterward . As part of that review, the HDC may impose appropriate requirements, including establishing a timeframe in which proper repairs must be completed.
  - l. Items which are not explicitly addressed in this subsection but for which the proposed work clearly:
    - i. would not have any meaningful negative impact;
    - ii. would be barely noticeable, if at all, from any public way; and
    - iii. would be consistent with the intent of this Section, all as reasonably determined by the Planning Department.
5. Other Terms
- a. A Certificate of Approval is required for all work within the purview of the Commission whether or not such work requires a building permit or any other permits issued by the City or other authorities.

A Certificate of Approval shall not be required for any construction, alteration, or demolition of any structure or element of a structure which the Code Enforcement Officer certifies as being required for public safety. However, the Code Enforcement Officer shall give the Commission an

opportunity to comment upon any such action unless a time emergency precludes it.

- b. A Certificate of Approval is only required for new activities which the property owner initiates/proposes after adoption of this ordinance. The Commission does not otherwise initiate any review except in response to such proposals/activities by the property owner. Thus, property owners are not required to bring any existing conditions into "conformity" with this ordinance, except in cases where improving certain existing conditions may be integrally related to a proposal presented by the applicant.
- c. Property owned by the City of Rochester shall be subject to review and approval by the Commission in like manner to all other property in the City situated within the district, provided, however, that a vote by 2/3 of the total membership of the Rochester City Council may override any vote of the Commission pertaining to land or property owned by the City of Rochester.
- d. The Commission may, after majority vote of the Commission, coordinate with, or defer to, other City boards, regarding review of items which might also be subject to review by those boards.

D. Guidelines for Review. The following guidelines shall be used by the Historic District Commission in reviewing applications for Certificates of Approval. Recognizing that every property, every proposal, and every situation is unique, the Commission shall utilize its reasonable judgment, and is granted a fair degree of flexibility, in applying these guidelines, consistent with other requirements and limitations of this Section.

- 1. General Principles. The following general principles are adapted from the U.S. Secretary of the Interior's Standards for Rehabilitation:
  - a. Every reasonable effort shall be made to minimize alteration of the significant features of the building.
  - b. The distinguishing original qualities or character of the building shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided where possible.

- c. All buildings shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of the building . These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- e Distinctive stylistic features or examples of skilled craftsmanship that characterize a building should be treated with sensitivity.
- f. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other structures.
- g. Contemporary design for alterations and additions to existing buildings should not be discouraged when such designs do not destroy significant historical, architectural, or cultural material, and when those designs are compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.
- h. Whenever possible, new additions or alterations to structures should be done in such a manner that if those additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.

2. Elements of Design. The following principles also apply.

- a. Harmony with surrounding buildings. Proposals should be harmonious with the existing building (in the case of additions and alterations) and with contributing neighboring buildings and other buildings within the District, as appropriate, in respect to:
  - i. mass,
  - ii. width,
  - iii. height,
  - iv. proportion,
  - v. spacing,
  - vi. setback, and
  - vii. all of the other elements of design discussed herein.

- b. **Sitting of building.** Most buildings are oriented parallel or perpendicular to the street. Those in the downtown are traditionally placed very close to the street if not right up to the sidewalk. This pattern reinforces the streetscape. Buildings should not be oriented at odd angles to the street.
- l. **Scale.** Every effort should be made to provide an appropriate scale to new buildings both in their overall size and in their details
  - i. It is important in downtown areas for buildings to be multistory in order to reinforce the sense of enclosure of the street. Alternatively:
  - ii. A single story building should have a relatively steep roof or a high parapet.
- d. **Proportion.** Buildings and their details should be well proportioned in accordance with commonly accepted design principles so as to create a sense of order and balance.
- e. **Massing.** Large structures should be broken into smaller masses to provide human scale, variation, and depth. These smaller masses should have a strong relationship to one another and, ideally, each smaller mass will have an integrity of form.
- f. **Roof.** As a design element the roof has a significant effect on the building's character. The lack of a roof often promotes a feeling of boxiness. The taller the building the less necessary is a pitched roof.
  - i. Multistory buildings in downtown rarely included a pitched roof. Extensive areas of visible roof should be broken up with:
    - dormers,
    - cross gables,
    - cupolas,
    - chimneys,
    - parapets,
    - balustrades, and
    - towers.
  - ii. Where flat roofs are used there should be a distinct cornice and/or parapet to emphasize the top of the building.
- g. **Building façade.** Much attention should be given to create an attractive building facade. Broad expanses of blank walls are inappropriate. Traditionally, the parts of a facade that might be embellished, or at least articulated in some fashion include:

- i. the horizontal *base* where the building meets the ground (such as a different treatment for the foundation or a water table)
- ii. the horizontal *top* where the building meets the sky (such as a projecting cornice with brackets)
- iii. a horizontal section in between (such as a belt course between stories)
- iv. the vertical corners on the left and right sides (such as corner boards or quoins)
- v. vertical articulation in the middle (such as pilasters)
- vi. the area around the *door/entry* (such as a portico)
- vii. the areas around the *windows* (such as window surrounds)

In addition, depth may be created for the facade through use of porches, projecting or recessed sections, bay windows, or arcades.

- h. **Windows.** Windows are an integral part of a building and should be incorporated on front facades, and preferably side facades to humanize the building. It is desirable that the windows along with the door establish a coherent, orderly pattern and rhythm.
  - i. **Shape.** It is preferable that windows be vertical (except for retail uses, below). Horizontally shaped windows are discouraged. Where horizontal windows are sought a series of contiguous vertical windows with mullions in between should be used arranged in a horizontal "band".
  - ii. In the downtown use of large picture type windows for retail uses on the first floor is strongly encouraged.
  - iii. **Shutters.** Shutters are generally not used traditionally on commercial buildings but, where appropriate, should be sized properly for the window opening (approximately one half the width of the opening).
  - iv. Preservation of original wood windows is strongly encouraged but not required. Where windows are replaced use of true divided light windows is encouraged but not required. Use of false mullions may be stipulated where appropriate.
- i. **Entrance.** The entrance is an important element in defining a building.
  - i. Articulation of the entrance is encouraged through use of:
    - a portico,
    - a canopy,
    - an awning,
    - sidelights,
    - a surround, or

- another device.
- ii. Generally, there should be an entrance, if not the primary entrance, located on the front facade.
- j. Siding materials. Materials should be high quality and durable, especially in the core downtown areas, where masonry is preferred.
  - i. Use of the following natural materials is strongly encouraged:
    - wood (clapboard and shakes),
    - brick,
    - stone,
    - fiber reinforced stucco,
    - textured block, and
    - terra cotta

However, fabricated materials which effectively imitate the character of these materials is acceptable.
  - ii. Conventional vinyl siding is discouraged, especially on front facades. However, it is less of a concern on side or rear facades. Where used, it should be arranged in a horizontal pattern resembling wood clapboard.
  - iii. Use of the following materials is inappropriate:
    - sheet plastic,
    - sheet fiberglass,
    - T-111 plywood,
    - flaky "fish-shack style" wood shingles,
    - simulated brick,
    - "salvage style" brick with multiple colors,
    - highly reflective plastic or metal,
    - prefabricated metal wall panels,
    - undressed cinder block, and
    - other materials similar to these
- k. Color. Appropriate color selection is guided by the following:
  - i. Main building color/large areas and signage. The following color palettes are encouraged for the main building color/large areas and signage:
    - nature blending,
    - earth tone,
    - neutral, and
    - pastel

- ii. Main building color/large areas. The following color palettes are discouraged for the main building color/large areas:
  - bright colors,
  - primary colors, and
  - Metallic colors
- iii. Building accent areas and signage. The following color palettes are acceptable for building accent areas and signage:
  - bright colors,
  - primary colors,
  - metallic colors
- iv. The following color palettes are prohibited:
  - high intensity colors and
  - fluorescent colors
- v. For brick, use of deep, dark traditional reds is desirable and may be required.

3. Other Principles

- a. New construction. Traditional style architecture is certainly desirable provided that it is skillfully designed in accordance with the objectives of this section.
- b. Visibility. Generally, the less visible or prominent a structure or facade the less stringent the standards/review.
- c. Demolition or Removal. Demolition or removal of structures may be denied at the discretion of the Commission.
  - i. Contributing Structures. Demolition or removal from the District of a contributing structure is strongly discouraged. No such application should be approved until a detailed redevelopment plan for the site has been approved by the Commission and/or Planning Board, as appropriate.
  - ii. Noncontributing Structures. In many cases, demolition or relocation of a noncontributing structure is entirely appropriate, if not desirable, depending upon how the site will be developed afterward.
- d. Relocation within the District. Relocation of a contributing structure from its site is discouraged. The Commission may approve such a relocation if it determines that there are compelling reasons to do so after conducting a rigorous review of the request.

- e. Noncontributing Buildings. Significantly less stringent review is in order for "noncontributing" buildings.
4. References. The Commission may also use the following as references (all of these documents are available in the Planning Department for public review):
- a. The Secretary of the Interior's "Guidelines for Historic Preservation". (website: <http://www.nps.gov/history/hps/TPS/tax/rhb/>)
  - b. The National Register Nomination form for the Rochester Commercial and Industrial Historic District
  - c. 1999 survey of Rochester conducted to assess impacts of the proposed Exit 10 project.
  - d. Rochester Times series on architecture of Rochester (2002-2003).
  - e. Any other appropriate general architectural manuals or manuals about Rochester.

E. Procedures

1. Application. An application for a Certificate of Approval shall be submitted to the Rochester Historic District Commission through the Planning Department, no fewer than nine (9) days (or 8 days if the deadline falls on a holiday) prior to a Commission meeting. However, at the discretion of the Chair this deadline may be reduced on a case by case basis for good cause. In no case shall the review be scheduled more than 30 days from the application filing date.

It is the intent of this Section to make the review process as simple and pleasant as practical. The applicant need only submit those materials which the Commission reasonably determines are necessary to conduct an appropriate review. On small or straightforward projects submission of the application, a letter of intent, a verbal description, and/or one or more sketches drawn by the applicant may suffice.

In the case of more elaborate proposals or those potentially having a significant impact upon sensitive properties any or all of the materials listed below may be required as the Commission sees fit. While the use of an architect is not required under this Section, there will be many situations where it will be difficult to provide appropriate drawings and to meet the objectives of this Section without the use of an architect, particularly where new construction or additions are involved.

Applicants are required to meet with the Chief Planner, or designee, prior to preparing an application package to get a preliminary sense of which of the items below will be needed. The application package may include any or all of the items



listed below as stipulated by the Chief Planner and the Historic District Commission:

- a. A completed application form as provided by the City stating the purpose of the proposed project and identifying the nature and extent of the work to be performed.
  - b. Site plans drawn to scale clearly depicting existing conditions and proposed work.
  - c. Elevation drawings to scale of each affected facade of the building clearly depicting existing conditions and proposed work.
  - d. Detail drawings of appropriate elements (such as the balustrade for a handicapped ramp).
  - e. Photographs of each impacted side of the building.
  - f. Sample, swatch, and/or manufacturer's cut sheet of materials to be used (such as a brick), as appropriate.
  - g. Any other items which the Commission may reasonably need to conduct its review.
  - h. There is no fee for the basic application review.
2. Review of the Application
- a. Appropriateness. In deliberating whether to grant (with or without conditions) or deny a Certificate of Approval the Historic District Commission shall make a determination as to whether or not the proposal conforms with the provisions of this Section.
  - b. Scheduling and Completeness. The Historic District Commission will consider all applications that were received by the application deadline at its next scheduled meeting. At that time a determination shall be made whether the application under consideration is complete in terms of the list of required items, above, such that the Commission can adequately review the application.
  - c. Public Meetings. Meetings of the Historic District Commission are not public hearings and notice need be made only for public meetings in accordance with RSA Chapter 91-A. The Commission may hold a public hearing on any application if it deems appropriate. All regular meetings shall be posted on the City's website.

- d. Professional Advice. The Commission may seek advice from such professional, educational, cultural, or other resources as is deemed necessary.
- e. Recommendations.
  - i. Applicants are encouraged to meet with the Commission prior to developing projects for an informal discussion about proposed plans.
  - ii.) The Commission may make non-binding recommendations to the applicant on elements outside of its purview such as on parking lot layout or planting materials.
- f. Architectural Regulations and Planning Board review. In cases where the Historic District Commission has purview, the Planning Board shall not have jurisdiction over architectural design, i.e. the Architectural Regulations under the Site Plan Regulations shall not apply. Nonetheless, the Planning Board shall review all other elements of a site otherwise subject to its review.

3. Action on an Application

- a. Recognizing that a lengthy approval process can be costly to landowners, developers, and business owners, the Commission shall seek to take final action at its earliest reasonable opportunity, which in many cases will be at the first regular meeting of the Commission at which the application is presented. To the extent practicable and appropriate, as determined by City staff and the Commission, applicants may file applications for various permits - to the Planning Board, Zoning Board of Adjustment, Building Department, etc. – simultaneously, or in any appropriate order, in order to save time. This provision, however, shall not be construed in a manner which would prevent the Commission from conducting a thorough review, as it sees fit. Final approval of any permits from other City departments, for projects under the Commission's purview, cannot precede the Certificate of Approval from this Commission.
- b. The Historic District Commission shall take action on - i.e. to approve, approve with conditions, or deny - all applications within forty five (45) days after the filing of a complete application for a certificate of approval. This time frame may be extended either by consent or request of the applicant or upon formal request from the Commission to, and written authorization from, the City Council for an additional period not to exceed forty five (45) calendar days.
- c. The Commission shall notify the applicant of its decision within 72 hours. When an application is rejected as being incomplete or denied the

reason(s) for the decision shall be conveyed to the applicant and clearly stated in the record of proceedings of the Commission.

- d. Failure by the Commission to act within the period of time specified above (with or without extensions) shall be deemed to constitute approval of the application as submitted. A Certificate of Approval shall be effective for one year after the date of approval. The applicant must secure a building permit and substantially commence work within this one year timeframe or the Certificate shall lapse. Likewise, where no building permit is involved, the applicant must substantially commence work within this one year timeframe or the Certificate shall lapse. The Commission may grant extensions as it reasonably determines appropriate.
4. Hardship. Upon the request of an applicant, the Commission may approve an application, based upon hardship, even if it deems the proposed work does not meet the standards specified in this Section. Approval based on hardship requires, at a minimum, a determination by the Commission that all of the criteria below are met. The Commission may solicit any additional information necessary to make this determination.

- a. Denial of the application or an element of the application would cause an undue hardship for the applicant as defined in this Section;
  - b. The hardship is unusual and peculiar to the applicant's property or situation;
  - c. The proposal would not have a significant adverse impact upon the Historic District;
  - d. Approval would not constitute a significant derogation of the intent and purpose of the ordinance;
  - e. There is no simple or inexpensive alternative approach which would be effective; and
  - f. In the case of an application for demolition, severe deterioration of the property was not due to negligence or irresponsibility on the part of the owner.
5. Appeals. Any applicant, person, or organization aggrieved by a decision of the Historic District Commission may appeal the decision to the Rochester Zoning Board of Adjustment in accordance with RSA 674:33 and any appeal procedures specified in the City Ordinances. In its review of any appeals the Zoning Board shall be guided by the provisions of this Section and other applicable law.
  6. Enforcement. This Section shall be enforced as provided for in the Rochester Zoning Ordinance.
  7. Variances and Appeals. If any applications are submitted to the Zoning Board of Adjustment for variances or appeals under the Historic District Ordinance, the HDC shall be notified by the Planning Department of those applications at least ten days in advance of the meeting.

F. Definitions. The following definitions apply to this article, herein, only.

1. Building. Any structure having a roof and intended for the shelter, housing, or enclosure of persons, animals, or personal property.
2. Contributing property (structure or site). A property that contributes positively to the District's architectural quality and integrity as a result of its location, design, history, condition, quality, age, materials, workmanship, feeling, and/or association.
3. Exterior Architectural Appearance. This encompasses the building itself and those individual elements which are integral to the building and are visible on the exterior. It includes colors, materials, texture, arrangement, architectural detailing and trim, the roof, windows, doors, foundation, steps, ramps, porches, decks, awnings, hardware, and light fixtures.

4. Hardship. A situation where denial of the applicant's request to perform particular work upon a specific property that is not in conformance with the standards of this Section would cause substantial difficulty for the applicant due to significant financial expense, loss of use of the property, diminution in the usability of the property, or impairment of the ability of an existing business to function effectively. (Note that this definition is different from the concept of hardship used elsewhere in this Ordinance regarding applications for variances.)
5. Massing. The shapes, sizes, and arrangement of the three dimensional forms that compose a building.
6. Noncontributing property (structure or site). A property which - due to its recent vintage (generally less than 50 years), incompatible design, incompatible and irretrievable alterations, or deteriorated condition - would not be considered to contribute to that character or quality of the District which the City seeks to preserve.
7. Proportion. The relation of one dimension to another, such as the height of a window compared to its width. Proportion affects visual order through coordination of such elements as height, width, depth, and spacing.
8. Public Way. A road, sidewalk, footpath, trail, park, or navigable waterway owned by the City of Rochester or another governmental agency and intended to be accessible to the public.
9. Scale. The perception of the size of a building or building element relative to the human body or other buildings or objects in the vicinity.
10. Structure. Anything constructed or erected, the use of which requires permanent or semi-permanent location on the ground or attachment to something having location on the ground. Examples include buildings, fences, walls, signs, and light fixtures.
11. Traditional. Sensitive to, evocative of, or harmonious with any particular style of architecture established prior to 1950 or the prevailing patterns, forms, or styles of architecture dating from the original settlement of the United States up to 1950.

G. Historic District Commission

1. Membership

- a. Composition. The Historic District Commission shall consist of seven (7) regular members and up to five (5) alternate members. Two (2) seats among the regular members are designated for one member of the City Council and one member of the Planning Board, respectively. Likewise, two (2) seats among the alternate members are designated to one member of

the City Council and to one member of the Planning Board, respectively, which two (2) alternate members may only sit for the regular City Council and Planning Board members, respectively. All Commission members shall be appointed in accordance with the provisions of Section 74 of the Rochester City Charter.

- b. Qualifications. All members shall be residents of the City of Rochester. In reviewing the qualifications of a candidate for the Commission, the City Council shall consider his/her demonstrated interest and experience in, and knowledge of, historic preservation and his/her ability to administer this Section consistent with its purpose and intent. To the extent that such persons are available the Council shall seek members with diverse backgrounds or interests.
  - c. Appointments. The members of the Historic District Commission shall be appointed for terms of three years. Initial appointments shall be staggered so that subsequent terms will not be coterminous.
2. Powers and Duties. The Historic District Commission shall have the following powers and duties:
- a. Applications. Reviewing and approving, approving with conditions, or denying applications for Certificates of Approval.
  - b. Consultation. Calling upon City staff, citizens, abutters to applicants, and professionals, as it sees fit, for input, consultation, and recommendations on matters before the Commission.
  - c. Surveys. Conducting small area or community-wide surveys of historic, architectural, and cultural resources.
  - d. National Register. Nominating structures and districts for listing in the National Register and reviewing all proposed National Register nominations within the City; keeping a record of all properties which are included in the local historic districts, listed in the National Register, and determined eligible for National Register listing.
  - e. Planning. Preparing historic resources components of local master plans and insuring that historical resources are considered at every level of local decision-making.
  - f. Advice and Advocacy. Advising other agencies of local, state, and federal government regarding, and advocating on behalf of, the identification, protection, and preservation of local historic, architectural, archaeological, and cultural resources.

- g. Liaison. Acting as a liaison between local government and individuals or organizations concerned with historic preservation.
- h. Other Applications. Commenting on applications for site plan/subdivision approval, zoning amendments, variances, special exceptions, and other approvals affecting property in the Historic District or other historic resources.
- i. Amendments. Investigating and recommending to the Planning Board and City Council amendments to this Section and appropriate areas for designation as historic districts.
- j. Education. Educating individual members of the Commission, municipal officials, property owners, and the public about the historic district and historic preservation.
- k. Signage and Recognition. Developing and administering a system of markers and monuments recognizing individual properties and the district and acknowledging special contributions toward historic preservation by members of the community.
- l. Budget. Developing and submitting an annual request for funds to the City Council if desired. Subject to the availability of funds, the Commission may retain consultants.
- m. Rules and Regulations. Adopting, and from time to time amending, Rules and Regulations which are consistent with the intent of this Section and appropriate state statutes.
- n. Other. Undertaking any other appropriate action or activity necessary to carry out its mission as embodied in this Section.

H. Designation of the Historic District

- 1. Procedures for Designation. The Rochester Historic District functions as a zoning overlay district. The District boundaries may be amended and new historic districts may be designated and delineated following the Amendment Procedure described in this Zoning Ordinance with the provision that:
  - a. The Commission may initiate such amendments;
  - b. The Commission shall have an opportunity to comment on any such proposed amendments prior to enactment by the City Council; and
  - c. Any individual lot or parcel of land may by itself be designated as a historic district upon determination of worthiness under this Section.

2. Criteria for Designation. Any building, group of buildings, site, property, group of properties, or area (collectively referred to herein as "site") proposed for inclusion in the Rochester Historic District should generally (but not necessarily) be at least fifty (50) years old and possess one or more of the features listed below. In any district which contains multiple properties or structures, not every property or structure need meet these criteria; rather the district overall should embody a meaningful degree of continuity, cohesiveness, integrity, and a prevailing conformance with one or more of the criteria.
- a. The site embodies distinguishing characteristics of, or high quality in, design, detailing, materials, craftsmanship, or a particular architectural style;
  - b. Its antique age, good condition, and special features make it worthy of preservation.
  - c. Its unique location and characteristics make it an established and appreciated element or visual landmark for the community.
  - d. The site is identified as the work of a master builder, designer, architect, engineer, or landscape architect whose individual work was influential in the development of the City of Rochester, region, state, or nation.
  - e. The site contributes to the visual continuity of the District.
  - f. One or more significant cultural, social, political, economic, or military events in the history of the City of Rochester, region, state, or nation occurred at the site.
  - g. The site is identified with a person or persons of historic significance;



I. Appendix

Delineation of the District. The Rochester Historic District is defined as that area made up of the lots listed below as delineated on the Rochester Tax Maps. Unless otherwise noted or shown on the map, all of the land composing each lot shall be considered to lie within the District. The District also includes all City property necessary to make a contiguous District. (Note that in the case of discrepancy between the Zoning Map and this list of lots, the Zoning Map shall be determining.) Lots in the district include:

1. Tax Map 116, Lots 156-162, and 201-204;
2. Tax Map 120, Lots 322-324, 332-340, 342, 342-1, 343, 346, 347, 351, 352, 354, 355, 358-367, 379-381, 383-390, 392-408, and 419-422;
3. Tax Map 121, Lots 9-18, 28, 29, 361-364, 366-368, 368-1, 369-400; and
4. Tax Map 125, Lots 1, 181, 182, and 202-204

## **USE REGULATIONS**

Article XVIII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – February 2013\****

- A. Applicability of Use Regulations.** No building, structure, or land shall be used except for the purposes permitted in the zoning district as described in this article. All uses are subject to all other applicable articles of this chapter and other local, state, and federal laws, rules and regulations.
- B. Use Tables.** Use regulations by zoning district are provided in the following tables which are located at the end of this ordinance:
1. TABLE XVIII-A RESIDENTIAL USES
  2. TABLE XVIII-B SALES-SERVICE-OFFICE-INSTITUTIONAL USES
  3. TABLE XVIII-C FOOD-LODGING-PUBLIC-RECREATION USES
  4. TABLE XVIII-D INDUSTRIAL-STORAGE-TRANSPORT-UTILITY USES
  5. TABLE XVIII-E AGRICULTURE-ANIMAL CARE-LAND ORIENTED USES
- C. Permitted Uses.** A use denoted in the use tables by the letter "P" is permitted in that zoning district "by right". For some particular uses within particular districts there are special Criteria/Conditions that apply, as articulated in Article XX – Standards for Specific Permitted Uses. Where these special Criteria/Conditions apply there is a reference in the right column of the table. Always check these special criteria/conditions to see if they are applicable.
- D. Conditional Uses.** A use denoted in the use tables by the letter "C" is permitted in that zoning district by conditional use. Authorization of conditional uses is subject to review and approval by the Planning Board as articulated in Article XXI – Conditional Uses. For some conditional uses within specific districts there are additional standards and/or criteria that apply, beyond the base criteria applicable to all conditional uses. Where these additional standards and/or criteria apply there is a reference in the right column of the table. Always check these criteria/conditions to see if they are applicable.
- E. Special Exceptions.** A use denoted in the tables by the letter "E" is permitted in that zoning district by special exception. Authorization of special exceptions is subject to review and approval by the Zoning Board of Adjustment as articulated in Article XXII – Special Exceptions. For some special exceptions within specific districts there are additional standards

and/or criteria that apply, beyond the base criteria applicable to all special exceptions. Where these additional standards and/or criteria apply there is a reference in the right column of the table. Always check these special criteria/conditions to see if they are applicable.

- F. Uses Not Permitted/Prohibited Uses.** A use denoted in the tables by a dashed line “-” is not permitted in that zoning district.
- G. Accessory Uses.** Accessory uses are generally not listed in the attached tables. Permitted uses, conditional uses, special exceptions are referenced to *zoning districts* whereas accessory uses are related to other *uses* (i.e. principle uses). They are defined in Article II - Definitions, and discussed in Article XXIII – Accessory Uses. Nonetheless, some accessory uses, which are also keyed to certain zoning districts (such as Home Occupations) are listed in the table; all accessory uses included in the table are labeled as such.
- H. Uses Not Listed.** In the event that a proposed use is not specifically identified in the tables, the Zoning Administrator is authorized to select the listed use which most closely resembles the proposed use in impact and intensity. (A useful guide for examining nonresidential uses is the “North American Industry Classification System”.)

In cases where no listed use is reasonably construed to closely resemble the proposed use, the Zoning Administrator may determine that there is no listing for the proposed use and that therefore it is not permitted in any zoning district.

