

**SECTION V RESIDENTIAL A ZONE AREA REGULATIONS**

1. Floor Area: Any one-story building or other habitation, erected, altered, or used for dwelling purposes shall provide a minimum first floor area of 720 square feet and any two-story building or other habitation, erected, altered, or used for dwelling purposes shall provide a minimum first floor area of 600 square feet, provided, however, that the Board of Adjustments may issue a permit for temporary occupancy of a building having less than the above area, such permit to be issued for a period of not more than two (2) years.
2. Lot Area: No building except those as allowed in Section 3 and its accessory buildings may be erected on a lot. Each lot shall have not less than 150 feet continuous frontage on a Class I, II, III, IV, or V Highway, and an area of not less than 60,000 square feet, based on the Model Subdivision Regulations for Soil Based Lot Size (Copy available through the Rockingham County Conservation District); provided that one dwelling may be erected on a lot having lesser dimension if petitioner can show by recorded deed or plan that said lot existed at the time this bylaw was adopted.

Every lot shall be a minimum of one hundred twenty-five (125) feet wide at all locations measured from the frontage in a continuous line back one hundred (100) feet toward the rear of the lot along the side lot lines. (Amended 1998) All measurements are to be taken inside of the lot boundary lines. (Amended 2003).

3. Location on Lot: No building shall be within 65 feet of the centerline of the street. If the lot is a corner lot the 65-foot distance will be calculated from the numbered side of the house. Side and rear setbacks shall be 25 feet from lot lines. Side and rear setbacks may be reduced to not less than five feet (5 ft.) for one (1) accessory storage structure less than 1200 square feet in size. (Amended March 2000)
4. Height Restriction: No building or structure shall be more than two and one half (2 1/2) stories high nor have a total height greater than 35 feet. (These restrictions do not apply to radio or television receiving antennas.) (Amended 2003)
5. Any accessory structures as defined in the zoning ordinance over 1,200 square feet are required to receive Planning Board approval prior to issuance of a building permit. (Adopted 2005)

**SECTION VI RESIDENTIAL B ZONE USES**

In the Residential B Zone, no building or structure shall be erected or altered and no building, structure or premises shall be used for any purpose except the following:

1. Not more than a two (2) family dwelling.
2. Any lawful municipal, religious, educational and nonprofit recreational purpose.
3. Accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to a residential neighborhood. The term accessory use shall include:
  - a. A garage for not more than four (4) automobiles.
  - b. The display and sale by the owner at a roadside stand or otherwise of natural products, the major portion of which is raised in the town. (Amended 1995)
4. Any agricultural use and uses customarily incidental thereto except fur farms and piggeries.
5. Mobile homes, however mounted, shall be prohibited from this district.