

## **SECTION VIII RESIDENTIAL C ZONE USES**

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

1. A mobile home park.
2. 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 central recreational building. (Amended 1995)

## **SECTION IX RESIDENTIAL C ZONE AREA REGULATIONS**

1. Lot Area
  - a. For a mobile home park with both a central sewage treatment facility and central water supply, each lot shall have not less than 100 feet frontage on a street or way and an area not less than 10,000 square feet. The sewage treatment facility and water supply shall comply with all applicable federal and state regulations.
  - b. For a mobile home park without both a central sewage treatment facility and central water supply, each lot shall have not less than 150 feet continuous frontage on a Class I, II, III, IV or V Highway.
2. Site plans shall be submitted to the Planning Board for review and approval prior to the commencement of any construction on the property.
3. Height Restriction: No building or structure shall be greater than 15 feet high. (This restriction does not apply to radio or television receiving antennas.)

## **SECTION X COMMERCIAL ZONE USES**

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

1. Any use permitted in Residential Zones A or B.
2. Retail business or service, except those listed under Section XI below.
3. The display of not more than 100 square feet of signage providing the sign is not oscillating, flashing or operated with moving parts and providing further that no sign shall be located closer than 50 feet from any Residential Zone. No sign shall be greater than 32 square feet in size. This amendment further regulates the amount and size of signage in the Commercial zone. (Amended 2003)
4. Office building(s).

## **SECTION XI COMMERCIAL ZONE AREA REGULATIONS**

1. The side yard shall be 50 feet on a side that abuts any Residential Zone; rear yard, 50 feet where it abuts any Residential Zone; plus adequate provisions for off-street parking, as determined by the Planning Board.
2. Buildings erected for residential purposes and their premises shall conform to the area regulations for the Residential Zones A or B.
3. The area of lots used for residential purposes within the Commercial Zone shall not be less than the area required in Residential Zones A or B.
4. Lot Area: Each lot shall have not less than 150 feet contiguous frontage on a on a Class I, II, III, IV, or V Highway and an area 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).

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).

5. 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. The side setback located on the unnumbered side of the house shall be 35 feet from the lot line. All other side and rear setbacks would remain the same (25 feet). (Amended 2003)
6. Site plans shall be submitted to the Planning Board for review and approval prior to the commencement of any construction on the property.
7. No more than 60% of any lot in the Commercial Zone shall be covered.
8. Height Restriction: No building or structure shall be more than three (3) stories high, nor have a total height greater than 35 feet. (This restriction does not apply to elevator machinery rooms, air conditioners, heating systems, communication antennas, or radio or television receiving antennas.) (Amended 2003)