- I. Most Specific Description.** A proposed use shall be classified as the narrowest, most specific listed use that matches the proposed use. (*Example: a proposed antique shop would be classified as an “antique shop” rather than as “retail sales”.*)

## **DIMENSIONAL REGULATIONS**

Article XIX of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

A. **Overview.** Dimensional requirements by zoning district are provided in the following tables which are located at the end of this ordinance:

1. TABLE XIX-A Dimensional Standards - Residential Districts
2. TABLE XIX-B Dimensional Standards - Commercial Districts
3. TABLE XIX-C Dimensional Standards - Industrial Districts
4. TABLE XIX-D Dimensional Standards - Special Districts

Additional dimensional standards are provided throughout this chapter.

B. **Dimensional Provisions.** General dimensional regulations and regulations (as well as clarifications, notes, and references) specifically referenced to the tables follow.

1. *Building Height – Adjacent to Residences.* In any zone, required setbacks shall be increased by one (1) foot for each foot buildings exceed thirty-five (35) feet in height.
2. *Building Height – Barns.* In the AG District barns may exceed the height limit.
3. *Building Height - Exceptions.* Unless subject to FAA requirements, the height limits specified in the tables shall not apply to the following:
  - a. Chimneys, flares, stacks, storage silos, satellite dishes, antennas, elevator shafts, rooftop mechanical equipment, ventilators, skylights, church towers, cupolas, domes, pinnacles, spires, silos, water tanks, and similar elements provided the combination of the building and element do not exceed 100 feet in height (unless otherwise specifically provided for in this ordinance).
4. *Building Separation.* Except within the DC zone, all buildings or open covered structures situated on the same lot must be separated from one another by a minimum of 10 feet or as regulated by the New Hampshire State Building or Fire Codes.
5. *Building Stories – Floors Below Grade.* Floors with any portion below grade do not count toward meeting requirements for a *minimum number of stories*. Any floor with at least one third of the floor to ceiling space situated at or above grade shall count toward the *maximum number* of stories permitted.
6. *Building Stories – Upper Floors.* Upper story/attic spaces count toward the minimum required number of stories specified in the dimensional tables if a

portion of the floor area of those upper story/attic spaces equal to at least ½ the floor plate of the building has a ceiling height of at least 7 feet.

7. Corner lots. On corner lots, for the purpose of setbacks, there shall be established a front, a street-side side, a (regular) side, and a rear. The ordinary front setback shall apply to that section of the lot which is deemed the front, as determined by the Code Enforcement Officer (based upon the locations of the front entrance, street address, path to the front, and driveway; E911 standards; the prevailing pattern of the other buildings on both blocks; impact upon the streetscapes; and other appropriate factors). The street-side setback shall apply to that side of the lot facing the other street. The street-side setback shall be the ordinary side setback in that district.

8. Density Rings. The density rings are shown on the Official City of Rochester Zoning Map that is adopted as part of this Ordinance. The rings are defined as follows:

The minimum lot area and minimum lot area per dwelling unit within a one and one-half (1½) mile radius of the center of Rochester, shall be 5,000 square feet. The minimum lot area and minimum lot area per dwelling unit outside of the one and one-half (1½) mile radius of the center of Rochester, shall be 7,500 square feet.

The minimum lot area and minimum lot area per dwelling unit within a one-half (½) mile radius of the center of Gonic and East Rochester, shall be 5,000 square feet. The minimum lot area and minimum lot area per dwelling unit outside of the one-half (½) mile radius of the center of Gonic and East Rochester, shall be 7,500 square feet.

Any lot that is partially within the radius of a density ring shall be treated as if it were entirely within the radius of the density ring.

9. Double Frontage Lots. On double frontage lots, for the purpose of setbacks, there shall be established a front, 2 sides, and a rear. The ordinary front setback shall apply to that section of the lot which is deemed the front, as determined by the Code Enforcement Officer (based upon the locations of the front entrance, street address, path to the front, and driveway; E911 standards; the prevailing pattern of the other buildings on both blocks; impact upon the streetscapes; and other appropriate factors). The regular rear setback shall apply to that section of the lot opposite the front.
10. Exempt structures. Non-habitable utilities and utility type structures erected by a governmental, public utility or non-profit agency which customarily are built within the road right of way, on undersized lots, or close to property lines, and which cannot reasonably be made to conform with the requirements of the dimensional tables are exempt from those requirements.
11. Frontage and Access. Access to lots shall be taken from the same road where

the lot frontage is located unless waived by conditional use.

12. Frontage - Continuous. An area used to meet frontage requirements must be continuous and unbroken. Two or more discrete areas may not be added together to meet frontage requirements.
13. Frontage - Cul-de-Sacs. The Planning Board may reduce the required frontage on the curved end portion of a cul-de-sac by up to 20% by conditional use (due to the narrower frontage relative to lot width that naturally occurs along a cul-de-sac).
14. Frontage - Depth. The front portion of every lot must be at least the width of the required frontage from the front property line extending back at least the depth of the setback from the front property line.
15. Frontage – Turnpike. The width of a lot bordering on and providing access to a Class I through Class V public street, but excluding limited access highways, as defined by RSA 230:44, such as the Spaulding Turnpike, Route 16 and associated access ways to the Milton Town Line.
16. Lot Area – Usable Area. No lot shall be approved unless a rectangle measuring at least 3,000 square feet can be fit inside the lot beyond any required setbacks, wetlands, wetland buffers, or slopes greater than 25%. The rectangle must be located in an accessible part of the lot and its width must measure at least 30 feet.
17. Lot Coverage. All of the following elements are considered part of lot coverage: buildings, roofed structures, or impervious surfaces.
18. Multiple Principal Uses. Where there are multiple principal uses on one lot or parcel, minimum required lot sizes are not aggregated except where there are multiple residential uses; i.e. it is necessary only that the lot size meet the minimum requirement for any use proposed for the lot. (*Example: A certain zoning district stipulates a minimum lot size of 40,000 square feet for all permitted uses, including single family and commercial both of which are allowed. To accommodate a single family house and a commercial use on the same lot, a 40,000 square foot lot would be required, rather than an 80,000 square foot lot. However, to establish duplexes, townhouses, and apartments on the same lot, the minimum lot size would be based on the total number of dwelling units.*) Nonetheless as part of site plan review, the Planning Board may stipulate appropriate conditions to ensure compatibility of the multiple uses.
19. Nonconformities – Creation of. Except for "Open Space Lots" and "conservation land", lots and sites may not be created or modified in any manner that would make them nonconforming in terms of any dimensional requirements of this chapter.

20. Open Space Lots - Frontage. It is not necessary for open space lots and conservation land to be in compliance with any requirements of the dimensional tables. Minimum frontage of 12 feet is required in order to ensure access.
21. Right of Way Encroachments. Within commercial districts where there is no minimum front setback, encroachments may occur within the public right of way as follows:
- a. footings below grade may encroach as needed subject to approval of the Code Enforcement Officer and Public Works Department;
  - b. awnings over the sidewalk provided there is a vertical clearance of at least 7 feet;
  - c. architectural elements - such as balconies, bay windows, and cornices - on upper floors provided the encroachment does not exceed 2 feet and provided there is a vertical clearance of at least 10 feet
22. Rounding Off. In any calculation, where *the final number* results in a fraction of a unit, the number of units shall be rounded up to the next whole number where the fraction is  $\frac{1}{2}$  or greater. It shall be rounded down to the next whole number where the fraction is less than  $\frac{1}{2}$ .
23. Setbacks - Accessory Uses. Setback requirements apply to buildings and roofed structures accommodating accessory uses in similar fashion as those accommodating principal uses except where otherwise specified.
24. Setback Application. Required setbacks apply to buildings, roofed structures, open air decks, porches, ground mounted mechanical equipment, ground mounted satellite dishes, fuel tanks, and bulkheads. The setback requirement applies whether the element is a principal or an accessory use. (See Extensions beyond setbacks (i.e. into setback areas) below; special exception provisions for porches; and several other specific exceptions and special provisions regarding setbacks in this chapter.)

Setbacks are measured to the building foundation, except where a portion of the building containing usable floor area extends beyond the foundation (such as on the upper floors in a garrison style house). Where a building foundation is not present or not applicable, setbacks are measured to the most appropriate vertical fascia, eave board, or header joist for that part of the structure. For ground mounted mechanical equipment, ground mounted satellite dishes, fuel tanks, and bulkheads, setbacks are measured to the nearest part of the structure.

25. Extensions beyond setbacks (i.e. into setback areas). Appurtenant elements to buildings or structures which i) do not contribute to usable floor area and do not have a foundation; and ii) which are not specifically included in (25), above, may extend into the setback areas but may not extend beyond any property line. This includes, but is not limited to, architectural trim, awnings, bay

windows, chimneys, decorative architectural elements, downspouts, window air conditioning units, exterior steps, fire escapes, gutters, place of refuge decks, building mounted satellite dishes, roof eaves, siding materials, and vents.

In cases where any landing serving exterior steps exceeds 24 square feet in area, that landing (but not the steps) must meet all required setbacks.

26. Triangular Lots. Triangular lots shall contain one front lot line and 2 side lot lines.
27. Triple Frontage Lots. On triple frontage lots, for the purpose of setbacks, there shall be established a front, 2 sides, and a rear. The ordinary front setback shall apply to that section of the lot which is deemed the front, as determined by the Code Enforcement Officer (based upon the locations of the front entrance, street address, path to the front, and driveway; E911 standards; the prevailing pattern of the other buildings on both blocks; impact upon the streetscapes; and other appropriate factors). For any side which faces a street the setback shall be the ordinary side setback in that district. The ordinary rear setback shall apply.



## **STANDARDS FOR SPECIFIC PERMITTED USES**

Article XX of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – September 2013\****

A. **General Provisions.** For certain permitted uses that could impact surrounding neighborhoods, conflict with adjacent uses, or have other significant impacts, specific standards are provided below. These standards apply only to those uses which are permitted by right shown as “P” in tables XVIII-A through XVIII-E except where specifically noted otherwise. Other particular standards applicable to Conditional Uses, Special Exceptions, and Accessory Uses are articulated in separate articles.

### **B. Conditions for Particular Uses**

For each individual use listed below, all of the specific conditions attached to that use must be met along with any other requirements of this chapter.

1. Contractor's Storage Yard. Minimum setbacks from all property lines shall be 25 feet or as specified in the Dimensional Regulations table, whichever is greater. No structures or stockpiled materials related to the storage yard operation shall be situated within these setbacks. Heavy vehicles or equipment in working order may be parked within the setbacks provided that none are parked within 15 feet of a property line (See, Article II, Section 8(A) Contractor's Storage Yards in the Site Plan Regulations). A contractor's storage yard shall not be established in a floodplain.
2. Day Care - 2 (Day Care - Family). This use is not considered a home occupation. However, the review process for this use, where it is permitted by right, shall be the same as for home occupations where no special exception is involved. See Article XXIV – Home Occupations subsection E.
3. Earth Excavation
  - a. Regulations. No person shall perform earth excavation except in compliance with the provisions of RSA 155-E as amended, this chapter, and the Site Plan Regulations applicable to earth excavation.
  - b. Existing Operation. Any existing excavation activity operating under a permit issued prior to the date of adoption of this chapter may continue until the expiration of the permit, except that any expansion or change in operation not covered by that permit shall be in compliance with the provisions of this section.
  - c. Buffers. Buffers/setbacks are established as set forth in NH RSA 155-E and in Article XII - Conservation Overlay District. No excavation, processing, or removal of vegetation may occur within the buffers/setbacks specified. Where the buffer/setback has been removed

or is not adequate, the Planning Board may stipulate re-establishment of the buffer/setback, as appropriate.

- d. Water Table. For excavation of sand, gravel, or other subsurface materials (also see RSA 155-E), the seasonal high water table must be determined prior to Planning Board approval and it must be demonstrated that no ground disturbance or excavation will occur within 4 feet of that seasonal high water table except as provided below. Applicants shall submit the following as part of any review:
  - i. Information about any types of fill material that may be deposited on the site;
  - ii. Recognizing that sand and gravel pits sometimes become unlawful dumps (due to no fault of the property owner or operator) posing potential harm to the underlying groundwater, the applicant shall submit a plan to discourage use of the site as a dump during and after excavation.
  - iii. The excavation of gravel materials below four (4) feet above the stated seasonal high water tables may be allowed by Special Exception if the applicant can clearly demonstrated that such excavation will not adversely affect ground water quality (in addition to other general conditions listed in Article XXII - Special Exceptions). The Zoning Board of Adjustment and the Planning Board shall be required to review the reports provided and may require additional information, experts or studies to assist it in its review and approval of its issuance of any Special Exception and permit allowing such excavation.

(See the Article X - Aquifer Protection Overlay District for other provisions within that district.)

- e. Abandoned Sites. In the event the Code Enforcement Officer determines that any abandoned excavation presents a hazard to the public health, safety or welfare, the owner may be required, following a public hearing before the Planning Board, to comply with any timetable and bonding requirements to be established by the Planning Board to complete reclamation. Should reclamation not be completed, the board may request the City to authorize reclamation at the City's expense. The City's costs shall then constitute an assessment against the owner, and shall create a lien against the property on which the excavation is located. Such assessment and lien may be enforced and collected in the same manner as provided for real estate taxes.

4. Farm; Farm, Crop

- a. Lot Size. The minimum lot size is 10 gross acres for a farm and 5 gross

acres for a crop farm.

- b. Housing. The Planning Board is empowered to consider and approve special on site housing arrangements to accommodate farm workers - such as cluster housing or temporary/seasonal housing – under site plan review.
- c. Retail Sales. Any farm goods produced on site along with limited related products, such as baked goods, non-alcoholic cider, etc., may be sold on site.
- d. Livestock. Housing for any livestock for a farm shall be set back at least 100 feet from any side or rear lot lines. Housing for fowl, fur bearing animals, and swine shall be set back at least 150 feet from any side or rear lot lines. The ZBA may reduce or waive this requirement by special exception. There is no setback for open pens and fencing provided animals are not left in such pens overnight.
- e. Manure. Any significant storage areas for manure shall be set back at least 200 feet from any lot lines. Best management practices shall be followed in the handling of manure.
- f. Performance Standards. The general provisions of Article XXVIII and RSA 432:33 shall apply.

5. Gas Station

- a. The minimum lot area shall be 30,000 square feet.
- b. Lot frontage shall be at least 150 feet.
- c. Pumps, lubricating and other outdoor service devices shall be located at least 30 feet from any lot lines.
- d. All automobile parts and dismantled vehicles are to be stored within a building, and no repair work is to be performed outside a building.
- e. The minimum setback for all portions of canopies shall be 20 feet from all lot lines or the required district setbacks, whichever is greater.
- f. Limited light maintenance activity is an accessory use and includes engine tune-ups, lubrication, brake repairs, tire changing, battery charging, car washing, detailing, polishing, and carburetor cleaning. Such activities as, engine overhaul, vehicle painting, welding, and body or fender work would not be an accessory use.

- 6. Junkyard. All materials shall be fully screened from the road and from all abutting property by a solid wall or fence at least 8 feet in height. The Planning

Board may stipulate a taller wall or fence, as appropriate.

7. Lodging, Motel. The minimum lot size shall be 30,000 square feet plus 1,000 square feet per unit.
8. Mini-Warehouse. The front setback for all storage structures shall be 100 feet. Side and rear setbacks from any residential property shall be 75 feet.
9. Manufactured Housing Subdivision
  - a. Overall Development.
    - i. All requirements otherwise applicable to subdivision of lots for conventional houses within a conservation subdivision shall apply.
    - ii. Additions to Manufactured Housing Units (or "Homes"). There shall be no additions constructed onto manufactured homes with the exception of skirting, carports, cabanas, awnings, canopies, porches, decks, and steps. All must be approved by the Code Enforcement Officer.
    - iii. Minimum Size. Every manufactured home shall be at least 28 feet in width at the body and have at least 700 square feet of habitable living space.
10. Manufactured Housing Unit
  - a. Manufactured Homes are allowed only: i) on individual lots in the AG zoning district; ii) within manufactured housing subdivisions, located in the AG zoning district; and iii) within established mobile home parks on approved pads/lots
  - b. Additions to Manufactured Homes. There shall be no additions constructed onto manufactured homes with the exception of skirting, carports, cabanas, awnings, canopies, porches, decks, and steps. All must be approved by the Code Enforcement Officer.
  - c. Minimum Size. Every manufactured home shall be at least 28 feet in width at the body and have at least 700 square feet of habitable living space.
11. Multifamily Dwellings/Development. The following requirements shall apply to multifamily developments of 5 or more dwelling units:
  - a. Buffers from Roads. A 50 foot buffer shall be established from all neighboring roads, including roads from which access is taken. The Planning Board shall determine treatment of the buffer area, whether it is to be left undisturbed, to have supplemental plantings installed, to be

designated part of the overall open space plan for the development, and/or to be part of an individual lot but protected from construction. No roofed structures may be erected in the buffer area.

- b. Buffers from Single Family. A 100 foot buffer shall be established adjacent to any existing single family house or any vacant lots less than 3 acres that are zoned residential.
  - c. Access. Any new multifamily development must take access from an existing collector or arterial road rather than an existing local road. The Planning Board may waive this requirement by conditional use upon a finding that it is preferable to take access from a local rather than a collector road and that taking access from the local road will have no significant adverse impact upon residents or property owners located on the local road.
  - d. Commercial Districts. Within any commercial districts, multifamily is allowed only as a secondary use:
    - i. it must be situated on the second floor or on higher floors of a commercial building or in a separate building behind the commercial building; and
    - ii. at no time may the area of the multifamily dwellings exceed 80% of the square footage of the on site commercial space.
  - e. Sewer and Water. Any new multifamily dwellings/developments must connect to the City of Rochester's public sewer and water systems.
12. Nursing Home. The minimum lot size for the zone shall be increased by 1,000 square feet for each patient bed.
13. Outdoor Wood-Fired Boilers.
- a. Outdoor wood-fired hydronic heater or outdoor wood boiler means a fuel burning device as defined by RSA 125-R.
  - b. The installation and/or operation of outdoor wood-fired hydronic heaters are permitted in the Rural Residential zone only.
  - c. The outdoor wood-fired hydronic heater shall be set back twenty-five feet (25') from the nearest structure it serves.
  - d. The outdoor wood-fired hydronic heater shall be set back one hundred feet (100') from any lot line.
13. Townhouse. There shall be a maximum of 6 units per townhouse where fronting directly onto an existing road.

14. Small Wind Energy Systems

- a. Authority and Purpose. This Small Wind Energy Systems ordinance is enacted in accordance with RSA 672:1 III-a and RSA 674:62-66. The purpose of this ordinance is to accommodate the installation of small wind energy systems in the City of Rochester, while protecting the public's health, safety and welfare.
- b. Accessory Use. A small wind energy system and meteorological tower are allowed as accessory uses to on-site principal residential or nonresidential uses that are legally established, including grandfathered nonconforming uses.
- c. Building Permit. No small wind energy system or meteorological tower may be erected, constructed, or installed without a building permit issued by the Code Enforcement Officer. A building permit shall also be required for any physical modification to an existing small wind energy system.
- d. Meteorological Towers. Meteorological towers shall be permitted on a temporary basis and must be removed within 3 years from the date the building permit for the tower is issued.
- e. Total Capacity. The total capacity for one or more small wind energy systems situated on one site or lot may not exceed a rated capacity of 100 kilowatts.
- f. Application. An application for a building permit shall be submitted to the Code Enforcement Officer and shall include a site plan and documentation providing all of the following:
  - i. Property lines and physical dimensions of the applicant's property. A survey may be required at the reasonable discretion of the Code Enforcement Officer if necessary to confirm compliance with the setback and other requirements of this ordinance.
  - ii. Locations, dimensions, and types of buildings on the property and on adjacent properties within 50 feet of the property lines.
  - iii. Locations of the proposed small wind energy system(s), foundations, guy anchors and associated equipment.
  - iv. Tower foundation blueprints or drawings.
  - v. Tower blueprints or drawings.

- vi. Height of proposed tower and setback requirements as outlined in this ordinance.
  - vii. A plan showing the height of the overall prevailing canopy of trees within 300 feet of the tower.
  - viii. Any public road that is contiguous with the subject property.
  - ix. Any overhead utility lines.
  - x. Small wind energy system specifications, including manufacturer, model, rotor diameter, tower type, and nameplate generation capacity.
  - xi. Small wind energy systems that may be connected to the power grid including a copy of the application for interconnection with the electric utility provider.
  - xii. Sound level analysis prepared by the wind generator manufacturer or a qualified engineer.
  - xiii. Electrical components in sufficient detail to allow for a determination that the manner of installation conforms with the New Hampshire State Building Code and with any local amendments adopted by the City of Rochester.
  - xiv. Evidence of compliance or non-applicability with Federal Aviation Administration requirements.
  - xv. A shadow flicker analysis including: a) a plan showing the seasonal shadow patterns of the proposed facility, the occupied buildings on the abutting properties, and building setback lines on the abutting properties; and b) an evaluation of the shadow flicker impacts on the abutting properties including the extent and length of shadow flicker impacts.
  - xvi. List of abutters to the applicant's property.
  - xvii. Any other information required for issuance of building and electrical permits
- g. Abutter Notification and Appeals.
- i. The Code Enforcement Officer shall notify all abutters by certified mail upon application for a building permit to construct a small wind energy system. The cost of abutter notification shall be paid by the applicant. Abutters shall be afforded a 30-day comment period prior to the issuance of a building permit.

- ii. An appeal may be made to the Zoning Board of Adjustment pursuant to RSA 676:5.
  - iii. The Code Enforcement Officer shall also notify the City Council of the application.
  - iv. The Code Enforcement Officer shall determine whether the proposal qualifies as a development of regional impact pursuant to RSA 36:56. If the Code Enforcement Officer determines that it does then he or she shall follow the procedures set forth in RSA 36:57.
- h. Standards. The following standards apply to Small Wind Energy Systems. The Code Enforcement Officer shall evaluate the application for compliance with these requirements.
  - i. Tower Height. The maximum tower height is the lesser of a) 150 feet; or b) 35 feet above the height of the overall prevailing canopy of trees within 300 feet of the proposed tower.
  - ii. Setbacks. The following setback requirements apply to small wind energy systems:
    - (1) The tower must be set back (measured from the center of the tower base) from every property line of the subject property a distance equal to: a) the system height multiplied by 1.1; or b) the regular setback otherwise applicable in the zoning district, whichever is greater.
    - (2) The tower must be set back (measured from the center of the tower base) a distance equal to the system height multiplied by 1.5 from:
      - (a) any occupied building on an abutting property;
      - (b) the buildable area on an abutting property as determined by the setbacks on that abutting property;
      - (c) any existing utility transmission or distribution lines; and
      - (d) the edge of pavement of any public roads.
    - (3) Guy wires used to support the tower must be set back at least five feet from any property line.
  - iii. Sound Level. The small wind energy system shall not exceed 55 decibels using the A scale (dBA), as measured at the site property



line, except during short-term events such as severe windstorms and utility outages.

- iv. Shadow Flicker. Small wind energy systems shall be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than 30 hours per year of shadow flicker on abutting occupied buildings. The applicant has the burden of demonstrating compliance with this requirement. Potential impacts may be addressed through special siting and/or mitigation measures.
- v. Signs. All signs including flags streamers and decorative items, both temporary and permanent, are prohibited on small *wind* energy systems. Manufacturer identification or appropriate warning signs are allowed.
- vi. Code Compliance. The small wind energy system shall comply with all applicable sections of the New Hampshire State Building Code and with any local amendments adopted by the City of Rochester.
- vii. Aviation. The small wind energy system shall be built to comply with all applicable Federal Aviation Administration regulations including but not limited to 14 C.F.R. part 77, subpart B regarding installations close to airports, and the New Hampshire Aviation regulations, including but not limited to RSA 422-b and RSA 424.
- viii. Visual Impacts. Inherently, small wind energy systems can create some visual impacts due to the tower height needed to access wind resources. The purpose of this section is to reduce the visual impacts, without unduly restricting the owner's access to the optimal wind resources on the property.
  - (1) The applicant shall demonstrate through project site planning and mitigation measures that the visual impacts of the small wind energy system, including ground mounted electrical and control equipment, will be minimized for surrounding neighbors and the greater community. These measures may include, but are not limited to, special site selection, wind generator design, buffering, and screening.
  - (2) All electrical service leading to the small wind energy system shall be underground.
  - (3) The small wind energy system shall be either the stock color from the manufacturer or painted with a non-reflective, unobtrusive color that blends in with the

surrounding environment. Approved colors for the latter include, but are not limited to, white, off-white or gray.

- (4) A small wind energy system shall not be illuminated unless such lighting is required by the Federal Aviation Administration (FAA). If lighting is required, the applicant shall provide a copy of the FAA for determination to establish the required markings and/or lights for the small wind energy system.
- ix. Approved Wind Generators. Selection of the manufacturer and model of the wind generator to be used in the proposed small wind energy system is limited to those that have been approved by the California Energy Commission, the New York State Energy Research and Development Authority, or (if applicable) the state of New Hampshire.
- x. Utility Connection. If the proposed small wind energy system is to be connected to the power grid through net metering, it shall be in compliance with RSA 362-A:9.
- xi. Unauthorized Access. The tower shall be designed and installed so as not to provide step bolts or a ladder or other means readily accessible to the public for a minimum height of 8 feet above the ground. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- xii. Clearing. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the small wind energy system and as otherwise prescribed by applicable laws, regulations, and ordinances.
- i. Discontinuation or Abandonment.
  - i. If a small wind energy system is going to be discontinued or abandoned, the owner shall notify the Code Enforcement Officer by certified U.S. mail of the proposed date of discontinuation or abandonment.
  - ii. Upon discontinuation or abandonment, the owner shall physically remove the small wind energy system within 90 days from the date of discontinuation or abandonment. This period may be extended at the discretion of the Code Enforcement Officer, upon request of the owner. Physical removal includes, but is not limited to:
    - (1) Removal of the wind generator and tower and related above-grade structures.

