

2. RESIDENTIAL-COMMERCIAL ZONE

2.0. **PURPOSE:** To preserve the rural land uses by permitting residential development and still allow for future commercial expansion along Route 125.

2.1. Beginning at appoint twelve hundred (1200) feet easterly of the centerline on Route 125 (Calef Highway) and bordering the centerline on Route 87 (Campground Road), thence traveling northerly parallel to and twelve hundred (1200) feet from the centerline on Route 125 (Calef Highway) to a point bordering the Epping/Lee/Newmarket town line, thence turning and traveling westerly along the Epping/Lee/Newmarket town line to a point twelve hundred (1200) feet westerly of the centerline on Route 125 (Calef Highway) thence turning and traveling southerly parallel to and twelve hundred (1200) feet from the centerline on Route 125 (Calef Highway) to a point bordering Old Nottingham Road, thence turning and traveling easterly along the centerline on Old Nottingham Road to a point bordering Route 125 (Calef Highway) and Route 87 (Campground Road), thence traveling easterly along the centerline on Route 87 (Campground Road) to a point at the beginning.

2.2. **LOT DIMENSIONS AND SETBACK REQUIREMENTS:**

Minimum Lot Size.....	87,120 square feet
Minimum Front Setback	<u>100 feet from the centerline of all existing roads and 75 feet from the centerline for proposed (non-existing) internal roads of Class V or greater</u> (Adopted 3/10/98)
Minimum Rear Setback.....	50 feet
Minimum Side Setback.....	25 feet
Minimum Frontage.....	200 feet
Maximum Building Height.....	35 feet
Maximum Lot Coverage.....	35%*

Multi-Family Lot Dimensions and Setback Requirements are set forth in the Multi-Family Use Regulations.

*If the volume of the runoff from the property remains the same, the Lot Coverage can be increased to 50%. (Amended Town Meeting March 8, 2011)

2.3. **PERMITTED USES:**

1. Single Family Detached Dwellings (including pre-site and manufactured housing). *lot shall have frontage on a road other than route 125.
2. Essential Services.
3. Community Buildings - Meeting Halls.
4. Churches.
5. Duplex Housing.
6. Home Occupations.
7. Day Care Facilities.
8. Motels and Hotels.
9. Wholesale Establishments.
10. Commercial Planned Unit Developments which may include office buildings, complexes, malls, motels, hotels and restaurants.
11. Retail stores.
12. Professional Establishments.
13. Restaurants.
14. Convenience stores.
15. Veterinary clinics.

- 16. Banks.
- 17. Multi-Family Housing.
- 18. Landscape, nurseries and garden supplies establishments.
- 19. Health Care Facilities.
- 20. Light Industry

2.4 **SPECIAL EXCEPTIONS:**

- 1. Expansion of Non-Conforming structures.
- 2. Dual Use (**Adopted by the Town of Epping March 12, 1996**)

2.5. **PERMITTED ACCESSORY USES:**

- 1. Any accessory use customarily incidental to the principal use.
- 2. Bed & Breakfast Establishments.
- 3. Expanded Home Occupations.
- 4. Accessory Dwelling Units.

- 2.6 **CRITERIA FOR SPECIAL EXCEPTIONS** -- see Article 13
- 2.7 **NON-CONFORMING USES AND STRUCTURES** -- see Article 6
- 2.8 **MANUFACTURED HOUSING USE REGULATIONS** -- see Article 6
- 2.9 **MULTI-FAMILY HOUSING USE REGULATIONS** -- see Article 6
- 2.10 **DUPLEX HOUSING USE REGULATIONS** -- see Article 6

2.11. **SUPPLEMENTARY USE REGULATIONS:**

Permissible Structure - Only one (1) principal structure shall be allowed on a single lot.

Multiple Uses of a Single Structure - will be allowed in the Residential-Commercial zone.

Land Located in Two (2) Zones (Rev. 3/00)— If a lot of record, in existence prior to the adoption of this Ordinance, is located in two (2) zones the owner, at a Board of Adjustment hearing, may declare which zone he/she wants to be in provided the following conditions are satisfied:

- a) The more restrictive zoning district’s dimensional requirements for setbacks, frontage and lot size shall apply to the entire parcel.
- b) In the event of a subdivision the requirements under subsection (a) above shall be met for each newly created lot.

Once this declaration has been made the property maintains that status permanently. No reversal of the decision will be allowed.

- 2.12 **EXPANDED HOME OCCUPATION USE REGULATIONS:** -- see Article 6
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- reversal of the decision will be allowed.