- (2) Restoration of the location of the small wind energy system to its natural condition, except that any existing landscaping, grading or below-grade foundation may remain in the same condition.
- iii. In the event that an owner fails to notify the Code Enforcement Officer of discontinuation or abandonment, the system shall be considered discontinued or abandoned if it is out of service for a continuous 12-month period. After such a period of time, the Code Enforcement Officer may issue a Notice of Abandonment to the owner of the small wind energy system.
- iv. The owner shall have the right to respond to the Notice of Abandonment within 30 days from when he or she receives the notice. After review of the information provided by the owner, the Code Enforcement Officer shall determine if the small wind energy system has been discontinued or abandoned. If it is determined that the small wind energy system has not been discontinued or abandoned, the Code Enforcement Officer shall withdraw the Notice of Abandonment and notify the owner accordingly.
- v. If the owner of the small wind energy system does not respond to the Notice of Abandonment, the owner shall remove the wind generator and tower at the owner's sole expense within 90 days of receipt of the Notice of Abandonment. If the owner fails to physically remove the small wind energy system as called for herein, then the Code Enforcement Officer may pursue any appropriate legal action to have the small wind energy system removed at the owner's expense.
- j. Systems exceeding 100 KWH capacity. Wind energy systems exceeding a rated capacity of 100 kilowatts, either singly or in combination, are considered public utilities and are allowed by special exception only as specified in Table XVIII - D.
- k. Definitions. The following definitions apply specifically to small wind energy systems, as presented in this section:
  - i. Meteorological tower. A temporary structure erected to collect environmental information for the purpose of assessing the potential for a small wind energy system. The meteorological tower includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind

information or to characterize the wind resource at a given location.

- ii. Modification. Any change to the small wind energy system that materially alters the size, type or location of the small wind energy system. Non-structural maintenance and repair is not considered to be a modification.
- iii. Net metering. The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's small wind energy system that is fed back into the electric distribution system over a billing period.
- iv. Power grid. The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.
- v. Shadow flicker. The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and on nearby structures causing a repeating pattern of light and shadow.
- vi. Small wind energy system. A wind energy conversion system consisting of a wind generator, tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and which is used primarily for onsite consumption.
- vii. System height. The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.
- viii. Tower. The monopole, guyed monopole or lattice structure that supports a wind generator.
- ix. Tower height. The height above grade of the fixed portion of the tower, excluding the wind generator.
- x. Wind generator. The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity."

16. Solid Waste Facility. Solid waste facilities shall be subject to the following requirements:

- a. Lot Size. The minimum lot size for solid waste facility uses shall be 5 acres.

- b. Coverage. Solid Waste Facility uses shall not occupy more than 75% of the land area of the lot on which they are located or occur.
- d. Zoning Lines. Solid waste facilities shall be set back at least 100 feet from adjoining zoning boundary lines except where the adjoining district is an industrial district.
- e. Setbacks from Rivers. Solid waste facilities shall be set back shall be set back a minimum of 100 feet from the landward extent of the 500 year floodplain and shall be screened from the river with a vegetative or other natural barrier to minimize visual impact unless otherwise specified in RSA 483:9. The following accessory structures or uses associated with a solid waste facility may also be located in the aforementioned setback areas if approved by NHDES and the Rochester Planning Board, with a recommendation from the Conservation Commission, as part of the site review process:
  - i. access roads;
  - ii. drainage ditches and storm water structures;
  - iii. fencing, screening and earthen berms;
  - iv. groundwater monitoring wells, piezometers, and other environmental monitoring devices;
  - v. piping and tanks and appurtenant systems;
  - vi. sedimentation basins; and,
  - vii. utility lines.
- f. Other Setbacks. Solid waste facilities shall be set back at least 50 feet from City-owned rights-of-way, provided that the setback for certain solid waste facilities shall be as specified below:
  - i. Recycling and Materials Recovery Facility. Setback for the front foundation face of any buildings and/or permanent vehicle storage or materials storage facilities at recycling and material recovery facilities shall be 100 feet from City-owned rights-of-way. Normal parking entrances and accesses are permitted within this setback, but permanent overnight truck or equipment parking is prohibited. In the event an alternative screen or buffer is approved by the Planning Board, this setback may be reduced.
  - ii. Transfer Station or Composting Facility. Setback for the face of buildings or other physical structures used as transfer station or composting facilities shall be 50 feet or composting facilities shall

be 100 feet from City-owned rights-of-way. Permanent parking of trucks or equipment within the setback is prohibited. Normal customer access and parking is permitted within the setback. In the event an alternative screen or buffer is approved by the Planning Board, this setback may be reduced.

- g. Entering Property. The City shall have the right to enter the solid waste facility during all operating hours and at other reasonable times to administer and enforce the provisions of this ordinance.
- h. Operational Standards. Operational standards for and the operation of any solid waste facility shall be governed by and subject to the New Hampshire laws regarding solid waste management and regulations promulgated there under by the New Hampshire Department of Environmental Services and other state or federal agencies having jurisdiction over the operation of such facilities.

17. Stable, Commercial

- a. The minimum lot size required shall be 5 acres.
- b. The side and rear setbacks for structures housing horses shall be 100 feet from any property line.
- c. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.

18. Temporary Structure. Temporary structures are subject to the following requirements. However, temporary structures erected for 15 or fewer days are exempt from this section herein.

- a. A permit is required for temporary structures. An application must be submitted to the Code Enforcement Office specifying the proposed location for the structure and its purpose. A fee will be charged in an amount determined by the City Council.
- b. Temporary structures are subject to all zoning setbacks.
- c. Temporary structures may not be placed forward of the front façade of the primary building on the lot (on corner lots, this applies only to the main entry façade, though other corner lot setbacks, as specified in this ordinance, still apply).
- d. Temporary structures that were in place prior to the adoption of this section must be brought into compliance with this section within six months of its adoption.

19. Vehicle Sales. No vehicles or other equipment or materials may be stored or displayed within the road right of way. The City of Rochester shall take all appropriate steps to enforce this requirement. See “Enforcement” provisions under Article III – Administration.

20. Veterinary Clinic

- a. Veterinary clinics shall set back 100 feet from any residential property, restaurant or lodging establishment.
- b. All animals housed overnight shall be in completely enclosed buildings.
- c. The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site where animals will be maintained out of doors.

21. Warehouse

- a. All goods must be stored within a completely enclosed building or located in rear setbacks.
- b. If the warehouse or storage area constitutes less than 50% of the gross interior floor area of the building it shall be considered an accessory use.

22. Yard Sale, Commercial

A second hand dealer license must be obtained from the City Council.

Items may be displayed outside on the lawn or driveway or in a garage or other structure. They must be displayed neatly and may not be left outdoors in the front yard overnight.

## **CONDITIONAL USES**

Article XXI of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. General Provisions**

#### **1. Granting Authority**

Wherever a conditional use is authorized under this chapter, the authority to administer or grant conditional use approval is vested in the Planning Board. Conditional use approval may be granted only for those conditional uses referred to in Section 3 below.

#### **2. Purpose**

Certain uses, structures, or conditions possess special characteristics such that if developed in certain locations or in certain ways may have significant adverse impacts. In order to safeguard the public interest and the interest of neighboring property owners, some uses, structures, and conditions require the Zoning Board of Adjustment to grant a special exception and others are designated as conditional uses to provide an opportunity for the Planning Board to review and evaluate these applications on an individual basis in contrast to uses which are simply permitted by right.

#### **3. Types of Conditional Uses.** There are two types of conditional uses covered under this chapter:

- a. Uses. Conditional uses for actual “uses” as listed in the Tables of Uses in Article XVIII (e.g. townhouse or trade shop) and discussed in Section D in this article.
- b. Departures from Standards. Conditional uses to allow for certain departures from standards otherwise applicable, detailed all throughout this chapter (e.g. allowing for parking in a side setback or for buildings to exceed a certain height).

The process is the same for both types of conditional uses. The term “conditional uses” is used throughout this chapter for both situations.

#### **4. Criteria and Conditions**

The *Base Criteria* in the section below shall apply to all conditional uses. In addition, certain particular uses have specific criteria and/or conditions which must also be met in order for those uses to be approved as listed below in Section D “Conditions for Particular Uses”. For those uses which are not specifically discussed below, it is necessary only that the base criteria be satisfied.

It is not essential that the Planning Board specifically and outwardly articulate compliance with each criterion and condition. At its option, the board may simply state that all of the criteria and conditions have been met, provided it is



duly diligent and thorough in its consideration.

5. *Burden of Persuasion.* The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence as may be required by this chapter or by the Planning Board in its reasonable discretion, that the development, if completed as proposed, will comply with this article and will satisfy the specific requirements for the use or standard contained in this chapter.
6. *Pertinent Information.* In reviewing an application for a conditional use approval, the Planning Board shall consider the following information, as applicable to the case:
  - a. Compliance of the applicable requirements contained in this chapter.
  - b. The results of any special investigative or scientific studies prepared in association with the proposed development.
  - c. Special reports or analysis of the project or its impacts, prepared by the City or consultants.
  - d. The findings, goals and objectives of the City's Master Plan.
  - e. The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program and improvements necessitated by the development;
  - f. Testimony and evidence introduced at the public hearing on the application; and
  - g. Any other appropriate information or documentation.
7. *Terms of Approval.* The Planning Board may also impose, in addition to any applicable conditions specified in this chapter, such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this chapter, including, but not limited to, the following:
  - a. increasing front, side, and rear setbacks in excess of the minimum requirements of this chapter;
  - b. screening of the premises from the street or adjacent property in excess of any minimum requirements of this chapter;
  - c. landscaping in excess of any minimum requirements of this chapter or the Site Plan Regulations;
  - d. modification of the exterior features of buildings or other structures;

- e. limitations on the size of buildings and other structures more stringent than the requirements of this chapter;
- f. footprint or lot coverage less than the allowed maximum of this chapter;
- g. limitations on the number of occupants and methods and times of operation;
- h. regulation of design of access drives, sidewalks, crosswalks, and other traffic features;
- i. off-street parking and loading spaces in excess of, or less than, the minimum requirements of this chapter or the Site Plan Regulations; and
- j. other performance standards as appropriate.

Such conditions shall be imposed in writing, and the applicant may be required to post bond or other security for compliance with these conditions in an amount satisfactory to the City. The Planning Board may require that such conditions be annotated on a site plan or subdivision plat, or otherwise recorded at the Strafford County Registry of Deeds.

- 8. Existing Uses and Structures. Any use that was lawfully established prior to the adoption of this chapter and which is allowed as a conditional use, but for which a conditional use approval was never issued, is now permitted and may continue in the same manner and to the same extent as conducted prior to the adoption of this chapter. However, a conditional use approval shall be secured from the Planning Board before the use or structure or building in which the use is conducted may be intensified, enlarged, expanded, moved or significantly altered.

## **B. Procedures**

- 1. Application. Conditional Uses authorized under this article may be granted only after application to and a public hearing by the Planning Board and subject to the provisions of RSA 674:16, as amended. The Planning Board may establish special procedures and fees for conditional use applications consistent with RSA 674:16, as it sees fit.
- 2. Site Plans and Subdivisions  
Where a conditional use application is related to a specific subdivision or site plan application, the application and review procedure for both shall be conducted concurrently.
- 3. Appeals. Any persons aggrieved by a Planning Board decision on a Conditional Use application may appeal that decision to the Superior Court, as provided for in RSA 677:15.
- 4. Expiration of Conditional Use Approvals. Any conditional use approval shall expire or become null and void upon the expiration, lapse, nullification,

withdrawal, or repeal of any site or subdivision plan to which the conditional use is attached.

**C. Base Criteria**

The Planning Board shall grant a conditional use approval if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/conditions articulated for particular uses in Section D, below, or in addition to those articulated elsewhere in this chapter for departures from standards):

1. Allowed Use or Departure. The use or departure from standards is specifically authorized under the Tables of Uses in Article XVIII as a conditional use or is otherwise specifically authorized in this chapter;
2. Intent of Chapter. The proposal is consistent with the purpose and intent of this chapter;
3. Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan;
4. Compatibility. The proposal is compatible with general dimensional, use, and design characteristics of the neighborhood and surrounding area;
5. Streetscape. The proposal will not adversely impact the quality of the streetscape;
6. Resources. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to environmental constraints; and
7. Public Facilities. The use does not place an undue burden upon the City's resources including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools.

**D. Conditions for Particular Uses**. For each individual use listed below, all of the specific conditions attached to that use must be met along with the base criteria articulated in Section C, above.

1. Conservation Subdivision. See Article XXXIII – Conservation Subdivision.
2. Convenience Store. The following standards apply in the R2 zone:
  - a. The planning board shall determine hours of operation.
  - b. Illumination of the store shall be limited to hours of operation, except for purposes of security.

3. Flag Lots. As part of any major subdivision (involving a new road) the Planning Board may approve the creation of one or more flag lots as a conditional use. Flag lots are allowed subject to the following terms/findings:
- a. Allowing the flag lot(s) accommodates a superior layout than what would otherwise be allowed;
  - b. A tangible public benefit is gained such as the creation of additional or higher quality open space, preservation of important resources, or creating a trail network;
  - c. The total number of flag lots shall not exceed 15% of the total number of lots in the subdivision (being created at that time);
  - d. The total number of lots, including the flag lots, shall not exceed the number otherwise allowable based on frontage and lot size;
  - e. The width of the frontage and the entire “flagpole” leading to the main lot area is at least 25 feet; and
  - f. The Planning Board may stipulate shared driveways at its discretion, including for access to the flag lot, to reduce access points
4. Gas Station
- a. The minimum lot area shall be at least 30,000 square feet.
  - b. Lot frontage shall be at least one hundred 150 feet.
  - c. Pumps, lubricating and other outdoor service devices shall be located at least 30 feet from the front, side and rear lot lines.
  - d. All automobile parts and dismantled vehicles are to be stored within a building, and no repair work is to be performed outside a building.
  - e. The minimum setback for all portions of canopies shall be 20 feet from the front, side and rear lot lines or those setbacks established for the district, whichever is greater.
  - f. Limited light maintenance activity is an accessory use and includes engine tune-ups, lubrication, brake repairs, tire changing, battery charging, car washing, detailing, polishing, and carburetor cleaning. Such heavy maintenance activities as engine overhaul, vehicle painting, welding, and body or fender work is not an accessory use.
5. House of Worship. Within residential zones all parking shall be located beyond the rear facade, provided however that the Planning Board may approve parking to the side of the building, but situated no further forward than the front façade by conditional use subject to adequate screening from the road.

6. Lodging, Motel. The minimum lot size shall be 30,000 square feet plus 1,000 square feet per unit.
7. Mini-Warehouse. The front setback for all storage structures shall be 100 feet. Side and rear setbacks from any residential property shall be 75 feet.
8. Nursing Home. The minimum lot size for the zone shall be increased by 1,000 square feet for each patient bed.
9. Porkchop Subdivision. The purpose of a porkchop subdivision (see Definition in Article II) is to help preserve the scenic character of neighborhoods by: a) encouraging owners of parcels along existing roads and streets to concentrate subdivision to one side of the parcel and retain the remainder as open space; and b) allowing some minimal level of development on parcels with significant acreage in the rear in order to avoid inducing property owners to develop cul-de-sacs at a higher level of development. Porkchop subdivisions are allowed subject to the following requirements:
  - a. Quality of Project. A finding by the Planning Board that the proposed development is superior to development that would likely occur otherwise.
  - b. Parcel Size. The development parcel shall have a minimum size of 6 gross acres and minimum frontage of 150 feet on an existing public way.
  - c. 3 Lots. There shall be a maximum of 3 lots created from any one lot.
  - d. Minimum Lot Size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater.
  - e. Average Lot Size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater.
  - f. Frontage. The minimum frontage for each new porkchop lot shall be 50 feet
  - g. Common Access. All lots shall be entered from a common access point.
  - h. Separate Driveway. Each porkchop subdivision shall have a common driveway independent from any other subdivision.
  - i. No Further Subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments.
  - j. Single Family. The porkchop lots shall be used for single family use

only.

- k. Width. The all season passable width of any shared driveway shall be 20 feet when serving 2 or more lots.
  - l. Easement Width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements.
  - m. Turnaround. An acceptable turnaround for the fire trucks may be required.
  - n. Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway; providing for indemnification for the City for emergency services; and including suitable language to insure that the private way will not become a City road or street.
10. School, K-12; School, Other. Within residential zones all parking shall be located beyond the rear facade, provided however that the Planning Board may approve parking to the side of the building, but situated no further forward than the front façade by conditional use subject to adequate screening from the road.
11. Senior Housing
- a. The minimum development parcel shall be 5 gross acres.
  - b. The permitted density shall be 1-1/4 times that otherwise permitted for residential uses in the district.
  - c. The project must provide special facilities and/or programs oriented toward seniors.
  - d. The applicant must explain how he/she will meet the definition for senior housing in this chapter (see Article II – Definitions).
  - e. The developer/manager must provide documentation to the Planning Board demonstrating that the development meets the definition for senior housing in this chapter.
12. Vehicle Sales. No vehicles or other equipment or materials may be stored or displayed within the road right of way. The City of Rochester shall take all appropriate steps to enforce this requirement. See “Enforcement” provisions under Article III – Administration.

13. Warehouse

- a. All goods must be stored within a completely enclosed building or located in a fenced in area.
- b. If the warehouse or storage area constitutes less than 50% of the gross interior floor area of the building it shall be considered an accessory use.

## **SPECIAL EXCEPTIONS**

Article XXII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. General Provisions**

#### **1. Granting Authority**

Wherever a special exception is authorized under this chapter, the authority to administer or grant special exception approval is vested in the Zoning Board of Adjustment.

#### **2. Purpose**

Certain uses, structures, or conditions possess special characteristics such that if developed in certain locations or in certain ways may have significant adverse impacts. In order to safeguard the public interest and the interest of neighboring property owners, these uses, structures, and conditions are designated as uses allowed by special exception.

#### **3. Types of Special Exceptions**

There are two types of special exceptions included in this chapter:

- a. Uses. Special exceptions for actual “uses” as defined in this chapter and as listed in the Uses Table (e.g. contractor’s storage yard).
- b. Departures from Standards. Special exceptions to allow for certain departures from standards otherwise applicable, articulated throughout this chapter (e.g. allowing for reduced setbacks for garages).

The process is the same for both types of special exceptions. The term “special exceptions” is used throughout this chapter for both situations.

#### **4. Criteria and Conditions**

The Base Criteria in Section B apply to all special exceptions. In addition, certain particular uses have specific criteria and/or conditions which must also be met in order for those uses to be approved as listed below in Section C Conditions for Particular Uses. For those uses which are not specifically discussed below, it is necessary only that the base criteria be satisfied.

#### **5. Burden of Persuasion**

The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence as may be required by this chapter or by the Zoning Board of Adjustment in its reasonable discretion that the proposal will comply with this article.

#### **6. Pertinent Information**

In reviewing an application for a special exception, the ZBA shall consider the following information, as applicable to the case:

- a. Compliance of the applicable requirements contained in this chapter.



- b. The results of any special investigative or scientific studies prepared in association with the proposed development.
- c. Special reports or analysis of the project or its impacts, prepared by the City or consultants.
- d. The findings, goals and objectives of the City's Master Plan.
- e. The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program;
- f. Testimony and evidence introduced at the public hearing on the application; and
- g. Any other appropriate information or documentation.

7. Terms of Approval

The ZBA may also impose, in addition to any applicable conditions specified in this chapter, such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this chapter, including, but not limited to, the following:

- a. increasing front, side, and rear setbacks in excess of the minimum requirements of this chapter;
- b. screening of the premises from the street or adjacent property in excess of any minimum requirements of this chapter;
- c. landscaping in excess of any minimum requirements of this chapter or the Site Plan Regulations;
- d. modification of the exterior features of buildings or other structures;
- e. limitations on the size of buildings and other structures more stringent than the requirements of this chapter;
- f. footprint or lot coverage less than the allowed maximum of this chapter;
- g. limitations on the number of occupants and methods and times of operation;
- h. regulation of design of access drives, sidewalks, crosswalks, and other traffic features;
- i. off-street parking and loading spaces in excess of, or less than, the minimum requirements of this chapter or the Site Plan Regulations; and

j. other performance standards as appropriate.

8. Existing Uses and Structures

Any use that was lawfully established prior to the adoption of this chapter and which now may require a special exception, is now permitted and may continue in the same manner and to the same extent as conducted prior to the adoption of this chapter. However, special exception approval shall be secured from the ZBA before the use or structure or building in which the use is conducted may be intensified, enlarged, expanded, moved, or significantly altered.

9. Expiration. A special exception shall become null and void after three years from the date of approval unless a building permit is issued, a plat is recorded, or other appropriate action is taken pursuant to the special exception within that timeframe.

10. Procedures. See Article IV – ZBA and Building Code Board of Appeals.

**B. Base Criteria.** The Zoning Board of Adjustment shall approve a special exception if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/conditions articulated for specific uses in Section C, below, or in addition to those articulated elsewhere in this chapter for departures from standards):

1. Location. The specific site is an appropriate location for the proposed use or structure;

2. Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;

3. Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;

4. Public Facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and,

5. Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

**C. Conditions for Particular Uses.** For each individual use or departure from standards listed below, all of the specific conditions attached to that use must be met along with the base criteria articulated in Section B, above.

1. Adult Oriented Establishments

Adult-oriented uses shall exist and be operated in accordance with the following requirements

a. Purpose. In the development and execution of this section, it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under

certain circumstances thereby having a deleterious effect upon the use and enjoyment of adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this section. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area. Uses subject to these controls are as follows:

- i. Adult Bookstore
  - ii. Adult Cabaret
  - iii. Adult Motion Picture Theater
  - iv. Adult Min-Motion Picture Theater
  - v. Massage Parlor
- b. Location Restrictions. No adult-oriented establishment shall be operated or maintained within five hundred (500) feet of a residentially zoned district, or within five hundred (500) feet of a church, a state-licensed day care facility, a public library, a public park or playground, public or private educational facilities which serve persons age seventeen (17) or younger, an elementary school, or a high school. Only one of the above regulated uses shall be allowed per block frontage on any street. No adult-oriented establishment shall be operated or maintained within one thousand (1,000) feet of another such establishment.
- c. Measurement. The distance limitations in subsection (b) shall be measured in a straight line from the main public entrances of said premises, or from the closest portion of any lot line of properties in residentially zoned districts.
- d. Sign Requirements for Adult-Oriented Establishments. Notwithstanding the sign provisions of this chapter, all Adult-Oriented Establishments shall comply with the following sign requirements:
- i. All signs shall be flat wall signs.
  - ii. The amount of allowable sign area shall be one square foot of sign area per foot of lot frontage on a street, provided however, that in no event shall such sign exceed 32 square feet in total area.
  - iii. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk in front of the building.
  - iv. Window areas shall not be covered or made opaque in any way.

No signs shall be placed in any window. A one square foot sign may be placed on the door to state hours of operation and admittance to adults only.

2. *Agricultural Building, Reuse of Existing.* An agricultural building that is more than 50 years old, no longer proposed for agricultural use, and not situated in an R1 or R2 District may be converted to a nonresidential use subject to the following standards:
  - a. The nonresidential activity shall occur completely within the agricultural building and there shall be no outside storage of material, equipment, or products.
  - b. The essential exterior architectural character of the building shall be maintained.
3. *Contractor's Storage Yard.* Minimum setbacks from all property lines shall be 25 feet or as specified in TABLE XIX-C Dimensional Standards - Industrial Districts, whichever is greater. No structures or stockpiled materials related to the storage yard operation shall be situated within these setbacks. Heavy vehicles or equipment in working order may be parked within the setbacks provided that none is parked within 15 feet of a property line (See the corresponding section on Contractor's Storage Yards in the Site Plan Regulations). A contractor's storage yard shall not be established in a floodplain as defined in Article XIII Flood Hazard Overlay District (FHOD).
4. *Earth Excavation.* New earth excavation projects shall be permitted only subject to meeting the following criteria/conditions, insofar as these additional standards are not superseded by RSA 155E.:
  - a. Additional criteria to be met, beyond those stated in RSA 155E:
    - i. It will not cause unreasonable soil erosion or a reduction in the capacity of land to hold water during the operation.
    - ii. It will not adversely impact the quality of the groundwater or of any underlying aquifer.
    - iii. It will not cause unsafe conditions on or excessive use of nearby roads.
    - iv. It will not have an undue adverse effect on the scenic or natural beauty of the area, other aesthetic values, historic sites, or rare and irreplaceable natural areas.
    - v. Appropriate bonding for the reclamation of an excavation site shall be required prior to the start of any permitted earth excavation operation.

- b. Regulations. No person shall perform earth excavation except in compliance with the provisions of RSA 155-E as amended, this chapter, and the Site Plan Regulations applicable to earth excavation.
- c. Existing Operation. Any existing excavation activity operating under a permit issued prior to the date of adoption of this chapter may continue until the expiration of the permit, except that any expansion or change in operation not covered by that permit shall be in compliance with the provisions of this section.
- d. Buffers. The following buffers/setbacks are established. No excavation, processing, or removal of vegetation may occur within the buffer. Where the buffer has been removed or is not adequate, the Planning Board may stipulate re-establishment of the buffer, as appropriate.
  - i. a 50 foot buffer along every lot line;
  - ii. a 75 foot buffer from any perennial stream or wetland;
  - iii. buffers specified in Article XII - Conservation Overlay District;
  - iv. a 100 foot setback shall be established for excavation and processing from any existing dwelling located on an adjacent lot to the side or rear.
- e. Water Table. The seasonal high water table must be determined prior to Zoning Board of Adjustment approval and, if excavation is proposed within 4 feet within the Aquifer Protection Overlay District or within 2 feet outside of the Aquifer Protection Overlay District, the following additional criteria must be met:
  - i. the applicant must clearly demonstrate that the excavation activity will not adversely affect groundwater quality,
  - ii. the applicant must clearly demonstrate that such excavation will not create a health or safety hazard or provide a plan outlining measures to mitigate those hazards,
  - iii. the applicant must clearly demonstrate that such excavation will not create a groundwater pollution hazard or provide a plan outlining measures to mitigate that hazards,
  - iv. the applicant must include a section in the reclamation plan that adequately addresses health, safety, and pollution concerns in this area after the excavation activities are complete.
  - v. See the Article X - Aquifer Protection Overlay Districts for other provisions within that district.

- f. Abandoned Sites. In the event the Code Enforcement Officer/Zoning Administrator determines that any abandoned excavation presents a hazard to the public health, safety or welfare, the owner may be required, following a public hearing before the Planning Board, to comply with any timetable and bonding requirements to be established by the Planning Board to complete reclamation. Should reclamation not be completed, the board may request the City to authorize reclamation at the City's expense. The City's costs shall then constitute an assessment against the owner, and shall create a lien against the property on which the excavation is located. Such assessment and lien may be enforced and collected in the same manner as provided for real estate taxes.
- 5. Farm; Farm, Crop
  - a. Lot Size. The minimum lot size is 10 gross acres for a farm and 5 gross acres for a crop farm.
  - b. Housing. The Planning Board is empowered to consider and approve special on site housing arrangements to accommodate farm workers - such as cluster housing or temporary/seasonal housing – under site plan review.
  - c. Retail Sales. Any farm goods produced on site along with limited related products may be sold on site.
  - d. Livestock. Housing for any livestock for a farm shall be set back at least 100 feet from any side or rear lot lines. Housing for fowl, fur bearing animals, and swine shall be set back at least 150 feet from any side or rear lot lines. The ZBA may reduce or waive this requirement by special exception. There is no setback for open pens and fencing provided animals are not left in such pens overnight.
  - e. Manure. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Best management practices shall be followed in the handling of manure.
  - f. Performance Standards. The general provisions of Article XXVIII and RSA 432:33 and RSA 21:34-a shall apply.
- 6. Garage Setbacks

A special exception may be granted to reduce side and/or rear setback requirements for garages (only applicable for residential use) in the residential districts subject to all of the following conditions/findings:

  - a. The lot must not have been created by a subdivision that occurred after January 1, 2006;
  - b. A finding by the Zoning Board of Adjustment that there is some existing

pattern in the area for garage setbacks smaller than those required;

- c. Locating the garage in conformance with the side and/or rear setback requirements would significantly impact existing vegetation, views from the residence, use of the setback, or site circulation; or is impractical due to lot dimensions or other constraints;
  - d. If a new driveway serves the garage, it must be endorsed by the City Engineer, prior to the public hearing;
  - e. Any reduction in setback shall not be greater than 50% of the required setback.
  - f. The proposed garage must be set back at least 10 feet from any existing building located on an adjacent lot;
  - g. The proposed garage must be designed to blend with the architectural character of the neighborhood (siding, the arrangement of windows in a building, roof pitch, etc.). Elevation drawings must be submitted to and approved by the ZBA;
  - h. The garage does not exceed 24 feet in either length or width; and
  - i. The garage walls do not exceed 10 feet in height (the roof may exceed this 10 foot limit).
7. Junkyard. All materials shall be fully screened from the street and from all abutting property by a solid wall or fence at least six (6) feet in height. The Planning Board may stipulate a taller wall or fence, as appropriate.
8. Kennel (commercial)
- a. The minimum lot size shall be three (3) acres.
  - b. Minimum setbacks for structures and pens housing dogs shall be: front – 150; side and rear – 100.
  - c. The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site.
9. Residential Facility. The minimum lot size shall be increased by 2,000 square feet per resident.
10. Roadside Farm Stand
- a. The roadside structure shall be set back from the front lot line at least twenty (20) feet.
  - b. There shall be adequate off street parking which shall have safe access

to and from the road. A driveway permit shall be required in all cases.

11. Solid Waste Facility. Subject to the same provisions stated in Article XX.
12. Stable, Commercial
  - a. The minimum lot size required shall be three (3) acres.
  - b. The side and rear setbacks for structures housing horses shall be one hundred (100) feet from any lot lines.
  - c. Any storage areas for manure shall be set back at least two hundred (200) feet from any lot lines. Manure must be handled according to best management practices.
13. Veterinary Clinic
  - a. Veterinary clinics shall set back 100 feet from any residential property, restaurant or lodging establishment.
  - b. All animals must be housed overnight in completely enclosed buildings.
  - c. The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site where animals will be maintained out of doors.
14. Wireless Communications Facility
  - a. Co-Location/Zoning District. Subject to a determination by the Zoning Board of Adjustment that the telecommunications equipment planned for the proposed site cannot be accommodated: a) within a zoning district where these facilities are permitted by right; nor b) on any existing or approved antenna support structure in the City of Rochester; nor c) on any prospective alternative tower structure in the City of Rochester for one of the following reasons:
    - i. Structural Capacity. The planned equipment would exceed the structural capacity of the existing or approved antenna support structures, as documented by a qualified professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
    - ii. Interference. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the antenna support structure as documented by a qualified professional engineer and the interference cannot be prevented at a reasonable cost.
    - iii. Height Constraints. Existing or approved antenna support structure within the required radius cannot accommodate the



planned equipment at the necessary height as documented by a qualified professional engineer.

- iv. Other Reasons. Any other substantial reason that precludes the co-location. The burden of proof is upon the applicant to demonstrate that all reasonable alternatives to the erection of a new structure have been fully explored.
- b. Buffers. In addition, for the purpose of buffering the proposed structure from neighboring properties and roads, the site proposed for the facility shall be surrounded by an area of dense tree growth - including a sufficient percentage of evergreen trees to partially screen the site in the winter - that extends continuously for a minimum distance equal to 1/2 the height of the proposed support structure.

In locations where this dense tree growth is not presently in place the Zoning Board of Adjustment, may at its option, where it determines that the intent of this requirement can otherwise be met: a) waive or reduce this requirement due to other mitigating conditions on or off the site; and/or b) approve a tree planting and landscaping plan for the site (alternatively, the Board may defer review and approval of this plan to the Planning Board as part of Site Plan Review). An appropriate method, such as a deed restriction, shall be employed to ensure that the buffer remains in place as long as the support structure is in place.

- c. Other Standards. In addition, all of the standards articulated in Article XX – Standards for Specific Permitted Uses, under Wireless Communications Facilities and Table XX-A – Commercial Wireless Facilities Standards shall also apply to facilities allowed by special exception.

## **ACCESSORY USES**

Article XXIII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – September 2013\****

**A. General Provisions.** The following provisions apply in evaluating proposed accessory uses, activities, structures, and situations.

1. List of Accessory Uses. Accessory uses are included in this article and are generally *not* included in the Tables of Uses XVIII-A through XVIII-E. The principal uses listed in those tables are permitted based upon *zoning district*. In contrast, accessory uses are allowed if the principal use to which they are accessory is allowed. Nonetheless, some accessory uses (such as home occupations and helipads) also are controlled by zoning district or are approved by special exception, in which cases they are included in the tables.

Section B in this article contains standards for specific accessory uses, activities, structures, and situations. This list is not exhaustive. Additional conditions articulated elsewhere may also apply.

2. Criteria. If a proposed use is not listed in this article, the Code Enforcement Officer shall determine on a case by case basis whether it should be deemed an accessory use. This determination is based upon a judgment whether the proposed use:
  - a. is commonly or customarily observed as, or considered to be, an accessory use to the principal use;
  - b. is related to the principal use;
  - c. supports the principal use;
  - d. is subordinate to the principal use;
  - e. is in reasonable proportion to the principal use;
  - f. is incidental in its character; and
  - g. has relatively little impact, at least in comparison to the principal use

Where appropriate, the Code Enforcement Officer may stipulate conditions or parameters for a proposed use which would reasonably render it an accessory use rather than a second principal use.

3. Accessory Uses to Residential Uses. Accessory uses to principal residential uses should be established for the benefit of the resident, residential development, and guests, and not for commercial purposes.

In some cases, the Code Enforcement Officer may determine that a proposed use is *not* an accessory use due to the particular scale or nature of the proposed use. (Example: *a garage for passenger vehicles is an accessory use, but it would cease to be if the property owner stores vehicles for customers for a fee.*)

4. Accessory Uses to Nonresidential Uses. In some cases, the Code Enforcement Officer may determine that a proposed use is not an accessory use due to the particular scale or nature of the proposed use.

*(Examples: 1) An on site recreational facility serving employees of a business would be an accessory use, but if outside people were invited to use the facility for a fee it would be considered a commercial recreational facility; 2) An on site vehicle maintenance for a fleet of vehicles used in an office complex would not be an accessory use even though it supports the principal use due to the potentially significant impacts of the maintenance operation; 3) A contractor performing simple maintenance on his/her own vehicles on site would be considered an accessory use to a contractor's storage yard but if the contractor performs work on other vehicles for a fee, the storage yard would be redefined as commercial vehicle service.)*

5. Permitted By Right. An accessory use is permitted by right if the principal use to which it is accessory is permitted by right, by conditional use, or by special exception.
6. Dimension Requirements. Detached accessory roofed structures are subject to the requirements articulated in Article XIX – Dimensional Regulations, except for noted exceptions.
7. Review. A proposed accessory use is subject to site plan or subdivision review if that use meets the threshold of review articulated in the Site Plan Regulations or the Subdivision Regulations.
8. Secondary Uses. Secondary uses (which are not deemed accessory uses since they are not actually supportive of a principal use) which clearly would have no significant negative impacts may be treated as accessory uses at the reasonable discretion of the Code Enforcement Officer. *(Example: While gardening is an accessory use to a residence it is not accessory to a commercial use. However, it would be reasonable to permit the owner of a business to use vacant land at the rear of the business property for his/her own personal gardening.)*

**B. Standards for Specific Accessory Uses.** The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

1. Accessory Apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures:
- a. It is permitted where and as specified in the Table of Uses (by right or by special exception);
  - b. It is accessory to a single family dwelling only;

- c. It must be a studio or one bedroom apartment;
  - d. It may not exceed 800 square feet;
  - e. It may not house more than two occupants;
  - f. It may be either part of the single family house or in a separate building, such as above a garage;
  - g. There may be only one per lot;
  - h. The main house must be owner occupied;
  - i. At least one parking space must be provided for the unit;
  - j. Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and
  - k. It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.
  - l. If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require Site Plan review.
  - m. If it is a caretaker apartment it shall be attached to or located with an allowed residential or nonresidential use and it shall be occupied by the owner, family member or employee of the principal use and the gross floor area does not exceed 800 square feet. This use shall require Site Plan review.
2. Accessory Sales and Service. Small scale retail sales and services may be offered as an accessory use in nonresidential districts which do not permit retail sales and service (including Airport, Hospital, Industrial, and Office Commercial Districts) where the activity is clearly established to serve on site employees or customers of the principal use in an incidental, supportive, or subordinate manner.

Generally, but not necessarily, such accessory uses are situated on the interior of the building housing the principal use with no separate entrance and no exterior evidence of the operation. (*Examples: a newspaper or flower vendor located in the lobby of an industrial facility; a card shop located inside a hospital; a cafeteria or exercise facility serving employees.*)

3. Animals and Pets, Keeping of. The following standards apply to the keeping of animals in a residence:
- a. Household Pets. Keeping typical household animals as pets, including dogs, cats, birds, small turtles, etc. is an accessory use provided their presence does not become a nuisance or a health hazard.
  - b. Breeding Pets. Breeding numerous animals on a frequent or regular basis for sale is considered a business and not an accessory use.
  - c. Exotic Animals. Keeping exotic animals as pets is an accessory use provided that one's ownership of the animals:
    - i. does not present a safety hazard to neighbors and the public;
    - ii. does not pose a nuisance to neighbors; and
    - iii. is in full compliance with all applicable local, state, and federal law;
  - d. Livestock as Pets. Keeping any small animals ordinarily defined as livestock as pets (such as chickens, but NOT including roosters) is an accessory use provided:
    - i. the animal lives in the house and is treated as a household pet;
    - ii. reasonable accommodations are made for the animal in the house;
    - iii. the animal does not pose a health hazard; and
    - iv. the animal does not pose a nuisance to neighbors.
  - e. Horses and Other Large Livestock. Keeping less than ten (10) horses or other large animals defined as livestock is an accessory use to a residence subject to the following standards:
    - i. The activity is not carried out as a business;
    - ii. The residence is not located in the Residential 1 or 2 Districts;
    - iii. A lot in the AG District is at least 3 gross acres;
    - iv. A lot in all other districts is at least 2 gross acres;

- v. There is an additional  $\frac{1}{4}$  acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
  - vi. No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
  - vii. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
  - viii. No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.
- f. Chickens, Fowl and Other Small Livestock. Keeping less than ten (10) chickens, ducks, rabbits, bee hives, or other small animals defined as livestock is an accessory use to a residence subject to the following standards:
- i. The activity is not carried out as a business;
  - ii. No roosters are allowed and the number is limited to less than ten in the Residential 1 & 2 Districts;
  - iii. No area or structure for the housing, storage of manure/animal waste, or feeding of animals shall be located within any property setback areas;
  - iv. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
4. Clubhouse, community center, recreation facilities, laundry, storage areas, and other facilities for a residential development.
- i. The Planning Board shall review the these uses for location, design, size, additional parking, and setback requirements.
  - ii. These uses and facilities shall only be used by residents of the development and their guests.
  - iii. There shall be no outside storage of materials or equipment.
  - iv. Buffers and screening shall be used to help alleviate and adverse affects on abutting residential properties.
  - v. No emission of noise, odor, dust vibrations, or smoke beyond property lines.
5. Commercial Vehicles, Parking of. Parking commercial vehicles outdoors overnight within residential districts is permitted as an accessory use as follows:
- a. One small commercial vehicle - a passenger automobile, pick up truck or van - is allowed. Additional commercial vehicles may be allowed by

special exception.

- b. Other larger types of commercial vehicles – such as box trucks or vehicles with more than 2 axles - are permitted only by special exception subject to the property owner being able to provide adequate buffering and sound mitigation.
  - c. Adequate off-street parking must be provided. Parking shall not be within any public right-of-way.
6. Construction Trailer. A construction trailer is allowed when used in conjunction with an on site construction project provided that:
- a. The placement of the trailer - including location - is approved by the Code Enforcement Officer;
  - b. The trailer is not used for living or sleeping; and
  - c. It is removed when the project is completed, terminated, or suspended for longer than 4 months.
7. Drive-Through Window. A drive-through window is subject to the following provisions:
- a. It must be located at the side or rear of the building;
  - b. It is not permitted in NMU district; and
  - c. Where adjacent to a residential property at the side or the rear, the drive through window must have a 35 foot buffer with appropriate planting or screening.
8. Driveways. See Article V - Residential Zoning Districts, Article VI – Commercial Zoning Districts, and Article XXVI – Roads and Parking
9. Dwelling for Farm Workers. This use is allowed by conditional use. The Planning Board shall review the location, design, and density of the dwelling.
10. Fence. Fences, walls, and similar structures (referred to herein simply as “fences”) must be in compliance with the following requirements:
- a. A fence permit issued by the Code Enforcement Office is required prior to the erection of any fence.
  - b. The maximum fence height (from grade) in residential districts is 6 feet. Greater heights may be approved by special exception.

- c. The maximum fence height (from grade) in nonresidential districts is 8 feet. Greater heights may be approved by special exception.
  - d. Razor wire fences are not permitted in any district.
  - e. Fences are exempt from setbacks provided they are fully contained on the subject property and do not encroach on any adjacent property or road right of way.
  - f. The finished side of a fence shall face outward from the property on which the fence is located.
  - g. Fences must conform to sight triangle requirements at corner lots (see Article XXVII – Miscellaneous Provisions).
11. Flagpole. The maximum height for flagpoles is 30 feet in residential districts and 50 feet in nonresidential districts.
  12. Fuel Tank. Above ground fuel tanks must be in compliance with setbacks. Fuel tanks situated in front yards must be fully screened.
  13. Home occupation (see Table of Uses XVIII-A and Article XXIV – Home Occupations)
  14. Mobile Units. Mobile units are allowed as accessory uses with a permit issued from the CEO as follows:
    - a. as temporary residences for farm laborers or supervisory personnel employed on a seasonal basis provided the units are in place only during the season when used.
    - b. as temporary living quarters for employees of itinerant businesses such as carnivals during the period when such businesses are actually being conducted but in no case for longer than 30 days.
    - c. as temporary classroom space at an existing school facility.
    - d. as temporary housing for a maximum period of 12 months while a new house is being built in the aftermath of destruction to the original house by fire or other causes
  15. On Site Factory Sales. In industrial districts where retail sales are not permitted, products manufactured on the premises may be sold on site as an accessory use by special exception. In addition, products manufactured by the same company or one of its subsidiaries at an off site location may be sold on site provided a significant amount of the inventory is produced on site. The sales showroom must be subordinate to the on site manufacturing component.



16. Outside Display of Merchandise. Goods for sale may be displayed outside subject to the following provisions:
- a. The outside display shall be in place only for the time during the day that the business is open. All portions of the display, including racks and other appurtenances shall be stored inside except during hours of operation. However, this foregoing requirement shall not apply to the display of large equipment, vehicles, landscaping materials, and other items which are customarily maintained out of doors at all times.
  - b. Goods must be displayed on the same property where the primary business is situated (unless otherwise approved as a flea market, farmer's market, temporary sales area, etc.)
  - c. The outside display shall not impede pedestrian or vehicular traffic.
  - e. Goods shall be displayed in an orderly fashion and shall not present any public hazard.
  - f. The outside display shall not be located in any area designated for other purposes such as handicap ramps, fire lanes, or fire exits. Displays may be set up in parking lots with the approval of the Code Enforcement Officer upon a judgment that sufficient parking capacity is still available.
  - g. Vehicles for sale (and other goods and materials) shall not be displayed, parked, or stored within any city or state road right of way at any time.
17. Outside Storage of Materials. Materials, goods, and equipment (or "materials", below) may be stored outside for nonresidential uses (this restriction does not apply to residential uses or temporary construction activities) subject to the following requirements:
- a. Stored materials are subject to all setbacks.
  - b. Materials must be stored in rear yards. However, materials may be stored in front or side setbacks in the General Industrial Districts by conditional use. Materials stored in front or side setbacks must be fully screened if deemed appropriate by the Planning Board.
  - c. Materials must be screened with a 6 foot high solid fence or wall from any residential properties at the side or rear.
18. Parking Areas/Lots. See Article V - Residential Zoning Districts, Article VI – Commercial Zoning Districts, and Article XXVI – Roads and Parking

19. Recreational Vehicles, Parking and Storage. The outdoor overnight parking or storage in residential districts of major recreational equipment including travel trailers, pick-up coaches, camper trailers, motor homes, recreational vehicles, boats and boat trailers shall be in side or rear yards, subject to all setbacks.

These vehicles shall not be parked or stored overnight on public streets.

20. Sawmill, Temporary. A temporary sawmill used to process wood cut on the premises shall conform to the following standards:
- a. A permit issued from the Code Enforcement Officer is required. The Code Enforcement Officer may stipulate the location for the sawmill, hours of operation, other conditions, and may require surety to insure the reclamation of the sawmill area.
  - b. The sawmill shall be located at least 200 feet from any neighboring residences and at least 100 feet from any road.
  - c. Processed materials shall not be stored on the site for more than 2 weeks.
  - d. Upon the cessation of activity the impacted area shall be regraded and landscaped using best stormwater management practices to insure reclamation that creates a post impact runoff rate and quantity not exceeding the pre impact levels.
21. Shed. In any zoning district, the minimum side and rear setbacks shall be the lesser of 10 feet or the ordinary setback, for a single story outdoor storage shed which is: a) 200 square feet or less in floor area; b) not situated on a permanent foundation; c) and is used in connection with a dwelling of four or fewer dwelling units.
22. Signage. See Article XXIX - Signage.
23. Storage Areas. Storage areas within residential developments are permitted for recreational vehicles, boats, and overflow parking as authorized pursuant to Site Plan or Subdivision approval.
24. Storage Trailer. Storage trailers for temporary storage are permitted only in nonresidential districts and only as follows (this provision does not preclude use of temporary storage trailers in residential districts during active construction):
- a. A permit issued from the Code Enforcement Officer is required.
  - b. The trailer must be placed in the most unobtrusive location practical as stipulated by the Code Enforcement Officer, preferably in the rear.

- c. The trailer shall meet all setbacks.
  - d. The trailer may not be placed in the front yard except by special exception upon a finding that it is not practical to place it in the rear or side yards.
  - e. The trailer must be adequately buffered from any dwellings on adjacent lots to the side or rear as stipulated by the Code Enforcement Officer.
  - f. The trailer may be placed for only 6 months at a time. The Zoning Board of Adjustment may extend this time period once for up to an additional 6 months maximum by special exception.
  - g. Any unregistered vehicle used for storage shall be treated as a storage trailer.
25. Streetside Dining. An outdoor dining area or café is allowed within the public right of way if approved by the Rochester City Council. The dining area must not impede safe and efficient pedestrian and vehicular movement.
26. Swimming Pool. The minimum rear setback for swimming pools that are used in connection with any dwelling with 4 or fewer units shall be 25 feet in the AG district and 10 feet in all other districts. Any building used in connection with a pool shall be subject to the rear setback ordinarily applicable.
27. Temporary Structures. Temporary structures erected for more than 15 days are subject to all requirements listed below. Temporary structures erected for 15 or fewer days are exempt from paragraphs b - e.
- a. A permit is required for temporary structures. An application must be submitted to the Code Enforcement Office specifying the proposed location for the structure, its purpose, and its expected duration.
  - b. Temporary structures are subject to all zoning setbacks.
  - c. Temporary structures may not be placed forward of the front façade of the primary building on the lot (on corner lots, this applies only to the main entry façade, though other corner lot setbacks, as specified in this chapter, still apply).
28. Timber Harvesting. Timber may be harvested in accordance with RSA 227-J: 9 and best management practices.
29. Utilities and Service Areas. All outside storage areas, machinery, fuel storage tanks, service areas, and utility structures shall be placed in rear yards or screened with opaque fencing or vegetation such that they are not visible from the road.

30. Warehouse. A warehouse or storage area shall generally be considered an accessory use if it covers an area less than the area of the principal on site use (such as a store or factory) that it serves.
31. Yard Sales, Personal. Personal yard sales on one's own residential property are allowed as an accessory use in residential districts provided:
- a. The resident sells primarily his/her own personal articles.
  - b. The articles offered for sale were acquired largely for personal use rather than for commercial resale.
  - c. The sales are conducted no more than twice in any calendar year.
  - d. The sale does not last for more than 3 days, consecutively or in any two week period.

## **HOME OCCUPATIONS**

Article XXIV of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

**A. Requirements for All Home Occupations.** The following standards apply to all home occupations - 1, 2, and 3:

1. On Resident's Property. Home occupations shall be conducted by the individual on the property in which he/she resides.
2. Inside the Dwelling. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. Character. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. Retail Sales. There shall be no retail sales of goods or products on the premises, except:
  - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
  - b. for goods shipped pursuant to mail/email/telecommunication order;
  - c. to customers who visit by pre-arranged appointment only; or
  - d. for barn sales as specified under Home Occupation - III.
5. Delivery of Goods. The regular receipt or delivery of merchandise, goods or supplies to or from the business shall be limited to U.S. mail service, a standard parcel delivery service utilizing a two-axel vehicle, or a private passenger automobile.
6. Outside Storage/Parking. There shall be no outside storage or parking of materials, equipment, or vehicles (except for one ordinary passenger vehicle, pick up truck, or van related to the business). Box trucks are permitted by special exception subject to a determination that adequate buffering can be provided.
7. Performance Standards. There shall be no emission of noise, odor, dust, fumes, vibration, or smoke beyond the property or, in the case of multifamily dwellings, beyond the dwelling unit;
8. Septic System. Septic system design/capacity for home occupations that utilize significant additional water or waste water volumes, such as hair salons and

catering services shall be verified in writing by a licensed NH septic designer or a professional engineer;

9. Multifamily Dwellings. Home occupations are allowed in all residential property. Any proposal for a Home Occupation-2 or Home Occupation-3 in a dwelling other than a single family dwelling shall be reviewed as a special exception (see Section F., below). In addition, the owner and residents of all units in the dwelling shall be notified of the hearing by certified mail.
10. Parking. Adequate parking must be provided either on street or on site as determined by the Planning Department (or the ZBA where a special exception is required).

All parking design requirements stipulated in Article V – Residential Zoning Districts shall be met.

Parking shall be located in a regular residential driveway, in the side yard, or in the rear yard. Parking can occur in the front yard if the Code Enforcement Officer has found that no other alternative exists. Back to back parking is permitted. If the amount of parking is noticeably greater than that for a typical single family dwelling then it shall be fully screened or buffered. *It is emphasized that if parking cannot be handled properly and unobtrusively then the home occupation shall not be permitted.*

11. Hours of Operation. Hours for customers to visit the home occupation are restricted to the following unless otherwise specifically approved: 8:00 a.m. to 7:00 p.m., Monday through Friday; 9:00 a.m. to 6:00 p.m. Saturday.
12. Nontransferability. Home occupation approvals are not transferable: they are issued to a specific individual applicant for a specific home occupation at a specific site.
13. Certificate of Occupancy. Prior to the commencement of any home occupation, a certificate of occupancy must be obtained from the Code Enforcement Officer, when deemed necessary by the Code Enforcement Officer or requested by the applicant.
14. Expansion. No expansion of the scope, or significant change in the nature, of any home occupation for which an approval has been granted shall occur without subsequent review and approval.
15. Revocation. An approval for a home occupation may be revoked by the Code Enforcement Officer for violation of any provisions of this chapter or of any conditions of the approval. Appeals of any such revocation shall be made to the Zoning Board of Adjustment.
16. Commercial Districts. Within commercial districts, where the use is allowed, it need not be pursued as a home occupation even if the business owner

operates from his/her house. However, site review approval is still required and the applicant is responsible for obtaining all other applicable permits.

**B. Home Occupation-1.** A home occupation-1 is an office-type home occupation. All of the following standards apply:

1. Employees. There shall be no more than one employee working on site other than household members who reside with the operator;
2. No Customers. There shall be no customers who come to the residence;
3. Deliveries. Minimal deliveries may be made to the residence;
4. No Signage. There shall be no signs visible from the road;
5. No External Indication. There shall be no external indication of the enterprise; and
6. No Review. No review or approval process is required except that a letter of intent must be submitted to the Planning Department.

**C. Home Occupation-2.** A home occupation-2 is an office or personal services type home occupation which may be more intensive than a Home Occupation-1. All of the following standards apply:

1. Employees. There shall be no more than one employee working on site other than household members who reside with the operator;
2. 500 Square Feet. There shall be no more than 500 square feet of area used for the business;
3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed three square feet in area per side;
4. Classes. Instruction in classes shall be limited to four pupils at one time.

**D. Home Occupation-3.** A home occupation-3 is an office, personal services, processing, or small scale craft-production type home occupation which is more intensive than home occupations 1 and 2. All of the following standards apply:

1. Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator;
2. 1,000 Square Feet. There shall be no more than 1,000 square feet of area used for the business;

3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed four square feet in area per side;
4. Barn Sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.
5. Classes. Instruction in classes shall be limited to 8 pupils at one time.

**E. Review Process Without Special Exception.** A Home Occupation-II or a Home Occupation-III where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Review regulations.

**F. Review Process with Special Exception.** The review process for a Home Occupation-II or a Home Occupation-III where a special exception is involved requires the submission of a Special Exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Review regulations.

**G. Prohibited Home Occupations.** The following occupations/activities shall not be considered home occupations:

1. Bed and breakfast
2. Contractor's storage yard
3. Funeral home
4. Kennels or stables, commercial
5. Nursing home
6. Any vehicle or other heavy equipment repair
7. Restaurant
8. Retail sales operation (except as noted above)
9. Veterinary clinic
10. Commercial yard sales (except for barn sales as noted above)



## **ROADS AND PARKING**

Article XXVI of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. Minimum Parking Requirements**

1. Single Family. Minimum off street parking requirements for single family dwellings are 2 spaces.
2. Two Family. Minimum off street parking requirements for two family dwellings are 4 spaces (2 per dwelling unit).
3. Size. Each parking space for single and two family uses shall be at least 9 x 18 feet.
4. Other Uses. Minimum parking requirements for most uses are contained in the City of Rochester Site Plan Regulations. For any uses or changes of use which are not subject to site plan review the parking requirements contained in the Site Plan Regulations shall apply. However, in such cases, the Planning Board may adjust requirements by waiver.

### **B. Driveways, Curb Cuts, and Parking Design**

1. Note. Numerous additional requirements for parking and driveway design are contained in Article V – Residential Zoning Districts and in Article VI – Commercial Zoning Districts.
2. Permit. A written permit from the Public Works Department is required prior to the construction or alteration of any driveway, curb cut, or access point into or out of the City of Rochester road system.
3. Adequate Surface. All parking areas and driveways shall have a smoothly graded, stabilized dust-free gravel surface or a paved/hard surface (asphalt, concrete, interlocking brick, etc.).
4. Adequate Drainage. Drainage for parking areas and driveways shall be designed to prevent stormwater from flowing onto adjacent property, sidewalks and public roads (unless adequate structures are present within the road right of way) as determined by Public Works.
5. Setbacks. All driveways and parking areas shall be set back from side property lines at least 5 feet (the Site Plan Regulations may contain greater requirements). This requirement shall not apply to shared driveways and may be waived in situations where an abutting property owner consents to a reduced setback, or for driveways on lots in the R1, R2, NMU, or OC Districts where the setback would push the driveway into a space directly in front of the building (as determined by the Code Enforcement Officer, Zoning Administrator, Public Works Department, or Planning Board, as appropriate).

- C. Commercial Vehicles.** Parking commercial vehicles outdoors overnight within residential districts is permitted as follows:
1. No more than one commercial vehicle - a passenger automobile, pick up truck or van - is allowed.
  2. Other types of vehicles – such as "truck tractors", box trucks or vehicles with more than 2 axles - are permitted on private property only by special exception subject to the property owner being able to provide adequate visual buffering, exhaust odor control, and sound mitigation.
  3. No commercial vehicle other than a passenger automobile, pick up truck or van may be parked overnight on a public road in a residential district (except when accommodating a residential relocation or by short term permit/approval from the Police Department).
- D. Private Roads.** Private roads are prohibited unless they are part of a plan approved by the Planning Board and noted as a private road on said plan. Building permits shall only be issued pursuant to the provisions of RSA 674:41.
- E. Shared Driveways.** Shared driveways providing access to new, separately platted lots are only permitted where those lots will have adequate frontage on an approved public road.
- F. Class VI Roads.** Development on Class VI roads is regulated as follows.
1. General Terms
    - a. State Law. This subsection is adopted pursuant to RSA 674:41. In case of conflict between this subsection and RSA 674:41, RSA 674:41 shall be determining.
    - b. Uses. Single family use, farming, and forestry are the only permitted uses on lots accessed from Class VI roads.
    - c. Accessory Uses. Any uses customarily accessory to a single family residence may be established on the property. However, only home occupations-1 and 2 (for which there is only one employee other than household members) are permitted.
    - d. Subdivision. Any new lots to be subdivided out of existing lots on Class VI roads shall have a minimum frontage on the Class VI road of 300 feet and a minimum lot size of 3 acres.
  2. Approval Process. *Shall be subject to the provisions of NH RSA 674:41.*
  3. Other Provisions

- a. The applicant is not specifically required to maintain the road as part of any authorization for a building permit but he/she is urged to do so, on his/her own or in coordination with other property owners.
- b. It is recognized that any applicant who chooses to build on a Class VI road does so at his/her own risk. If in the future, abutting landowners seek to upgrade a Class VI road to a Class V road then the landowners - rather than the City of Rochester - shall be entirely responsible for the costs of upgrading that road (i.e. to be paid for by an individual developer, abutting landowners jointly through a private agreement, or through a betterment tax on abutting landowners if approved by City Council).
- c. Any modifications to the road in the future must be approved by the City of Rochester Public Works Department.
- d. If any Class VI road is brought up to City standards the reclassification to a Class V road must be approved by the Rochester City Council.
- e. The Planning Department shall maintain a record of Class VI roads or portions of Class VI roads upon which the City Council has authorized issuance of building permits.
- f. See the Transportation Master Plan for a partial list of Class VI roads in the City.

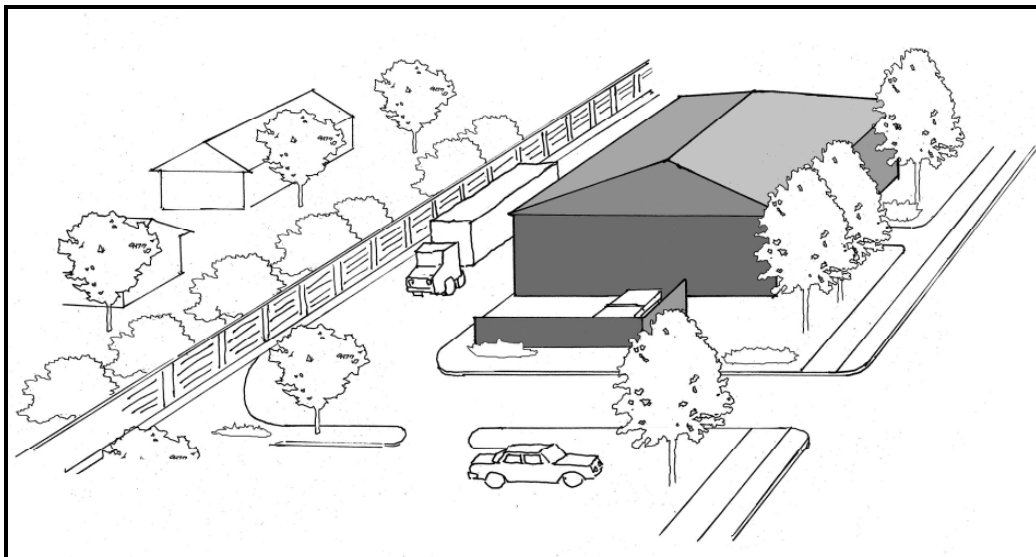
## **MISCELLANEOUS PROVISIONS**

Article XXVII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – September 2013\****

- A. **Buffers for Residential Property.** All nonresidential development – including any parking and storage areas - shall be screened/buffered from any adjacent residential property situated to the side or rear as stipulated by the Planning Board under site review. The board may stipulate plantings and/or fencing, as reasonably appropriate. See Figure XXVII-A – Screening between Commercial and Residential Uses as an example.

All multifamily development, consisting of 5 units of more – including parking areas – shall be screened/buffered from any adjacent single family dwellings situated to the side or rear as required by the Planning Board under site review. The board may stipulate plantings and/or fencing, as reasonably appropriate. This requirement does not apply in situations where multifamily development is specifically designed to integrate with single family dwellings in mixed use developments.



**Figure XXVII-A – Screening between Commercial and Residential Uses**

- B. **Cemeteries.** Pursuant to RSA 289:3 III, there shall be no construction, excavation, or development, nor placement of any buildings, structures, signage, or parking inside or within 25 feet of a known burial site or within 25 feet of the boundaries of an established burial ground or cemetery. For the purposes of this section, the term "excavation" shall include the disturbance to a depth of twelve inches or more of soil for activities such as landscaping, utility trenching, tree planting, etc. No healthy tree with a diameter at breast height of 8" or more may be cut or removed within 25 feet of any established burial ground or cemetery except by special exception for good cause and with appropriate mitigation. No new chain link fence shall be installed in or around any cemetery.

**C. Impact Fees**

**1. Purpose**

This ordinance is enacted pursuant to RSA 674:16 and 674:21 in order to:

- a. Promote public health, safety, convenience, and welfare;
- b. Insure that adequate and appropriate public facilities are available;
- c. Provide for the managed development of the municipality and its environs;
- d. Mitigate the impact of development of land that would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services; and,
- e. Insure the proper arrangement and coordination of streets;

**2. Authority.**

- a. Impact fees may be assessed to new development to compensate the City of Rochester and the School District for the proportional share of capital facilities generated by new development in the City of Rochester. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth herein.
- b. The Planning Board may, as a condition of approval of any subdivision or site plan, and when consistent with applicable Board regulations, require an applicant to pay an impact fee for the applicant's proportional share of off-site improvements to public facilities affected by the development.
- c. Nothing in this section shall be construed to limit the existing authority of the Planning Board to disapprove proposed development which would require an excessive expenditure of public funds, or which would otherwise violate applicable ordinances and regulations. Nothing in this section shall be construed to limit the Planning Board's authority to require off-site work to be performed by the applicant, in lieu of paying an impact fee, or the board's authority to impose other types of conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, ordinances or regulations.

**3. Definitions.** For the purposes of this chapter, the following terms shall have the meanings indicated:

- a. **IMPACT FEE:** A fee or assessment imposed upon development, including subdivision or building construction, in order to help meet the needs occasioned by that development for the construction or

improvement of capital facilities owned or operated by the City of Rochester, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space.

- b. **NEW DEVELOPMENT:** An activity that results in any one of the following:
  - i. The creation of a new dwelling unit or units; or
  - ii. The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units; or
  - iii. Construction resulting in a new non-residential building or a net increase in the floor area of any non-residential building; or
  - iv. The conversion of an existing use to another use if such change results in a net increase in floor area and such change creates a net increase in the demand on public capital facilities that are the subject of impact fee assessments unless waived by the Planning Board.

New development shall not include the replacement of an existing manufactured home or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its size, density or type of use, and where there is no net increase in demand on public capital facilities.

#### 4. Assessment Methodology.

- a. Proportionality: The amount of the impact fee shall be calculated by the Planning Board to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee. The Planning Board may prepare, adopt, or amend studies or reports that are consistent with the above standards, and which define a methodology for impact fee assessment for public capital facilities, and impact fee assessment schedules therefore.
- b. Existing Deficiencies: Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.

5. Administration.

- a. Accounting: In accord with RSA 673:16, II and RSA 674:21, V(c), impact fees shall be accounted for separately, shall be segregated from the City's general fund, may be spent upon order of the City Council, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet. In the event that bonds or similar debt instruments have been or will be issued by the City of Rochester or the Rochester School District for the funding of capital improvements that are the subject of impact fee assessment, impact fees from the appropriate related capital facility impact fee accounts may be applied to pay debt service on such bonds or similar debt instruments.
- b. Assessment: All impact fees imposed pursuant to this section shall be assessed at the time of planning board approval of a subdivision plan or site plan. When no planning board approval is required, or has been made prior to the adoption or amendment of the impact fee ordinance, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development, as determined by the Building Inspector. Impact fees shall be intended to reflect the effect of development upon municipal and/or school facilities at the time of the issuance of the building permit. In determining the amount of the impact fee, when the net increase in floor area has triggered the fee, the calculations shall use only the net increase in floor area.
- c. Security: In the interim between assessment and collection, the Building Inspector may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed impact fees.
- d. Collection: Impact fees shall be collected as a condition for the issuance of a certificate of occupancy; provided, however, in projects where off-site improvements are to be constructed simultaneously with a project's development, and where the City has appropriated the necessary funds to cover such portions of the work for which it will be responsible, the City may advance the time of collection of the impact fee to the issuance of a building permit. If no certificate of occupancy is required, impact fees shall be collected when the development is ready for its intended use. Nothing in this section shall prevent the Building Inspector, with the approval of the Planning Board, and the assessed party from establishing an alternate, mutually acceptable schedule of payment.
- e. Refund of Fees Paid: The current owner of record of property for which an impact fee has been paid shall be entitled to a refund of that fee, plus accrued interest under the following circumstances:

- i. When either the full or partial portion of the impact fee, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from the date of the full and final payment of the fee; or
  - ii. When the City of Rochester, or in the case of school impact fees, the Rochester School District, has failed, within the period of six (6) years from the date of the full and final payment of such fee, to appropriate their proportionate non- impact fee share of related capital improvement costs.
- 6. Appeals: A party aggrieved by a decision made by the Building Inspector regarding the assessment or collection of impact fees authorized by this Section may appeal such decision to the Planning Board.

In accord with RSA 676:5, III, appeals of the decision of the Planning Board in administering this ordinance may be made to Superior Court, as provided in RSA 676:5, III and RSA 677:15.

- 7. Waivers: The Planning Board may grant full or partial waivers of impact fees where the Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:
  - a. An applicant may request a full or partial waiver of school impact fees for those residential units that are lawfully restricted to occupancy by senior citizens age 62 or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The Planning Board may waive school impact fee assessments on such age-restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy by senior citizens age 62 or over for a period of at least 20 years.
  - b. A person may request a full or partial waiver of impact fees for construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this ordinance. Prior to granting such a waiver, the Planning Board must find that the proposed construction is entitled to the four year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed.
  - c. The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of impact fees under this provision that would involve a contribution of real property



or the construction of capital facilities, the Planning Board shall submit a copy of the waiver request to the City Council for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of impact fee assessment. The applicant shall pay all costs incurred by the City for the review of such proposal, including consultant and counsel fees.

- d. The Planning Board is responsible, when there is a change in use, for determining the net increase on public capital facilities and may agree to waive the entire fee if it determines that its collection and administration will exceed its value to the City.

**D. Lots Crossed by Municipal Boundaries.** For lots split by municipal boundaries the provisions of RSA 674:53 shall apply. In applying dimensional controls to that portion of the lot within Rochester, the dimensions of the entire lot shall be considered without reference to the city line.

**E. Rivers and Shoreland Protection.** (Note that listed rivers are subject to change.)  
1. Shoreland Protection. Provisions of the N.H. Comprehensive Shoreland Protection Act, RSA Chapter 483-B apply to bodies of water included under that act.

2. Rivers Management. The Isinglass River and the Cocheco River are protected under the N.H. Rivers Management and Protection Program, RSA Chapter 483.

**F. Sight Triangles.** No building, structure, fence, tree, shrub, object, or sign shall be installed, placed, or planted within the sight triangle (see Article II - Definitions) in such a manner as to materially impede visibility for motorists between a height of 2-1/2 feet and a height of 8 feet above street grade. At the reasonable discretion of the Code Enforcement Officer the size of the sight triangle may be adjusted upward or downward depending upon the nature of the specific intersecting streets or driveway, the subject use, and other considerations. The Zoning Board of Adjustment may also adjust this requirement for good cause by special exception.

**G. Split Zoned Lots.** Where the boundary line of a zoning district divides a lot in single or joint ownership at the time of passage of the ordinance establishing the boundary line, the following provisions shall apply:

1. The uses and other standards for either district may, at the option of the owner, extend beyond the zoning boundary line up to a maximum distance of 100 feet from that zoning boundary line. For any area in which this allowance is used, for any period of time in which this allowance is used, that area shall be treated as if its zoning designation were the zone that is being extended.
2. The provisions of subparagraph (1) of this Section shall not apply to a lot divided by the Recycling Industrial zoning district boundary line. In the case of a lot divided by the Recycling Industrial zoning district boundary line, the uses

and regulations permitted and/or applicable to the Recycling Industrial zoning district shall not be extended into the adjoining zoning district.

3. Overlay Districts. The provisions of this section shall not apply to overlay districts.

**H. Temporary Noncompliance.** The Code Enforcement Officer is authorized to approve a temporary permit/approval for a non-complying structure or a non-complying use incidental to a development where it is reasonably required for that development on a temporary basis.

The permit/approval may be issued where the Code Enforcement Officer reasonably determines that:

1. The temporary structure or use will not be counter to the public interest.
2. The temporary structure or use will not harm any abutter.
3. The temporary structure or use will not be counter to the spirit of the Ordinance.
4. Proper safeguards are taken.
4. A reasonable timeframe has been established.
5. No reasonable alternative is available.
6. Appropriate surety has been provided to insure compliance with the conditions above.

**I. Planned Unit Developments.** Four planned unit developments ("PUD's") were approved by the City of Rochester under a City ordinance which is no longer in effect - Section 42.32 - Planned Unit Developments, adopted December 5, 2001 and amended December 7, 2004. The creation of new Planned Unit Developments is not permitted under this ordinance. The four approved PUD's, including Secretariat Estates, Highfield Commons, the Homemakers, and the Villages at Clark Brook (the original names), may be built in accordance with the provisions of Section 42.32 of the former Zoning Ordinance and the approved master plans for each of those PUD's.

## **PERFORMANCE STANDARDS**

Article XXVIII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – September 2013\****

A. **Purpose.** The purpose of these performance standards (or “impact mitigation standards”) is to protect the community from hazards and nuisances, to set measurable standards and thresholds where practical, to recognize that certain valuable and responsible entities will inevitably produce certain impacts, and to provide accommodations for those operations subject to reasonable limitations.

B. **General Provisions.**

1. **Applicability.** The performance standards contained herein shall apply to all property in the City of Rochester, whether developed or not, and whether subject to site plan or subdivision review or not.
2. **Mitigation.** All uses, activities, and development in the City of Rochester shall be conducted in a manner that will most effectively prevent, eliminate, minimize, and/or mitigate the creation of any dangerous, noxious, injurious, or otherwise objectionable impacts from noise, glare, light, heat, dust, smoke, vibration, water pollution, air pollution, use of flammable materials, radiation, radioactivity, electrical disturbance, waste generation, sewage generation, vermin, or invasive or destructive plant species, as reasonably determined by the CEO.
3. **Confinement to Property.** Property owners, residents, tenants, businesses, and developers shall take measures to confine such impacts within buildings or, at a minimum, to prevent their being perceptible or extending beyond lot lines.
4. **Nuisance of Hazard.** Any use, activity, or development which regularly, persistently, or significantly violates these provisions by creating a nuisance or hazard beyond the lot lines shall be prohibited.
5. **Safety Data Sheets.** Any applicant, business, or property owner shall provide to the Fire Department, CEO, Planning Board, Planning Department, or other local authorities copies of Safety Data Sheets (MSDS) for all pertinent materials and processes upon request.
6. **Applicable Law.** All uses, activities, and development shall be carried on in conformance with all applicable local, state, and federal law.

C. **Noise**

1. **General Terms.**
  - a. No persistently loud or disruptive noise shall be permitted.

- b. All noise that could be objectionable due to intermittence, beat frequency, or shrillness shall be appropriately muffled, mitigated, or terminated.
  - c. No external loud speakers shall be permitted except for special events for which approval is granted by the Code Enforcement Officer or the Police Department, as appropriate.
2. Maximum Decibels. The following standards apply to any steady noise, measured at the lot line.

**Maximum Permitted Decibels\***

<b>Zoning District</b>	<b>Day</b>	<b>Night</b>
Residential	60	50
Commercial	65	55
Industrial	70	60

\*Notes to table:

- a. The Commercial District includes the Hospital Special District. The Industrial District includes the Airport Special District.
  - b. Day includes the hours between 7:00 AM and 10:00 PM, Monday thru Friday and 9:00 AM to 10:00 PM on Saturday and Sunday.
  - c. Night includes the remaining hours.
3. Measurement. The preferred method for measuring noise is with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1983 (R 2006)) "American National Standard Specification for Sound Level Meters" or as amended. The instrument should be set to the A-weighted response scale and the meter to the slow response. Measurements should be conducted in accordance with current ANSI guidelines for the measurements of sound.
4. Reference Information. The following table is provided for reference only.

<b>Sample Sound Levels in Decibels</b>	
<i>Decibels</i>	<i>Activity</i>
30	Whisper
40	Quiet room
50	Rain
60	Conversation, Dishwasher
70	Busy traffic, Vacuum
80	Alarm clock
90	Lawnmower
100	Snowmobile, Chain saw

Source: NH Sunday News- July 7, 1996 from the American Speech-Language-Hearing Assoc.

6. Exemptions/Special Exceptions. The following uses and activities shall be

exempt from the provisions of this section:

- a. Safety signals, warning devices, emergency relief valves, emergency generators, and other equipment when in operation due to an emergency, or testing or other planned operation;
- b. Un-amplified human voices and crowd noises generated at gatherings open to the public.
- c. Power tools, including lawn mowers, snow blowers and chain saws, when used for the construction or maintenance of property (subject to any specific restrictions under this chapter or other applicable law or regulation).
- d. Music and entertainment uses for which the ZBA has granted a special exception to exceed the limits herein subject to appropriate conditions.

**D. Other Specific Standards**

1. Glare or Light

- a, All lighting installations, for every use (including single family dwellings), shall be shielded in order to avoid skyglow or undue glare onto any road or adjoining property.
- b. Any new light installations shall be in compliance with the lighting requirements under the Site Plan Regulations, whether site plan review is required or not.
- c. Lights pointed in the direction toward any adjoining property or any road shall not be used. Flood lights may only be used in accordance with the lighting requirements under the Site Plan Regulations.

2. Heat. There shall be no emission or transmission of heat so as to be discernable at the lot line.

3. Odors. No use or operation shall create objectionable odors detectable beyond the lot line except agricultural uses within the Agricultural Zones. Objectionable odors are those that are offensive, foul, unpleasant, or repulsive and, due to their nature, concentration and duration preclude abutting or neighboring property owners the reasonable enjoyment of their property.

4. Dust or Smoke. No observable dust or smoke from any commercial or industrial operation shall be exhausted into the air except as may be specifically approved by NHDES Division of Air Resources.

5. Vibration.
  - a. No vibration which is transmitted through the ground shall be discernable without the aid of instruments at any point beyond the lot line.
  - b. No vibration which is transmitted through the ground shall exceed a maximum displacement of "G peak" measured at any point beyond the property line using, either seismic or electronic vibration measuring equipment (subject to appropriate instrumentation being available to the CEO).
6. Water Pollution. No hazardous or toxic material may be discharged into any stream, river, pond, or private septic system or into the ground such that any deterioration in the quality of the ground or surface water could result.
7. Air Pollution. Any emissions of fumes or gases into the atmosphere shall be in compliance with the standards set by the New Hampshire Department of Environmental Services, Division of Air Resources.
8. Regulated Hazardous Materials. All use or storage of regulated hazardous materials shall be carried out with adequate safety, fire suppression, and fire-fighting devices. All reasonable measures shall be taken to reduce any potential fire hazards.
9. Radiation/Radioactivity
  - a. Any emission of radioactivity shall be in compliance with the standards of the Atomic Energy Commission.
  - b. Any emission of radiation shall be in compliance with the standards of the New Hampshire State Radiological Control Agency.
10. Electrical Disturbance. No electrical disturbance adversely affecting the operation of any equipment located beyond the boundaries of the operation shall be permitted.
11. Waste Disposal.
  - a. No waste material shall be placed upon or left to remain upon any open area outside of any building except in appropriate waste containers. This provision shall not apply to properly licensed junkyards.
  - b. Dumpsters. All dumpsters shall be fully screened so they are not visible from a public way (road, sidewalk, footpath, trail, park, or navigable waterway owned by the City of Rochester or another governmental agency and intended to be accessible to the public.) All property owners, property managers, tenants, and businesses shall bring existing dumpsters into compliance with this requirement within 6 months of

notification or as stipulated by the Code Enforcement Officer. This provision does not apply to dumpsters used specifically for active construction projects.

- c. The treatment and disposal of any waste materials, liquid and solid, including hazardous materials, shall be in compliance with all standards of the New Hampshire Department of Environmental Services - Divisions of Waste Management and Water Supply and Pollution Control - and of the New Hampshire Department of Public Health.
  - d. Those generating, transporting, or receiving regulated waste must meet the licensing and registration requirements of state and federal law.
- 12. Sewage Disposal. All sewage disposal shall be in compliance with the standards of the New Hampshire Water Supply & Pollution Control Commission.
  - 13. Vermin. No use or activity shall cause, or result in a condition conducive to, the propagation of rodents, insects, or other vermin.
  - 14. Plant Species. No person shall install any plants clearly determined to be invasive or destructive. Refer to the New Hampshire Department of agriculture, Markets, and Food prohibited invasive species list.
  - 15. Site Restoration. No site which has been abandoned; on which construction or development had been occurring but which has been indefinitely suspended; or on which any building or structure has been destroyed, demolished, burned, or abandoned shall be left to remain in a disorderly, unsightly, or hazardous state or in a condition that causes undue erosion, sedimentation, environmental degradation, or impairment of neighboring properties. Some reasonable allowance may be made for such sites for a temporary period not to exceed 90 days upon notification from Code Enforcement Officer to allow property owners to restore or stabilize the sites.

The property owner, business owner, and contractor shall take all reasonable measures to clean, clear, restore, stabilize, re-grade, and plant the site as appropriate in order to remove, correct, or mitigate any disorderly, unsightly, or hazardous conditions. The Code Enforcement Officer may take any appropriate measures to effect compliance with this provision, including correcting conditions and then placing a lien on the property for which the owner would be responsible for financial restitution to the City. Any aggrieved party may request a hearing before the Building Code Board of Appeals for actions taken by the City under this provision.

#### **E. Administration**

- 1. At the request of the Planning Board or Code Enforcement Officer, an applicant shall submit appropriate information and materials to demonstrate that the

performance standards herein will not be violated when the proposed use is put into operation.

2. In implementing these standards, the Planning Board (in the case of site plan review), or the Code Enforcement Officer may call upon specified standards, technical specifications, and the technical expertise of appropriate local, state, and federal agencies.
3. Where there is an alleged violation, if determinations can reasonably be made by the Code Enforcement Officer using equipment and personnel normally available to the City, such determinations shall be made before notice of violation is issued.
4. Where technical complexity or expense make it unreasonable for the City to maintain the personnel or equipment necessary for making difficult or unusual determinations, the Code Enforcement Officer may take any action to secure appropriate equipment, obtain support from other agencies, or otherwise investigate the violation as permitted by the NH Revised Statutes Annotated.
5. Where it is determined that there is a violation of the performance standards, the costs of special investigations or use of special equipment may be imposed upon the entity responsible for the violation, as reasonably determined by the Code Enforcement Officer.



## **SIGNAGE**

Article XXIX of the City of Rochester Zoning Ordinance

***\*Planning Board Draft – June 2013\****

**A. Purpose.** Signage is one of the most prominent features of a community. The City of Rochester seeks to balance the desire to enhance the appearance of the City with the need to allow for advertising, identification, dissemination of information, and freedom of expression for businesses, nonprofit organizations, government entities, residential communities, and individuals. The objectives of this article are to:

1. accommodate the advertising and promotional needs of businesses and organizations;
2. allow for optimal flexibility in the design of signage;
3. promote the efficient transfer of information by improving the legibility and effectiveness of signs;
4. maintain property values by preserving the aesthetic qualities of the City;
5. establish various standards tailored to different development patterns and zoning districts;
6. reinforce and respect the special qualities of the downtown and rural areas and protect residential areas from overly conspicuous commercial signage;
7. minimize the clutter and confusion commonly seen in strip development;
8. reduce distractions and obstructions to motorists, cyclists, and pedestrians;
9. encourage signage which is creative, distinctive, and harmonious with its surroundings.

**B. Overview**

1. Compliance. No sign may be erected, installed, placed, altered, rebuilt, or retained within the City of Rochester unless the following two requirements are met:
  - a. it is/was done so in accordance with the provisions of this article, pertinent requirements contained in the Building Code of the City of Rochester, and applicable state and federal regulations including RSA 236:69 through 89; and
  - b. a permit has been issued by the Code Enforcement Officer, except for those signs specifically exempted from permitting in "Section D. Exemptions from review", and those signs deemed legally established,

pre-existing signs.

2. Applying this Article.

- a. This article shall be administered by the Code Enforcement Officer (or his/her designee) who is referred to herein as the “CEO”.
- b. Unless otherwise specifically stated or reasonably inferred “sign(s)” as used in this article shall *generally* refer to advertising signs as defined in "Section I. Definitions" in this article, rather than to auxiliary and other signs.
- c. In this article the term "Sign Styles" refers to the physical characteristics of the sign. There are two sign styles - Freestanding and Attached. The term "Sign Type" refers to the sign's use or function and sometimes to distinguishing characteristics. Some examples of sign types include "for sale", "political", "contractor", "arrow", "banner", and "directional".
- d. References herein to freestanding and attached signs generally refer to permanent signs unless reasonably inferred otherwise.
- e. Historic District. All signs to be located in the historic district are also subject to the provisions of Article XIV – Historic Overlay District.

**C. Prohibited Signs.** Except as might otherwise be specifically allowed elsewhere in this ordinance, it is unlawful for any person to erect, install, place, or rebuild any of the following signs:

1. Any off premises sign (see subsection F.10 on Off Premises Signs for exceptions)
2. Billboards
3. Any sign placed, worded, designed, or illuminated such that it could provide a hazardous distraction to motorists
4. Any sign which obstructs the view of, or which might be confused with, a traffic sign
5. The use of flashing or strobe-type lights of any color and the use of red, yellow, or green lights in any manner resembling traffic signals
6. Use of words such as “stop”, “caution”, “danger”, “help”, or “sex” unrelated to the product or service where the primary purpose appears to be simply gaining the attention of passers by.
7. Any sign which exhibits words, statements, or pictures of a pornographic nature (as defined in the adult oriented uses section of this chapter)
8. Any sign which causes glare onto a public road or any neighboring property

9. Any sign located in the road right-of-way or on public property except for government signs and utility signs and other duly approved signs
10. Any sign which emits a sound or visible matter such as smoke or vapor
11. Any vehicle sign displayed in public view in such a manner as to indicate that the primary purpose of the positioning of the vehicle, portion of vehicle or vehicle accessory is to prominently advertise the business from a stationery vehicle rather than to identify the business in a manner which is customary for vehicle signage (e.g., a vehicle which is permanently or semi-permanently positioned at the front of a property and is rarely driven or one placed in the right-of-way of a major corridor during peak travel times)
12. Any sign towed behind a vehicle except for political signs during an election season
13. Strings of light bulbs whether in conjunction with a sign or not except as conventionally used as part of a holiday celebration
14. Any snipe sign
15. Any arrow sign. (See Section H. Nonconforming Signs).

**D. Exemptions from review.** No review, approval, permit, or fee (unless otherwise noted) is required for the following signs, but various specific subsections and other applicable provisions throughout this article shall nonetheless apply. Each of these signs is permitted in every zoning district provided it serves an allowed use within that district.

1. Auxiliary signs (other than directional signs) that are not visible from and not intended to be seen by persons who are not located on the site.
2. Auxiliary commercial signs that do not exceed one square foot per visible side such as street address, credit card decal services, "Inspection station", "Open", "Help Wanted", and nameplates (such signs larger than one square foot may be treated as advertising signs)
3. Auxiliary residential signs that are typically associated with residential use, and are not of a commercial nature, such as resident name, street address, mailbox, or newspaper signs
4. Balloons (with a diameter not exceeding 3 feet), flags, and pennants, except that: a) flags or pennants which bear the name, logo, or other advertising information pertinent to the business shall be regulated as temporary signs; and b) the number displayed and arrangement may not be such as to constitute an unsafe or unsightly distraction to passers by, at the reasonable discretion of the CEO and/or Rochester Police Department. (see temporary signs subsection E.2.a.iv.)

5. A bulletin board intended for viewing only by persons on the site
6. Changes in copy on changeable copy signs
7. Changes in signage text and icons for existing uses as well as replacement signage if the signage is substantially the same in size, style and type and if it complies with all other requirements in this chapter.
8. Contractor signs (see subsection F.2).
9. Customary holiday decorations, including lighting, installed during the customary holiday season
10. Government and traffic signs
11. Historical markers, tablets and statues; memorial signs and plaques; names of buildings and dates of construction rendered on buildings.
12. Legal notices, such as “no trespassing” signs
13. Painted wall decorations not intended primarily for advertising of an organization. However, any portion of the decoration which includes the name of the organization or its products or services, or its logo may be counted as an advertising wall sign and would be subject to the provisions herein.
14. Personal message signs (see subsection F.11).
15. Political signs (see subsection F.12).
16. Portable Signs (see subsection F.13).
17. Project signs (see subsection F.14).
18. Real estate signs (see subsection F.16).
19. Signs erected by a public utility company identifying utility structures, lines, cables, pipes, etc.
20. Signs located inside a building.
21. Vehicle signs except for those specifically prohibited or regulated herein (see subsection C.11.).
22. Window signs that are either permanently affixed to the window or affixed to the interior of the window except that signage prohibited in Section C. is not permitted.
23. Traditional Awning Sign – where the company name or other wording is placed on the vertical flap, this would be exempt from any signage calculations. Wording placed on the vertical flap shall be no more than six (6) inches tall.

**E. Requirements by Zoning District.** The following special requirements shall apply in each respective zoning district.

1. Residential Zoning Districts.

- a. For permitted nonresidential uses one freestanding sign with a maximum area of 6 square feet per side plus one attached sign not to exceed 12 square feet is permitted.
- b. Internally illuminated signs (including neon signs and signage placed in a window) are not permitted.
- c. No sign may be illuminated between the hours of 9:00 p.m. and 7:00 a.m. with the exception of signage: a) showing property addresses; b) for residential communities; and c) for businesses and organizations during any specific hours in that time period that the businesses are open.

2. Nonresidential Zoning Districts

- a. Baseline. The following advertising signage is permitted for one nonresidential use occupying a single building in commercial and industrial zoning districts (except as otherwise indicated in this article). Additional allowances beyond these limitations or other restrictions for various situations are shown in the subsequent subsections.

- i. Total number. A maximum of 4 advertising signs is permitted, including one freestanding sign, up to 2 attached signs, and one temporary sign (when and where temporary signs are permitted).
- ii. Freestanding signs. Dimensional standards are as follows:

Zoning District	Maximum Area (in square feet)	Maximum Height (in feet)
Highway Commercial General Industrial Hospital	75'	30'
Airport Recycling Industrial	50'	20'
Downtown Commercial	25'	15'
Neighborhood Mixed Use Office Commercial	20'	8'

Note. All signs that are to be located in the historic district are also subject to the provisions of Article XIV – Historic Overlay District.

- iii. Wall signs.

- (1) A maximum of two wall signs is permitted for each

established business.

- (2) The maximum total area permitted for wall signs for each established business is 60 square feet.
  - (3) If the building is set back from the front property line further than the required front setback, the maximum area provided for in (2), above, may be increased as follows: for each additional ten feet that the building is set back, an additional total of five square feet may be added to the permitted 60 square feet. This additional square footage is allocated to each business/occupant based upon the percentage of the overall building square footage used/leased by that business/occupant.
  - (4) The maximum total combined square footage permitted for all of the wall signs (whether for one business or multiple businesses) is equal to two square feet multiplied by the number of linear feet of the front façade of the building.
- iv. Temporary signs. One temporary sign is allowed at any one time, including portable and banner signs. For portable signs (where they are permitted; see below) the maximum area is 8 square feet and the maximum height is 4 feet. Banner signs, not exceeding 60 square feet, are permitted for grand openings of new business only, and may be displayed for a maximum of 30 consecutive days.
  - v. Directory signs. For each additional independent enterprise on a site beyond one, an additional 10 square feet may be added to one freestanding directory sign not to exceed 100 square feet. Property owners of separate adjoining lots may also elect to have one joint directory sign.
  - vi. Attached directory signs. One additional attached directory sign of the principal uses within a multi-tenant building is permitted on the exterior wall at each entrance to the building. It shall not exceed 3 square feet plus 1 square foot for each independent enterprise.
  - vii. Upper floor units. Each upper floor occupant may use one attached sign placed at no higher than the second floor level – not to exceed six square feet per side for each occupant plus window signs. Window signage shall not exceed 25% of the total window area. Also, the placement of window signs must not violate the Building Code which stipulates a certain amount of natural lighting/ventilation unless provided mechanically.
  - viii. On multiple occupant sites up to 3 portable signs for independent enterprises may be placed at the same time.

- ix. Secondary Entrance. By Conditional Use Permit issued by the Planning Board any site with at least 300 feet of linear lot frontage and with a second driveway entrance located at least 200 feet from the primary entrance may have a second freestanding sign at the second entrance not to exceed 16 square feet and 8 feet in height.
  - x. Corner or multiple frontage lots. By Conditional Use Permit issued by the Planning Board any corner lot or a rear frontage lot (or double frontage) may have one additional freestanding sign with a maximum area of 24 square feet is allowed on the second frontage provided the property across the street on that second frontage is not zoned residential.
- b. Specific Zoning Districts.
- i. Internally illuminated signs are permitted only in the Highway Commercial, Downtown Commercial, and Industrial Districts. In other districts, only external illumination is permitted. Wherever internal illumination is used (including on changeable copy signs) the background may not be white or off white.
  - ii. For existing residential property in those districts where residential uses are not permitted, standards applicable to residential uses in residential districts shall apply.

**F. Requirements for Various Sign Styles and Types.** Each of the following is permitted in every zoning district provided it serves an allowed use within that district, unless otherwise stated in another section. The following requirements apply.

- 1. Attached Signs (see additional provisions for projecting signs, below).
  - a. Wall signs shall not be positioned in such a manner so as to cover any portion of a window including the sill and lintel.
  - b. The minimum ground clearance for projecting, awning, and marquee signs is 9 feet or as specified in the Building Code.
  - c. See subsection E.2. Nonresidential Zoning Districts for quantitative standards.
- 2. Contractor Signs.
  - a. Contractor signs may not exceed 6 square feet per side in area nor 4 feet in height.
  - b. The signs may not be placed on the property prior to 60 days before the expected start of construction nor maintained on the property beyond 30

days after completion of work.

- c. No more than one sign per contractor may be placed on the site.
- d. Contractor signs may not be illuminated within residential districts.

3. Directional Signs.

- a. Quantity and Size. Regulated by Site Plan Review.
- b. No more than one sign (such as an “enter” sign) is permitted at each driveway entrance not to exceed 2 square feet and 2 feet in height.

4. Freestanding Signs

- a. Setbacks. Freestanding signs shall be set back a minimum of 10 feet from all property lines. The Planning Board may reduce this required setback by conditional use. Within the Rochester Historic District, the Historic District Commission may establish any setback at its reasonable discretion.
- b. Durability. All freestanding signs shall be designed and constructed to withstand a basic wind speed of 90 miles per hour in accordance with the ICC Code, or as that code may be amended.
- c. See subsection E.2. Nonresidential Zoning Districts for other quantitative standards.

5. Gas Station Signs.

- a. The only advertising signage permitted on the canopy is the logo or company name. The logo may be placed on 3 sides not to exceed 6 square feet each. The company name may be placed on only one side of the canopy with an area not to exceed 18 square feet. The face of the canopy may not be illuminated except for a logo and company name. Additional attached signage may be placed on other buildings on site in accordance with subsection E.2. Nonresidential Zoning Districts.
- b. The only advertising signage permitted on the pumps or islands, which may not exceed ½ square foot in any one place, is for products sold in the store and the logo or company name.

7. Home Occupation Signs.

- a. No sign is permitted for a Home Occupation-1, one sign visible from the street not exceeding 3 square feet per side and 6 feet in height is permitted for a Home Occupation-2, and one sign visible from the street not exceeding 4 square feet and 6 feet in height is permitted for a Home



Occupation-3.

- b. Home occupation signs may not be illuminated.
- 8. Lawn Signs. Lawn signs must be set back at least five feet from all property lines.
- 9. Lodging, Bed and Breakfast  
Any freestanding sign in a residential district shall not exceed 4 square feet in area and 6 feet in height.
- 10. Off Premises Signs. Off premises signs are prohibited except for the following signs if permission is granted from the owner of the off premises location. A setback of at least 5 feet is required for these signs and they shall not be placed in the road right-of-way (i.e. they must be placed on private property) unless approved by the appropriate government body.
  - a. One freestanding sign for a governmental or not-for-profit organization directing people to the site. The sign may not exceed 2 square feet per side nor 4 feet in height. No illumination is allowed. It may include only the name and/or logo, with simple directions. The sign must be durable and constructed of solid, finished materials.
  - b. A real estate sign shall not exceed 6 square feet per side.
  - c. Yard sale signs (see subsection F.21.).
  - d. A sign for an office park or industrial park may be erected at the entrance to the park on an out parcel or, with the approval of the City Council, within the road right-of-way.
  - e. A promotional banner for special public or nonprofit institutional events may be placed anywhere in the City, including across a public road, if approved by the City Manager.
  - f. Two seasonal agricultural directional signs not to exceed 4 square feet each are permitted when intended to direct patrons to a farm for the purpose of purchasing or picking seasonal agricultural produce or products during the season within which the produce is available for sale or harvest.
  - g. One portable sign on the sidewalk in front of businesses in the Downtown Commercial District and in the Neighborhood Mixed-Use District located in Downtown Gonic and East Rochester. (See regulations for portable signs below.)
- 11. Personal Message Signs. One personal message sign is allowed per dwelling not to exceed 12 square feet per side.
- 12. Political Signs. The following provisions are in addition to the political sign controls established under RSA 664.17, as amended.

- a. Political signs may not exceed 32 square feet per side in area nor 8 feet in height.
- b. Political signs may not be displayed earlier than 30 days prior to a voting day and must be removed within 5 days after the voting day, provided that they may remain after primary elections in anticipation of regular elections in accordance with state law.
- c. Each sign must carry the name and permanent address of the individual or organization posting it. This information may appear on the back of the sign but must be able to withstand normally anticipated weather conditions.
- d. Political advertising may be placed within public rights-of-way as long as the advertising does not obstruct the safe flow of traffic and the advertising is placed with the consent of the owner of the land over which the right-of-way passes except on public property where the specific areas are officially deemed unacceptable for such signs by the City Council. These signs may not be posted on utility poles. Candidates that sponsor such signs shall be responsible for the proper location, placement, and removal.

13. Portable Signs.

- a. Portable signs must be set back at least five feet from all lot lines except that there are no required setbacks within the Downtown Commercial District and in the Neighborhood Mixed-Use District located in Downtown Gonic and East Rochester.
- b. One portable sign is allowed on the sidewalk in front of businesses in the Downtown Commercial District and in the Neighborhood Mixed-Use District located in Downtown Gonic and East Rochester.
  - i. An application for each portable sign shall be submitted to the Code Enforcement Officer along with a fee of \$10.00. No subsequent application or fee shall be required for the same portable sign provided it is serving the same business operating in the same location. No formal review is required for portable signs other than an administrative review by the Code Enforcement Officer to ensure compliance with this ordinance.
  - ii. The maximum permitted area for a portable sign is eight (8) square feet (or a total of 16 square feet for two sign faces) and the maximum permitted height is four (4) feet above grade.
  - iii. Portable signs shall be placed as follows:
    - (1) No portable sign may be placed upon the sidewalk unless there is no practical space on the private property.

- (2) Any portable sign that is placed on the sidewalk (in accordance with A, above):
  - (a) shall be situated directly in front of the business(es) which is (are) being advertised;
  - (b) shall not block passage along the sidewalk, including passage for handicapped persons; and
  - (c) shall not present any safety hazard.
- (3) Portable signs may be displayed during business hours only.
- (4) An individual business may not display more than one portable sign at anyone time.
- iv. Existing portable signs which are not in compliance with this article are not considered to be "grandfathered" under this ordinance. If any notification of noncompliance is given from the Code Enforcement Officer these signs or conditions must be brought into compliance within 30 days from that notification.
- c. See subsection E.2. Nonresidential Zoning Districts for other quantitative standards.

14. Project Signs.

- a. Project signs may not exceed 32 square feet in area nor 8 feet in height
- b. The signs may not be placed on the property prior to 60 days before the expected start of construction nor maintained on the property beyond 30 days after issuance of the final certificate of occupancy.
- c. Project signs may not be illuminated except within commercial districts.

15. Projecting Signs.

- a. The maximum size is 10 square feet in the Downtown or Neighborhood Mixed-Use district and 20 square feet in all other nonresidential districts.
- b. They may not project more than four feet from the face of the building.
- c. They must be perpendicular to the building face, except when placed on the corner of the building fronting an intersection, in which case they may be placed at any angle.
- d. In the Downtown, Neighborhood Mixed-Use, and Office Commercial Districts they may project horizontally over a public sidewalk four feet or 2/3 the width of a sidewalk, whichever is less.

- e. See subsection E.2. Nonresidential Zoning Districts for other quantitative standards.
16. Real Estate For Sale and For Lease Signs.
- a. Real estate signs may not exceed 8 square feet in area and 6 feet in height in residential districts and 32 square feet in area and 8 feet in height in other zoning districts.
  - b. Real estate signs may not be illuminated in residential districts.
  - c. There may be no more than one sign per street frontage except on lots with more than 500 feet of street frontage a second sign may be placed.
  - d. The signs must be removed within 30 days of consummation of the sale or lease.
17. Residential Community Signs. One freestanding sign is permitted at each entrance to the development, as follows:
- a. In residential districts and in the Downtown or Neighborhood Mixed-Use districts the maximum size is: height - 6 feet and area - 16 square feet.
  - b. In all other districts the maximum size is: height – 8 feet and area – 32 square feet.
  - c. Residential community signs may be illuminated by external illumination only.
  - d. These signs are only allowed on private property where a homeowners association or private maintenance agreement is in place.
18. Roadside Farm Stand Signs.
- a. No more than 2 signs with a maximum combined total of 20 square feet is permitted.
  - b. The signs must all be on the site, except as provided for in Section XXIX (F) (10) (f), and not situated within the right of way.
  - c. Signs may not be illuminated.
19. Roof Signs.
- a. Roof signs are permitted only in the Highway Commercial District.
  - b. Roof signs are permitted only if the building is less than two full stories and less than 20 feet in height to the eaves or roof plate.

- c. No part of the sign may be higher than: 1) the ridge of a pitched roof (if the roof pitch is not visible it is treated as a flat roof, below); 2) the top edge (or “curb”) of the lower, more vertical slope of a mansard or gambrel roof; or 3) 6 feet above the roof plate of a flat roof (with or without a parapet).
  - d. The sign must be placed parallel to the building face and may not exceed 32 square feet (subject to other limitations on attached signs in Section F. Requirements by Zoning District).
  - e. There shall be no more than 1 roof sign allowed per structure.
20. Street Banners. Temporary street banners used to inform the public about community events and activities may be placed within or above the road right of way or in other public locations if approved by the City Manager.
21. Variable Electronic Message Signs: a sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. Provisions a, b, c, d, and e, below, apply to existing signs as well as new signs.
- a. Operational Limitations. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement on any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity.
  - b. Minimum Display time. Each message on the sign must be displayed for a minimum of 10 seconds.
  - c. Message Change Sequence. A minimum of one second of time with no message or illumination displayed shall be provided between each message displayed on the sign. Changes in the sign message display must fade into the sign face uniformly. New messages must come onto the sign face at a rate of no less than one second and must come onto the sign face uniformly.
  - d. Any signs that are situated within 200 feet of a residential dwelling unit must be turned off by 10:00 p.m. or closing of the business, whichever is earlier.
  - e. Only one sign is permitted per establishment
  - f. The fact that an existing sign does not comply with one or more of the display or operational standards of this section herein does NOT serve to “grandfather” the type of display or operation now prohibited by this section/ordinance. If the existing sign has the technology to comply with one or more of the display or operational standards herein, then the existing sign shall be brought into compliance with those standards. If the existing sign does not have the technology to comply with one or more of these standards, then it is considered grandfathered against those specific

standards.

- g. New signs are permitted in the Highway Commercial District only.
- h. All new signs must be equipped with automatic dimming technology.

22. Yard sale signs.

- a. Yard sale signs may not be placed prior to 3 days before the sale and must be removed within 24 hours after the sale.
- b. They may not exceed 6 square feet and may not be illuminated.
- c. The signs may be placed off premises for noncommercial sales related to a single residential dwelling unit (or informal joint sales among neighbors) provided they are not placed on utility poles, are not a distraction to traffic, and comply with Section E. Requirements by Zoning District.

**G. Other Provisions.**

1. Illumination.

- a. No internally illuminated sign shall be used within 100 feet of any residential zone.
- b. On externally illuminated signs, the light source shall be steady, stationary, shielded and directed solely at the sign. The sign surface shall be nonreflective.
- c. Illuminated signs shall send no glare onto the road or onto any neighboring residential properties.

2. Measuring Signs.

- a. Unless otherwise stated square footage shall mean one side of the sign
- b. The entire area within a single, continuous perimeter enclosing all elements which form an integral part of the sign, including the frame, shall be used for determining the area of a sign. The structure supporting a sign is not included unless the structure is designed in a way to form an integral background for the display, as reasonably determined by the CEO.
- c. For wall signs the entire portion of any sign which covers the building face and materials shall count as the sign.
- d. Where an attached sign consists of letters or symbols affixed to the building surface without any distinguishing border, panel or background, the smallest rectangle or other appropriate shape which encompasses all of the letters and symbols shall constitute the sign area.

- e. On signs made of open letters or elements, set against the sky or open air rather than against a wall or background, likewise, the measured sign area shall be smallest rectangle or other appropriate shape which encompasses all of the letters and symbols.
- f. On a monument sign where there is not a distinct sign panel (such as with letters affixed directly onto a brick monument) the area shall be determined by the smallest rectangle or other appropriate shape which encompasses all of the letters and symbols which shall constitute the sign area.
- g. A three dimensional sign shall have its area computed by projecting a plane through the largest cross section.
- h. The height of a freestanding sign is the vertical distance from the undisturbed grade at or near the base of the sign to the highest point of the sign or sign structure. In cases where the ground elevation below the sign is lower than the elevation of the adjacent roadway the maximum permitted sign height is increased by  $\frac{1}{2}$  of the difference in elevation between the two positions or ten feet, whichever is less.

3. Miscellaneous Provisions.

- a. All signs shall comply with the Building Code of the City of Rochester as adopted and from time to time be amended by the Rochester Council and any other applicable City ordinances, applicable New Hampshire statutes and the Manual on Uniform Traffic Control Devices for Streets and Highways.
- b. All signs and sign structures shall be properly maintained and kept in a neat and proper state of maintenance and appearance. All signs of any style and type and located within any district which are found by the CEO to be in a state of disrepair, illegible or are considered dangerous, shall be repaired or removed. Upon failure to comply with an order to repair or remove said sign(s) within thirty days, the CEO is hereby authorized to cause removal of this sign(s) and any expense resultant thereto shall be borne by the owner of the property on which the sign(s) is located.
- c. Obsolete signs shall be removed by the owner of the sign or the owner of the premises.
- d. Abandoned Signs. Any sign copy that no longer advertises or identifies a use conducted on the property on which the sign is erected must have the sign copy covered or removed within 60 days after closure of the business. Upon failure to comply with this requirement, the Code Enforcement Officer is hereby authorized to have the sign copy removed, and any expense incidental to removal of the sign shall be paid by the owner of the building or site on which the sign is located.

Seasonal signs shall not be considered abandoned signs.

- e. No sign may be erected or placed within a sight triangle (see Definitions article) adjacent to an entry driveway or on a corner lot in such a manner as to materially impede vision between a height of 2-1/2 feet and a height of 8 feet above street grade.
- f. In cases where a vehicle is permanently or semi-permanently parked on a site displaying prominent signage, in a manner evidently intended to function primarily as signage (such as where the vehicle is unregistered or a large sign is placed on a flat bed truck), that vehicle and the associated signage shall be treated as signage under this article.
- g. Historic District. All signs to be located in the historic district are also subject to the provisions of Article XIV – Historic Overlay District.

**H. Nonconforming Signs.** A sign which was lawfully established prior to the adoption of this article but which does not meet the requirements of this article is considered a nonconforming sign. Nonconforming signs and sign structures may remain or must be removed as follows:

- 1. Applicable provisions of the nonconforming section of this Zoning Ordinance shall apply unless superseded herein.
- 2. No changes in the sign or sign structure are permitted except for basic maintenance and repairs necessary to keep the sign in good working order or other changes which bring the sign into compliance. No nonconforming sign shall be reconstructed, modified, or relocated except for changes to the sign face itself within the same size and shape to accommodate a change in copy. A nonconforming sign which is damaged beyond repair due to a cause beyond the control of the owner may be replaced/restored within six months of when the damage occurs.
- 3. No nonconforming sign may be altered in any way which makes the sign even more out of compliance with this Ordinance, including but not limited to lighting an unlit sign.
- 4. A nonconforming sign which is damaged may be restored within six months only after the owner has shown that the damage did not exceed 2/3 of the appraised value of the sign. If the sign is damaged to an extent exceeding 2/3 it shall be removed or made conforming.
- 5. Existing temporary signs which are not in compliance with this article are not considered to be “grandfathered” under this ordinance. If any notification of noncompliance is given from the CEO these signs or conditions must be brought into compliance within 60 days from that notification (except for special provisions for arrow signs, below).
- 6. Arrow signs must be removed within 6 months of the date of enactment of this



article or within 60 days from notice from the CEO, whichever comes later.

- I. **Definitions.** The definitions that follow apply to this article and shall supersede any similar definitions that might appear in Article II or elsewhere in this chapter. *See Figure XXIX-B – Different Styles of Signs at the end of this section.*

**Abandoned sign.** A sign which was installed or placed in conjunction with a particular use or activity which has been abandoned (see G.3.d.1).

**Advertising sign.** A sign intended to catch the attention of persons passing by a property or potential customers entering a property for the purpose of promoting a business, organization (including a non profit organization), residential community, or activity. Most signs regulated under this ordinance are advertising signs. Advertising signs include (but are not limited to) signs referring to the name of the establishment, products or services, logos, slogans or messages, prices, and special events and sales; representational signs; changeable copy signs; and home occupation signs. Auxiliary signs are not advertising signs; however they may function as such where they display the name, logo, or other feature of the organization in a prominent manner. Political, contractor, project, and real estate "for sale" signs are not considered advertising signs.

**Arrow sign.** A portable, changeable copy sign. Arrow signs frequently, *but not necessarily*, incorporate some or all of the following elements: a white or yellow background, internal illumination, flashing lights, a large arrow, metal legs or a base on wheels, and approximately 4' x 8' dimensions.

**Attached sign.** A sign that is permanently (or semi-permanently) attached to a building including wall, projecting, hanging, roof, window, awning, and marquee signs or a sign attached to a structure (such as a fence) whose primary purpose is not supporting the sign.

**Auxiliary sign.** An on premises sign which serves no advertising or promotional purpose and merely conveys information in a straightforward manner including (but not limited to) directional, informational, nameplate, residential identification, property address, credit card decal, and hours of operation.

**Awning sign.** A sign painted on or attached to an awning, i.e. a cover, generally made of canvas, plastic, or metal, placed over a frame that projects forward from a building face, usually over a doorway or window.

**Backlit sign.** A sign composed of individual sign elements (usually letters or symbols) with lighting sources positioned *behind* the sign elements that light the wall or background producing a halo effect behind the sign elements.

**Banner sign.** A temporary sign made of lightweight material, such as fabric, plastic, or paper, hung - with or without a frame - on a building, wall, fence, freestanding sign, or other structure.

**Billboard.** a) An off premises advertising sign greater than 15 square feet or b) a large

(greater than 15 square feet) on premises sign whose primary purpose is to advertise a product or service sold on the premises rather than the establishment itself.

**Building frontage.** The length of the facade of the building fronting on the public right-of-way measured along one straight line along or parallel to the building facade. (See subsection E.2.a.x. for treatment of corner or multiple frontage lots)

**Changeable copy sign.** A sign utilizing copy which can be periodically changed electronically or manually. Signs upon which messages are handwritten or to which a sign board or sheet is affixed, such as sandwich board and easel signs, are not changeable copy signs. (Also known as “reader board” or “message board” sign.)

**Contractor sign.** A temporary sign advertising the name of a tradesperson - such as a house painter or carpenter - who is currently working on the site.

**Copy.** Letters, words, numbers, figures, designs, or other symbolic representations incorporated into a sign.

**Directional sign.** An on-premise sign identifying site locations, entrances, exits, parking areas, and loading areas or providing other information to direct motorists, cyclists, and pedestrians into or through a site.

**Directory Sign.** A sign listing the names of more than one business or organization operating on one site. A directory sign situated on the street in front of a shopping center functions as an advertising sign; one situated *within* an office complex, for example, directing persons to specific offices functions as an auxiliary (directional) sign, provided it is sized and designed to attract the attention only of persons already on the site.

**Easel sign.** A portable sign displayed on an open frame, the outline of which (the frame) is roughly pyramidal in shape.

**Flashing light.** A light emitting device that gives off light in transient bursts. Includes combinations of light emitting devices coordinated so as to convey movement of words or symbols.

**Freestanding sign.** A self supporting sign permanently installed in the ground. The sign face is attached to, erected on, integral to, or supported by a structure (one or more poles, posts, frames, or pedestals) whose sole purpose is support of the sign. Ground signs, pole signs, pylon signs, and monument signs are types of freestanding signs.

**Frieze.** A horizontal band or space along the upper part of the wall of a building, above the doors and windows, suitable for signage.

**Glare.** See Section XXVIII Performance Standards.

**Government sign.** A sign erected in the public right-of-way or on other public property by the City of Rochester, State of New Hampshire, or another governmental agency for any public purpose.

**Ground sign.** A freestanding sign supported by one or more poles or posts anchored in the ground with no more than 30 inches clearance from the bottom of the sign to the ground below.

**Illumination, external.** Use of one or more light sources positioned outside of the sign face shining directly onto the sign. The sign is made of wood, urethane, metal or another opaque material. Backlit signs are also considered external illumination under this ordinance.

**Illumination, internal.** Signage with a translucent face (usually plastic or glass) through which lighting sources located on the inside of the sign shine. Neon signs are also considered to be internal illumination.

**Informational sign.** An auxiliary on premises sign which serves to convey information to persons on the premises (such as a handicap parking sign or ATM instructions).

**Independent enterprise.** A business or organization which is owned and operated independently from others on the premises. Separate storefronts for retail businesses in a multi-tenant building are independent enterprises as would be a donut counter within a convenience store if it is run by a different entity from the convenience store. Distinct products or product lines which are sold by the same umbrella organization - such as automobile brands offered by a dealership - are not independent enterprises.

**Lawn sign.** A temporary freestanding sign mounted on one or more wooden stakes, wire wickets or poles stuck into the dirt or grass, including political, contractor, project, and real estate signs.

**Marquee sign.** An attached sign placed on a permanent overhanging shelter which projects from the face of a building, such as those used in traditional downtown theaters.

**Monument sign.** A type of freestanding sign, frequently made of masonry, which is generally low in height, with a width generally the same throughout its height, where the sign and structure are one integrated element.

**Nameplate.** A small wall sign identifying only the name, occupation, and/or address of the occupant.

**Nonconforming sign.** A sign which was lawfully erected prior to the adoption of this article or another ordinance which renders the sign(s) out of compliance with one or more provisions pertaining to area, height, number of signs, setback, position, design, landscaping, illumination, or other matters. (See Section H. Nonconforming Signs for detailed information)

**Off premises sign.** A sign which identifies or advertises a business, organization, development, product, service, use, event, or activity which is not located or offered on the same lot, site, or property as the sign is situated. This includes portable sandwich, placard and easel signs located in the public right-of-way immediately in front of the business it is advertising.

**Personal message sign.** A noncommercial sign erected by an individual at his or her residence containing an ideological, political, social, cultural, or religious message intended for the general public.

**Placard sign.** An upright, usually two sided, portable freestanding sign supported by a simple frame and base.

**Pole sign.** A freestanding sign supported by one or two poles so that the bottom edge of the sign face is six (6) feet or more above grade.

**Political sign.** A sign intended to influence the action of voters - in a specific upcoming local, state, or federal election - for the passage or defeat of a measure or the election of a candidate to public office.

**Portable sign.** A temporary sign which is designed to be readily movable including sandwich board, easel, placard signs, and arrow signs.

**Project sign.** A sign erected or placed on a project site announcing a development project, except for an individual single family house, and identifying parties associated with it such as the owner, architect, contractor, and lender.

**Projecting sign.** An attached sign (generally) perpendicular to the face of a building (with the message likewise on the sides perpendicular to the face of the building). Projecting signs include hanging signs which are suspended from an overhanging canopy. See Figure XXIX-A - Projecting Sign, below.



Figure XXIX-A - Projecting Sign

**Pylon sign.** A freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base.

**Real estate sign.** A temporary sign erected by the property owner or agent advertising a property for sale, rent, or lease. (see subsections C.1 and F.9 for restrictions on Off Premises Signs)

**Representational sign.** A two or three-dimensional sign which depicts or physically represents a product offered on the premises.

**Residential community.** Includes an apartment building or complex; townhouse, rowhouse, or condominium development; single family subdivision or neighborhood; or manufactured home development.

**Roof sign.** An attached sign, any portion of which is located above the eaves of a building. In the case of a gambrel or mansard roof the portion of the roof which is sloping is considered to be above the eaves. A sign placed on a parapet wall is not considered a roof sign unless any portion of the sign extends above the top of the parapet.

**Sandwich board sign.** A portable sign shaped like an A- frame with a sign panel on one or both sides.

**Sign.** Any object, device, display, structure, or part thereof, which is used to advertise, identify, display, or direct attention to any business, organization, development, site, product, service, activity, event, object, person, or idea or to convey information by any means including words, letters, figures, design, symbols, fixtures, colors, or flashing or steady illumination. Displays of merchandise are not considered signage.

**Snipe sign.** An informal off premises sign which is tacked or otherwise attached to a tree, pole, stake, fence, other sign structure, or other such structure advertising an organization or activity or displaying a message which is not applicable to the present use of the site upon which the snipe sign is attached.

**Temporary sign.** A sign which is not permanently affixed to the ground or to a building and which is used in connection with a situation or event that is of short duration or which is intended to be displayed for a limited period of time. Temporary signs include banner signs, lawn signs, and portable signs. Permanently affixed changeable copy signs are not considered temporary signs.

**Traditional Awning Sign.** A sign painted on the vertical portion of an awning, generally made of fabric, placed over a retractable frame, which projects forward from a building face, usually over a doorway or window.

**Traffic sign.** A sign installed in the road right-of-way by a unit of government to regulate traffic and provide information to motorists and others using the road such as speed limit signs, stop signs, distance markers, and street name signs.

**Vehicle sign.** A sign painted on, mounted onto, or otherwise affixed to a) the body or window of a motor vehicle, or b) any other device designed for transport through the public streets.

**Wall sign.** An attached style sign which is painted onto or attached flat or parallel to the wall of a building and which extends no more than 6 inches beyond the surface of the building.

**Window sign.** An attached style sign which is painted, mounted, or hung onto either the inside or outside of a window pane, to be viewed from outside of the building.

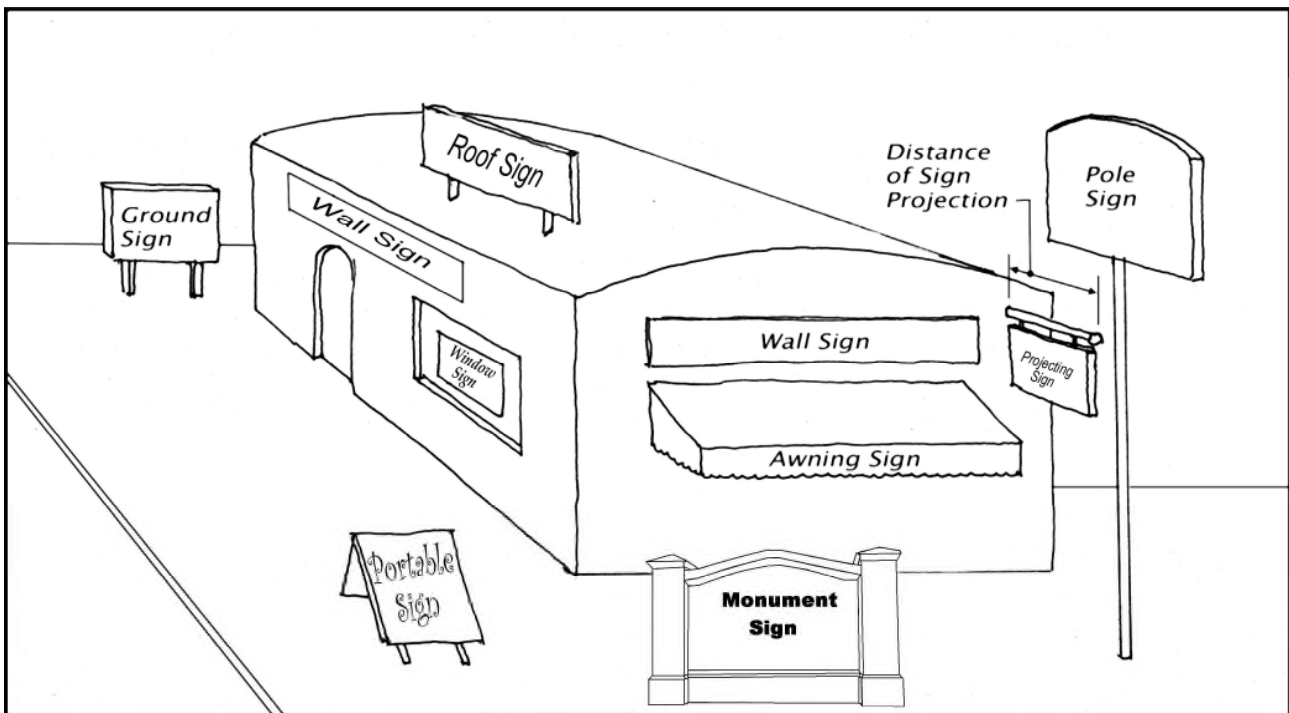


Figure XXIX-B – Different Styles of Signs

## J. Administration.

1. Application. Applicants for a sign permit shall submit the following to the CEO:
  - a. a scaled elevation drawing depicting the copy, design, and dimensions of the sign including sign colors
  - b. a plan drawing showing the precise location(s) of proposed freestanding signs
  - c. an elevation drawing showing the precise location(s) of proposed attached signs on the building
  - d. information about structure, materials, and means of attachment
  - e. a description or drawing, or photographs, as appropriate, showing all existing signs on the site
  - f. the method of illumination including lumens
  - g. electrical information
  - h. an application form developed by the Building Safety Department
  - i. a fee as stipulated in the City of Rochester Building Ordinance or as otherwise specified.

2. The Planning Board shall approve all signage as part of any Conditional Use Permit, Site Plan or Subdivision application.
3. Historic District. Signs in the Historic District, except for portable easel, placard, and sandwich board signs, are subject to review by the Historic District Commission (see Article XIV – Historic Overlay District).
4. Removal of signs.

Any sign or sign structure not in conformance with the requirements of this Ordinance or otherwise permitted is subject to removal by the CEO. The CEO may immediately without any notification remove any sign placed on or over any public right-of-way or public property in violation of this article. Once such a sign is removed the CEO shall make reasonable efforts to notify the owner of the sign that is was removed. The owner shall be liable for any costs associated with the removal and storage of the sign. If the owner does not claim the sign within 30 days of notification, or within 30 days of removal if the Officer is not able to contact the owner, then the sign shall be deemed to be abandoned and may be disposed of by the CEO. Neither notification nor storage are required for the removal of snipe or signs for which the owner can not be identified.

## **NONCONFORMING PROPERTY**

Article XXX of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. Introduction**

1. Nonconforming property refers to a site with a condition which does not conform with one or more requirements of this chapter, as amended, but where the condition was lawfully established *prior* to the adoption of the chapter provision(s) with which it does not comply.
2. There are 4 nonconforming conditions:
  - a. Nonconforming uses;
  - b. Nonconforming lots (such as those with less than required area or frontage);
  - c. Nonconforming structures (such as buildings that do not meet setbacks, height limits, or size limits); and
  - d. Other nonconforming site conditions.

### **B. Vested Nonconforming Property**

1. Continuation. A nonconforming property/condition may be continued as it existed at the time of passage of this chapter or as it existed at the time it was made nonconforming by passage of any amendment to this chapter, except as otherwise provided in this article.
2. Permit Issued. In any case where a building permit has been issued prior to the effective date of any amendment to this chapter, for a structure or use which would not be permitted under that amendment, the structure may be built or altered or the use established as a nonconforming structure or use as permitted under the building permit, provided that construction or alteration is commenced within 6 months after issuance of the permit and is diligently prosecuted to completion.
3. Vested Application. Pursuant to RSA 676:12 VI, proposed changes in these ordinances or other land use regulations shall not apply to any plat or application which has been the subject of notice by the planning board pursuant to RSA 676:4, I(d) prior to the first legal notice of a proposed change in a building code or zoning ordinance or any amendment thereto. No proposed subdivision or site plan review or zoning ordinance or amendment thereto shall affect a plat or application which has been the subject of notice by the planning board pursuant to RSA 676:4, I(d) so long as said plat or application was the subject of notice prior to the first legal notice of said change or amendment. The provisions of this paragraph shall also apply to proposals submitted to a planning board for design review pursuant to RSA 676:4, II(b), provided that a



formal application is filed with the planning board within 12 months of the end of the design review process.

**C. Changes to Nonconforming Property.**

1. Nonconforming property or a nonconforming condition may not be expanded, enlarged, extended, nor intensified except as specifically provided for in this article and not without appropriate approvals from the Historic District Commission, Conservation Commission, ZBA and Planning Board.
2. A reduction in the nonconformity of a nonconforming use, structure or condition must be approved by the Planning and Development Department and the CEO and may also be required to obtain Historic District Commission, ZBA and Planning Board approvals if the CEO determines that issues associated with the changes are problematic and fall within the jurisdiction of these Boards or Commission.

**D. Nonconforming Uses**

1. Abandonment. If a nonconforming use has been discontinued for a period of at least one year it shall be considered abandoned by the owner and may not be resumed nor shall any other nonconforming use be established. Abandonment shall be construed as cessation of operations during that year where the circumstances around the cessation of operations are reasonably indicative of:
  - a. an intention to cease or relinquish the use; or
  - b. an overt act or failure to act which carries the implication that the owner neither claims nor retains any interest in the use.
2. Conversion to Conforming Use. If a nonconforming use is converted to a conforming use, the nonconforming use shall be considered abandoned and may not be converted back again into a nonconforming use.
3. Special Exception/Conditional Use. Any existing use which is not a permitted use but which was allowed as a special exception or a conditional use in a district shall continue to be allowed as long as it shall comply with all of its original requirements of approval.
4. Single Family Homes. Existing single family homes located in a zoning district which does not permit single family use may be expanded or enlarged without limitation, by right, subject only to the setbacks, height, and maximum lot coverage within that district and other applicable provisions of this chapter.

**E. Nonconforming Lots**

1. Allowance to Use. A nonconforming lot in separate ownership may, by right, be used in any manner allowed in that zoning district provided that:
  - a. the lot is a legal lot of record and is duly recorded at the Strafford County Registry of Deeds as such;
  - b. all setback requirements are met;
  - c. legitimate access can be provided to the lot;
  - d. the lot can accommodate water, sewer, and drainage facilities as needed; *and*,
  - e. the lot meets minimum lot and/or coverage requirements as provided for in Article XIX – Dimensional Regulations
2. Special Exception. A nonconforming lot which does not meet all of the criteria listed above, may be used for a proposed allowed use only by special exception based upon the standard criteria for special exceptions and a finding by the ZBA that the proposed use of the nonconforming lot is reasonable.
4. Existing buildings. An existing building situated on a nonconforming lot may be expanded by right – subject to other provisions of this chapter and compliance with setbacks, coverage, etc. - since the nonconforming nature of the undersized lot is not affected by the expansion.

**F. Nonconforming Structures**

1. Not Increasing Nonconformity. In accordance with Section C, above, a nonconforming structure may be expanded by right where the proposed expansion does not increase the nonconformity. *(Example, if a portion of a building encroaches into the rear setback, an addition could be placed in the front of the building but not within the rear setback area.*
2. Any nonconforming structure or part thereof declared unsafe by a proper governmental authority may be restored to a safe condition without Historic District Commission, Conservation Commission, ZBA or Planning Board action provided that no more than 50% of the value of the structure is being replaced.

- G. Other Nonconforming Site Conditions.** Where there are other nonconforming conditions on a property under this chapter, those conditions shall be eliminated, reduced, or mitigated at such time that the owner of the property proposes any further development or redevelopment of that property. In the course of reviewing a new application, the Planning Board shall determine what degree or type of mitigation is appropriate with reasonable consideration given to the extent of the nonconformity, the scale of the proposed new development, the impact of the nonconformity, and other appropriate factors.

**H. Reconstruction.** A nonconforming structure or use that is damaged or destroyed by fire or any other hazard may be restored by special exception subject to the following terms/findings:

1. restoration must be commenced within 24 months of when the damage occurred;
2. the damage was not intentionally caused by the property owner;
3. the overall impact of the restored structure or use is determined to be no more adverse than the original structure or use;
4. in the case of nonconforming structures, reasonable efforts are made to minimize, mitigate, or eliminate the nonconforming conditions; and
5. modifications to the original building configuration may be approved for good cause as determined by the CEO

**I. Other terms**

1. Changed to Conforming Condition. Once any nonconforming condition is changed to a conforming condition the nonconforming condition may not be restored. Furthermore, once a nonconforming condition is reduced it may not afterward be restored to the earlier condition of greater nonconformity.
2. Lessen Nonconforming Condition. A property owner may by right seek to lessen a nonconforming condition. In applying to do so, he/she may not be compelled to completely eliminate the nonconforming condition, unless, as part of that application, it is determined that elimination of the condition is reasonable and not unduly burdensome.
3. Signs. Signs deemed to be nonconforming under this chapter shall be regulated under Article XXIX of this chapter.
4. RSA. The provisions of RSA 674:39 Four Year Exemption apply as appropriate.

## **CONSERVATION SUBDIVISIONS**

Article XXXIII of the City of Rochester Zoning Ordinance

***\*Planning Board DRAFT – June 2013\****

### **A. Purpose**

1. Master Plan. Promotion of conservation subdivisions is a core goal of the City of Rochester Land Use Plan. This article is adopted pursuant to RSA 674:21, Innovative Land Use Controls (f) “Cluster Development”.
2. Development of Choice. Through density bonuses, cost savings, flexibility in design, and other advantages, it is the City's desire that conservation subdivisions will be the development pattern of choice in the R2 and AG Districts.
3. Objectives. Conservation subdivisions provide myriad public benefits. The various objectives are to:
  - a. maintain the rural character of Rochester
  - b. create open space that is usable and accessible
  - c. provide active and passive recreational opportunities
  - d. prevent disruption of existing topography
  - e. accommodate natural drainage systems
  - f. preserve important ecological features - wetlands, streams, ponds, floodplains, forests, fields, natural vegetation, and tree cover
  - g. protect aquifers and groundwater quality
  - h. protect significant archaeological resources
  - i. discourage fragmentation of undeveloped parcels of land
  - j. preserve high quality farm soils and provide opportunities for agriculture
  - k. minimize site disturbance, erosion, and sedimentation
  - l. promote innovative site design
  - m. reduce costs for the developer and maintenance costs for the City by reducing infrastructure
  - n. discourage the creation of frontage lots and provide buffers on scenic collector roads

- o. protect scenic views
- p. provide a mix of housing types
- q. encourage bicycle and pedestrian paths
- r. promote efficiency in road and utility layout
- s. locate houses on parts of the land most conducive to development

**B. Applicability.**

1. Conditional Use. A conservation subdivision is a major subdivision involving the creation of a new road. It is allowed by conditional use in the R1, R2, AG, OC, and HC Districts when the Planning Board determines that the proposal meets the intent of a conservation subdivision as expressed in this article, in the Subdivision Regulations, and in the City of Rochester Land Use Master Plan. While the conservation subdivision is the preferred form of subdivision it is allowed by conditional use rather than by right in order to ensure that it does meet this intent.
2. 5 Acres or 5 Lots. A conservation subdivision may be developed for any parcel of at least 5 gross acres or where the total number of buildable lots is 5 or more and which involves the creation of a new road.

**C. General Provisions**

1. Subdivision Regulations. Special procedures and additional standards for conservation subdivisions may be established in the Subdivision Regulations including the following, as appropriate:
  - a. procedures for submission, review, and approval;
  - b. lot orientation;
  - c. road design;
  - d. determination of appropriate open space areas with due consideration for natural, scenic, and cultural resources;
  - e. treatment and ownership of open space;
  - f. required improvements to open space;
  - g. dedication of open space to the City or another organization;
  - h. requirements for covenants, easements, and deed restrictions;
  - i. standards for a homeowner's association;

- j. setting up a stewardship fund for the open space;
- k. treatment of individual or community wells and leach fields;

Absent such special procedures, the ordinary subdivision procedures shall apply.

2. Meeting All Requirements. Obtaining subdivision approval for the number of lots "permitted" in this article is subject to meeting all requirements of the subdivision regulations and complying with the requirements of New Hampshire Department of Environmental Services. This is not guaranteed, particularly where there are significant density enhancements.
3. Dimensions. See the TABLE XIX-A Dimensional Standards - Residential Districts for dimensional regulations for conservation subdivision lots.
4. Open Space %. The proposed open space areas shall consist of a minimum of 40% of the buildable area of the property. All parts of the parcel constitute buildable area except for those lands which are: a) wetlands, b) steep slopes over 25%; or c) above ground utility easements.
5. Other Zoning District. If a portion of a parcel of land is situated in a zoning district in which conservation subdivisions are not permitted, that portion of the land shall not be developed as a conservation subdivision.
6. Frontage Lots. If any recently created lot has been subdivided from the parent tract within 2 years prior to the date that the application for the conservation subdivision is submitted (or from the date that a conventional subdivision is submitted, if it is subsequently modified to be a conservation subdivision), then the total number of lots permitted in the conservation subdivision shall be reduced by 1.5 lots for each such frontage lot formerly created.
7. Frontage on New Roads. All new lots shall have frontage only on newly created local roads on the interior of the subdivision.
8. Buffer. The portion of the tract fronting on existing roads shall be preserved as a buffer to the maximum extent practical.
9. Merging of Frontage Lots. Undeveloped existing frontage lots that are part of the overall tract shall be merged with the remainder of the tract as part of a resubdivision for the development, to the extent practical.
10. Adjacent Development. Where proposed lots will be contiguous to existing single family dwellings, the Planning Board may, at its option, require that the proposed lots conform to the dimensional requirements for conventional subdivisions or that other buffering methods be used.

**D. Base Density**

1. The base density for a conservation subdivision shall be determined by one of the following two approaches, as stipulated by the Planning Board.
2. Yield Plan Approach. The yield plan is the theoretical layout showing the lots that would reasonably be approvable and buildable under a conventional subdivision. The Planning Board must vote to endorse the yield plan as meeting the objective of this paragraph. The number of lots in the endorsed yield plan is then multiplied by 1.3, which is the base density bonus for a conservation subdivision.
3. Adjusted Tract Acreage Approach. The adjusted tract acreage approach is used to derive an objective and consistent measure of the total carrying capacity of the tract. The method is less subjective than the yield plan approach but it is not as good an indicator of what could be built conventionally. The steps are to:
  - a. Determine gross tract acreage;
  - b. Subtract the acreage of any existing road rights of way and existing rights of way for overhead utilities;
  - c. Subtract the acreage of very poorly drained soils, ponds and streams to ordinary high water mark, and slopes of 25% or greater;
  - d. Subtract ½ the acreage of non-wetland floodplains;
  - e. Multiply by 0.75 (allowance for new roads, other infrastructure, wetland buffers, poorly drained soils, inaccessible upland areas, and typical loss of density due to platting constraints);
  - f. Divide by the minimum permitted lot size for a conventional single family subdivision in the district; calculate proportionally if the tract lies in two zoning districts. (See Table of Dimensions in Article XIX.); and
4. Multiply by 1.3 (density bonus).

**E. Base Density Bonus**

Conservation subdivisions receive a base density bonus of 30% beyond conventional subdivisions based upon yield plans or assumed in the adjusted tract acreage approach. Additional density enhancements beyond the base density bonus may be awarded as specified in section F below.

- F. Density Bonus Enhancements.** Density enhancements beyond the base density determined above shall be awarded where the board determines that the applicant meets the intent of the requirements below. Each enhancement percentage shall be based upon the number of dwelling units established in the base density. Multiple

enhancements are cumulative and shall be added to the base density (except that only one additional open space enhancement shall be allowed among the 3 alternatives).

Appropriate easements, covenants, and/or deed restrictions shall be incorporated to protect the enhancements where deemed necessary by the board.

1. *Additional Open Space Enhancement*
  - a. A 5% enhancement shall be awarded where the percentage of open space as defined in this article exceeds 50%.
  - b. A 10% enhancement shall be awarded where the percentage of open space as defined in this article exceeds 60%.
  - c. A 15% enhancement shall be awarded where the percentage of open space as defined in this article exceeds 70%.
2. *Open Space Access/Linkage Enhancement*. A 5% enhancement shall be awarded when at least one of the following three is incorporated in the plan:
  - a. Special trail designs are incorporated in the open space areas.
  - b. The general public is granted access to the open space.
  - c. The open space/trail network is linked with open spaces/trail networks on an adjoining parcel(s).
3. *Natural Resources Enhancement*. A 5% enhancement shall be awarded when recommended by the Conservation Commission where significant environmental resources are protected, including specimen trees, other important vegetation, boulders, rock outcrops, and/or important wildlife habitats.
4. *Agriculture Enhancement*. A 5% enhancement shall be awarded where the development protects agriculturally valuable lands and allows for agricultural use in perpetuity through an appropriate legal instrument. The affected lands must constitute a significant proportion of the open space. It is required only that permission be granted in a way that reasonably provides for agricultural use; whether the lands are actually placed in agricultural use does not affect the validity of this enhancement.
5. *Viewshed Enhancement*. A 5% enhancement shall be awarded where lands or corridors that contribute significantly to the visual landscape - such as open fields containing stone walls - are protected.
6. *Historic Resources Enhancement*. A 5% enhancement shall be awarded when recommended by the Historic District Commission where historically or architecturally significant buildings or structures are preserved, restored, and/or protected, as appropriate.



7. Architectural Design Enhancement. A 5% enhancement shall be awarded for establishing architectural standards for single family houses to promote excellence in building design. The standards shall be established either through private covenants or as conditions of approval. The Architectural Regulations contained in the Site Plan Regulations, Article XIV - Historic Overlay District, and the Architectural Jewels series in the *Rochester Times Newspaper* may be used for guidance.
8. Other Enhancement. A 5% enhancement may be awarded for any other measure which the Planning Board deems worthy, such as making a contribution to the school or other department to mitigate costs of serving the project, contributing to a stewardship fund to monitor the open space if donated to a nonprofit organization, instituting innovative methods of protecting resources, or offering special traffic mitigation approaches.

**G. Allowed Uses.** All uses permitted in the zoning district within which the conservation subdivision is located are permitted in the conservation subdivision under the same terms. Two family, three family, four family dwellings, and townhouses are permitted in conservation subdivisions provided:

1. at least half of the proposed units are single family dwellings;
2. a system of street blocks or a modified grid is used;
3. the units are carefully integrated into the development (such as placing the units on larger lots at intersections, fronting on greens, or on alternating or cross streets);
4. the architectural designs provide for a harmonious fit with single family dwellings
5. the development standards under Article V - Residential Zoning Districts shall apply;
6. none of these multifamily uses are located within 200 feet of the project boundary; and
7. each unit shall be considered equivalent to one house lot for density purposes

**H. Zero Lot Line Subdivision.** A zero lot line subdivision is a special technique where side setbacks are reduced on the same side of all adjoining lots to accommodate usable side setbacks (*example: all of the houses along one block would have no side setback on the southerly side but an extra large setback on the northerly side, resulting in usable side setbacks for all properties on the northerly side.*) A zero lot line subdivision is permitted subject to the following:

1. 1 Foot Setback. The minimum side setback for the building and all appurtenant elements of the building (chimney, porches, window sills, etc.) shall be at least

1 foot (rather than zero feet - to allow for error).

2. Block. The same standards shall apply to all lots along an entire section or block to ensure adequate spacing between houses.
3. Privacy. Special design standards shall be incorporated to foster privacy in side setbacks – such as through prohibitions on windows on the facing side elevation of the adjacent house - and are established in deeds or through other appropriate mechanisms.
4. Usability. Special standards are incorporated to foster quality design and usability of side setbacks and are established in deeds or through other appropriate mechanisms.
5. Clearance Zone. A minimum 6 foot clearance is established (on one or both lots) by easement or other method alongside the façade of the building on the reduced setback side. The purpose is to allow for fire fighting access and maintenance for both lot owners. No fence or other obstruction may be constructed within this clearance zone.
6. Total Side Setbacks. The total side setbacks for the subject district must be maintained (*example: if the ordinary side setback in the zoning district is 15, then the total of both side setbacks in the zero lot line subdivision must total at least 30*).
7. Fire Department. Approval by the Fire Department to ensure all necessary access for fire fighting.

**I. Open Space**

1. Undeveloped. Areas designated as open space shall be set aside as such in perpetuity, free of any roads, development or subdivision (except for minor lot line adjustments that do not decrease the amount or quality of open space).
2. Allowed Uses. The following uses and activities are allowed within the open space by right:
  - a. agriculture;
  - b. forestry;
  - c. gardens;
  - d. paths;
  - e. outdoor recreational activities;
  - f. open-air recreational structures; and
  - g. cemeteries.
3. Discretionary Uses. The Planning Board may approve any of the following uses and activities within the open space at its discretion:
  - a. underground utilities;
  - b. individual or common leach fields and wells;
  - c. small accessory structures; and

- d. drainage structures
- 4. Separate Lots. The open space shall be established as one or more separate open space lots, independent from individual house lots.
- 5. Frontage. The open space lots shall have at least 10 feet of frontage to allow for reasonable access but wider frontages are preferred.
- 6. Public Access. Allowing for public access to open space is encouraged but it is not required. However, residents of the subdivision may not be restricted from access to the open space.
- 7. Noncontiguous tracts. At its discretion, the Planning Board may approve a conservation subdivision that incorporates two noncontiguous tracts: one for development on which the dwelling units will be developed, and a second that will be preserved as open space.

**TABLE XIX-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**

RESIDENTIAL DISTRICTS	LOTS			SETBACKS				OTHER				STANDARDS, NOTES, AND REFERENCES
	Minimum Lot Area (Square feet)	Minimum Frontage (Feet)	Minimum Lot Area/ Dwelling Unit	Minimum Front (Feet)	Maximum Front (Feet)	Minimum Side (Feet)	Minimum Rear (Feet)	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	35			35	See Article XIX - Dimensional Standards
All other uses	10,000	100	-	10		10	20	35			35	
RESIDENTIAL-2 (R2)												
Single family	6,000	60	-	10		8	20	35			35	See Article XIX - Dimensional Standards
Two family	9,000	80	-	10		8	20	45			35	See Article XIX - Dimensional Standards
Three & four family	12,000 & 15,000	80	-	15		10	25	60			35	See Article XIX - Dimensional Standards
Multifamily	30,000	100	5000 or 7500	15		10	25	60			35	See Article XIX - Dimensional Standards
All other uses	9,000	80	-	10		8	20	35			35	
												See Article XIX (B) (8) Density Rings
NEIGHBORHOOD MIXED USE (NMU)												
All uses	6,000	60	- <sup>2</sup>	-	25	5 <sup>1</sup>	20	90	3	20	20	See Article XIX - Demensinal Standards
AGRICULTURAL												
Single Family, Conventional Subdivision, municipal water & sewer	20,000	100	-	20		10	20	35			35	See Article XIX - Dimensional Standards
Single Family, Conventional Subdivision, municipal water OR sewer	30,000	100	-	20		10	20	35			35	See Article XIX - Dimensional Standards
Single Family, Conventional Subdivision, neither municipal water nor sewer	45,000	100	-	20		10	20	35			35	See Article XIX - Dimensional Standards
Two Family	150% of single fam.	125	-	20		10	20	40			-	See Article XIX - Dimensional Standards
Three & Four Family	80,000	200	-	25		50	50	40			35	See Article XIX - Dimensional Standards
Multifamily	120,000	200	15,000	50		75	75	35			35	See Article XIX - Dimensional Standards - See also Article XIX(B) (8) Density Rings
Single Family Dwelling - Conservation Subdivision	6,000	60	-	20		10	20	35			35	See Article XXXIII - Conservation Subdivisions
All other uses	45,000	125	5000 or 7500	20		10	20	40			35	See Article XIX (B) (8) Density Rings

**TABLE XIX-B DIMENSIONAL STANDARDS - COMMERCIAL DISTRICTS**

COMMERCIAL ZONING DISTRICTS	Lots				Setbacks								Standards, Notes, and References
	Minimum Lot Area (Square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit	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	Minimum Height	A " - " means there is no dimensional standard for this item.  As compared to the lot frontage.
DOWNTOWN COMMERCIAL (DC)													
All Uses	4,000	40	5000/7500 <sup>2</sup>	-	-	10	- <sup>1</sup>	15	5	2	-	20	See Article XIX (B) (8) Density Rings
OFFICE COMMERCIAL													
All Uses	10,000	80	5000 <sup>2</sup>	75	10	-	10 <sup>1</sup>	25	3	-	-	-	See Article XIX - Dimensional Standards
HIGHWAY COMMERCIAL													
All Uses	20,000	100	5000/7500 <sup>2</sup>	85	20	-	10 <sup>1</sup>	25	3	-	-	-	See Article XIX - Dimensional Standards and See Article XIX (B) (8) Density Rings

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: 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.

AS OF JUNE 2013

**TABLE XIX-C DIMENSIONAL STANDARDS - INDUSTRIAL DISTRICTS**

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)	
GENERAL INDUSTRIAL (GI)								
See Below								See Article XIX - Dimensional Standards
RECYCLING INDUSTRIAL (RI)								
See Below								See Article XIX - Dimensional Standards
FOR GI and RI DISTRICTS								
All uses with no water or sewer	40,000	100	75	25	20 <sup>1</sup>	25	55	
All uses with water or sewer	30,000	100	75	25	20 <sup>1</sup>	25	55	
All uses with water and sewer	20,000	100	75	25	20 <sup>1</sup>	25	55	

**TABLE XIX-D    DIMENSIONAL STANDARDS - SPECIAL DISTRICTS**

SPECIAL DISTRICTS	Lots			Setbacks		Standards, Notes, and References
	Minimum Lot Area (Square feet)	Minimum Frontage (Feet)	Maximum Lot Coverage (%)	Minimum to any Street	Minimum to any Lot Line	A " - " means there is no dimensional standard for this item.
HOSPITAL SPECIAL (HS)						
All uses (other than single family)	<u>none</u>	<u>none</u>	85	none	side-10 rear-25	
Single family	<u>none</u>	<u>none</u>	-	none	side-10 rear-25	
AIRPORT SPECIAL (AS)						
All uses	none	none	none	35	50	See Aviation Overlay District (AOD)

TABLE XVIII-A RESIDENTIAL USES

RESIDENTIAL USES	^ Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Article Reference
Apartment, Accessory (accessory use)	E	P	P	P	P	P	P	-	-	-	-	Articles XXI & XXIII
Apartment, Inlaw	P	P	P	P	P	P	P	-	-	-	-	
Apartment, Security	-	P	-	P	P	P	P	P	P	P	P	Articles II & XXIII
Assisted Living Facility	-	C	C	C	C	C	C	-	-	C	-	Article XXI
Boarding House	-	-	-	-	E	-	-	-	-	-	-	
Community Residence - I	-	E	E	-	E	E	E	-	E	E	-	Article XXII
Community Residence - II	-	-	E	-	-	E	-	-	E	E	-	Article XXII
Conservation Subdivision	C	C	C	-	-	C	C	-	-	-	-	Articles XXI & XXXIII
Dwelling, Apartments (Apt/Mixed Use Bldg)	-	-	-	P	P	C	P	-	-	-	-	Article XXI
Dwelling, Multifamily Development	-	P	C	-	C	-	P	-	-	-	-	Articles XX & XXI
Dwelling, Multifamily	-	P	C	-	C	-	P	-	-	-	-	
Dwelling, Single Family	P	P	P	P	P	P	P	-	-	P	-	
Dwelling, Three & Four Family	-	P	C	C	C	C	P	-	-	-	-	Articles XXI & XXXIII
Dwelling, Townhouse	-	P	C	-	-	-	P	-	-	-	-	Articles XXI & XXXIII
Dwelling, Two Family	-	P	P	P	P	P	P	-	-	-	-	Articles XXI & XXXIII
Flag Lots	-	C	C		-	-	-	-	-	C	-	Article XXI
Home Occupation - 1 (accessory use)	P	P	P	P	P	P	P	-	-	P	-	Article XXIV
Home Occupation - 2 (accessory use)	P	P	P	P	P	P	P	-	-	P	-	Articles XXII & XXIV
Home Occupation - 3 (accessory use)	-	E	E	P	P	P	P	-	-	E	-	Articles XXII & XXIV
Manufactured Housing Unit on own lot	-	-	P	-	-	-	-	-	-	-	-	Articles XX & XXI
Nursing Home	-	-	C	-	-	C	-	-	-	P	-	Articles XX & XXI
Outdoor Wood-Fired Hydronic Boiler	-	-	P	-	-	-	-	-	-	-	-	Article XX
Porkchop Subdivision	-	-	C	-	-	-	-	-	-	-	-	Article XXI
Residential Facility	-	-	E	-	-	E	-	-	E	E	-	Article XXII
Senior Housing	-	P	C	C	C	C	-	-	-	-	-	Article XXI
Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	Article XX
Zero Lot Line Development	C	C	C	-	-	C	C	-	-	-	-	Article XXXIII

\*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception



TABLE XVIII-B SALES-SERVICE-OFFICE-INSTITUTIONAL USES

SALES-SERVICE-OFFICE-INSTITUTIONAL USES	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	HC	GI	RI	HS	AS	Article Reference
Adult Day Care Center	-	-	E	E	P	P	P	E	-	P	-	Article XXII
Adult Day Care Home	-	E	E	E	P	P	P	-	-	P	-	Article XXII
Adult Oriented Establishment	-	-	-	-	-	-	-	-	C	-	-	Article XXII
Agricultural Building, Reuse of Existing	C	C	-	C	-	P	-	-	-	-	-	Article XXII
Antique Shop	-	C	P	-	P	P	P	-	-	-	-	Article XXI
Artist Studio	-	C	P	-	P	P	P	-	-	-	-	Article XXI
Bank	-	-	C	-	P	P	P	-	-	-	-	Article XXI
Convenience Store	-	C	P	-	P	E	P	-	-	-	-	Article XXI
Day Care - 1 (Day Care Residence)	P	P	P	P	P	P	P	-	-	P	-	
Day Care - 2 (Day Care - Family)	-	E	P	E	P	P	P	-	-	P	-	Articles XX & XXI
Day Care - 3 (Day Care Center)	-	-	E	E	P	P	P	E	-	E	-	Article XXII
Florist	-	-	P	-	P	-	P	-	-	-	-	
Funeral Home	-	-	C	-	P	P	P	-	-	P	-	
Gas Station	-	-	-	-	P	-	P	-	-	-	-	Articles XX & XXI
Grocery Store	-	-	-	-	P	-	P	-	-	-	-	
Hospital	-	-	-	-	P	P	P	-	-	P	-	
House of Worship	-	C	C	C	P	C	P	-	-	P	-	Article XXI
Housing Unit Sales	-	-	-	-	-	-	P	P	-	-	-	
Laundry Establishment - 1	-	C	P	-	P	-	P	-	-	-	-	Article XXI
Laundry Establishment - 2	-	-	P	-	P	-	P	-	-	-	-	
Library	-	C	P	C	P	P	P	-	-	-	-	Article XXI
Marina	-	-	-	-	-	-	P	-	-	-	-	
Museum	-	C	P	C	P	P	P	-	-	-	-	Article XXI
Office	-	-	P	-	P	P	P	P	P	-	-	
Office, Medical	-	-	C	-	P	P	P	C	-	P	P	Article XXI
Office, Professional	-	-	P	-	P	P	P	P	-	-	-	
Personal Service Establishment	-	-	P	-	P	P	P	-	-	-	-	
Retail Sales (under 5,000 square feet)	-	-	P	-	P	E	P	-	-	-	-	
Retail Sales (5,000 - 30,000 square feet)	-	-	-	-	P	-	P	-	-	-	-	
Retail Sales (over 30,000 square feet)	-	-	-	-	-	-	P	-	-	-	-	
Retail Service	-	-	C		P	P	P	-	-	-	-	Article XXI
School, K-12	C	C	C	C	C	P	C	-	-	-	-	Article XXI
School, Other	-	C	C	C	P	P	P	C	-	-	-	Article XXI
Second Hand Shop	-	C	P	-	P	P	P	-	-	-	-	Article XXI
Service Establishment	-	-	C	-	C	-	C	P	-	-	-	Article XXI
Shelter	-	-	-	-	E	E	P	E	E	E	-	
Small Wind Energy Systems	P	P	P	P	P	P	P	P	P	P	P	Article XX
Vehicle Sales, New	-	-	C	-	-	-	P	-	-	-	-	Articles XX & XXI
Vehicles Sales, Used	-	-	C	-	-	-	P	-	-	-	-	Article XX
Vehicle Service	-	-	-	-	P	-	P	P	-	-	-	
Yard Sale, Commercial	-	-		-		-	C	-	-	-	-	Articles XX & XXII

\*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

AS OF JUNE 2013

TABLE XVIII-C FOOD-LODGING-PUBLIC RECREATION USES

FOOD-LODGING-PUBLIC RECREATION USES	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	HC	GI	RI	HS	AS	Article Reference
Café	-	-	P	C	P	P	P	-	-	-	P	Article XXI
Campground	-	-	-	E	-	-	-	-	E	-	-	Article XXII
Caterer	-	-	P	-	P	P	P	P	P	-	-	
Club	-	-	C	-	P	P	P	-	-	-	-	Article XXI
Community Center	-	-	P	-	P	P	P	-	-	-	-	
Conference Center	-	-	C	-	P	P	P	-	-	P	P	Article XXI
Country Club	-	-	-	C	-	-	E	-	C	-	-	Article XXI
Foodstand	-	-	E	-	E	E	E	E	E	E	E	Article XXII
Function hall	-	-	-	-	P	P	P	-	-	-	-	
Golf Course	-	-	-	P	-	-	-	-	P	-	-	Article XXII
Health Club	-	-	C	C	P	P	P	-	-	-	-	Article XXI
Lodging, Bed and Breakfast	C	-	P	-	P	P	P	-	-	-	-	Article XXI
Lodging, Hotel	-	-	C	-	P	C	P	-	-	C	C	Article XXI
Lodging, Motel	-	-	-	-	-	-	P	-	-	-	C	Articles XX & XXI
Nightclub	-	-	-	-	E	-	P	-	-	-	-	
Recreation, Indoor	-	-	C	-	C	C	P	-	C	-	-	Article XXI
Recreation, Outdoor	-	-	-	C	-	C	P	-	C	-	-	Article XXI
Recreation, Park	P	P	P	P	P	P	P	-	C	-	-	Article XXI
Restaurant	-	-	P	-	P	C	P	-	-	-	P	Article XXI
Restaurant, Drive-through	-	-	-	-	P	-	P	-	-	-	-	
Tavern	-	-	C	-	P	-	P	-	-	-	P	Article XXI
Theater/Cinema (5,000 s.f. or less)	-	-	P	-	P	P	P	-	-	-	-	Article XXI
Theater/Cinema (over 5,000 s.f.)	-	-	-	-	C	-	P	-	-	-	-	Article XXI

\*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

AS OF JUNE 2013

TABLE XVIII-D INDUSTRIAL-STORAGE-TRANSPORT-UTILITY USES

INDUSTRIAL-STORAGE-TRANSPORT-UTILITY-USES	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	HC	GI	RI	HS	AS	Article Reference
Airport	-	-	-	E	-	-	-	-	-	-	P	Article XXII
Contractor's Storage Yard	-	-	-	E	-	-	E	P	P	-	-	Articles XX & XXII
Distribution Center	-	-	-	-	-	-	C	P	-	-	-	Article XXI
Emergency Services Facility	-	-	-	-	C	C	C	C	-	P	-	Article XXI
Fuel Storage	-	-	-	-	-	-	E	E	-	-	-	Article XXII
Helipad (accessory use)	-	-	-	E	-	E	E	P	P	P	P	Article XXII
Industry, Heavy	-	-	-	-	-	-	E	P	E	-	-	Article XXII
Industry, Light	-	-	-	-	-	-	P	P	-	-	-	Article XXII
Industry, Recycling	-	-	-	-	-	-	-	-	P	-	-	Articles XX & XXII
Junkyard	-	-	-	-	-	-	E	E	P	-	-	Articles XX & XXII
Laundry Establishment - 3	-	-	-	-	-	-	P	P	-	-	-	
Mini-Warehouse	-	-	-	-	-	-	C	P	-	-	-	Articles XX & XXI
Monument Production	-	-	C	-		C	P	P	P	-	-	Article XXI
Parking Lot	-	C	C	C	C	C	P	C	P	C	P	Article XXI
Printing Facility	-	-	C	-	-	P	P	P	-	-	-	
Recycling Facility	-	-	-	-	-	-	E	E	P	-	-	Articles XX & XXII
Research and Development	-	-	-	-	E	P	P	P	-	-	-	Article XXII
Sawmill	-	-	-	-	-	-	-	E	-	-	-	Article XXII
Sawmill, Temporary (accessory use)	-	-	-	P	-	P	P	P	P	-	P	Article XXIII
Solid Waste Facility	-	-	-	-	-	-	-	-	P	-	-	Articles XX & XXII
Tank Farm	-	-	-	-	-	-	C	P	-	-	-	
Trade Shop	-	-	C	-	C	C	P	P	P	-	-	Article XXI
Transportation Service	-	-	C	-	C	-	P	C	C	-	-	Article XXI
Truck Terminal	-	-	-	-	-	-	-	C	C	-	-	Article XXI
Utility - Substation	E	E	E	E	E	C	P	P	P	E	E	Article XXII
Utility - power generation	-	-	-	-	E	-	-	E	E	-	-	Article XXII
Warehouse	-	-	C	-	C	C	P	P	C	-	C	Articles XX, XXI, & XXIII
Wireless Commications Facility	-	-	-	E	E	E	E	P	P	E	E	Articles XX & XXII

*\*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception*

AS OF JUNE2013

TABLE XVIII-E AGRICULTURE-ANIMAL CARE-LAND ORIENTED USES

AGRICULTURE-ANIMAL CARE-LAND ORIENTED USES	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	HC	GI	RI	HS	AS	Section Reference
Cemetery	-	-	-	E	-	E	-	-	-	P	-	Article XXII
Earth, Sand and Gravel Excavation/Processing	-	-	-	E	-	E	C	-	E	-	-	Articles XX & XXII
Fair	-	-	-	-	-	-	-	-	-	-	-	Article II
Farm	E	-	-	P	-	E	E	-	E	-	E	Articles XX & XXII
Farm, Crops	E	E	-	P	-	P	P	P	P	-	P	Articles XX & XXII
Farmer's Market (temporary)	-	-	P	-	P	P	P	P	P	P	P	Article II
Kennel (commercial)	-	-	-	E	-	E	E	E	E	-	-	Article XXII
Kennel (private)	-	-	-	E	-	-	-	-	-	-	-	Article XXII
Landscaping Materials	-	-	-	C	C	-	C	P	C	-	-	
Plant Nursery	-	-	C	P	C	P	P	-	P	-	-	
Roadside Farm Stand	-	-	C	P	P	P	E	-	E	-	-	Article XXII
Stable, Commercial	-	-	-	P	-	E	E	-	P	-	-	Articles XX & XXII
Veterinary Clinic	-	-	C	E	-	P	P	C	P	-	-	Articles XX & XXII

\*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

AS OF JUNE 2013