

6.10 **MULTI-FAMILY HOUSING USE REGULATIONS: (Relocated section—3/00)**

1. **Dwelling Units** - Each building containing three (3) or more dwelling units whether new construction or conversion of existing construction, and wherever located within the town shall comply with the following: (amended 3/9/99)

a. Minimum Enclosed & Heated Areas:

- Studio Unit - 250 square feet net floor area.
- One Bedroom Unit - 400 square feet net floor area.
- Each Additional Bedroom - 100 square feet net floor area.

b. Area Below Grade - Floor levels of all habitable spaces shall be above adjacent grade on at least twenty five (25%) percent of the perimeter of each unit, and shall not be more than four (4) feet below grade at any point.

2. **Buildings** - Every building containing three (3) or more dwelling units whether new construction or conversion of existing construction shall comply with the following: (amended 3/9/99)

a. Maximum Height - Thirty five (35) feet measured vertically from lowest adjacent grade to highest point of roof.

b. Maximum Number of Stories Containing Habitable Space - Two (2) except by Special Exception from the Board of Adjustment.

c. Minimum Area per Building - One thousand (1,000) square feet net floor area.

3. **Projects** - Every project containing three (3) or more dwelling units on a single lot, whether new construction or conversion of existing construction, or both, shall comply with the following: (amended 3/9/99)

a. Maximum Density

- One (1) unit per forty thousand (40,000) square feet. Wetlands, as defined by state law, shall not be included in calculating allowable density.

-3 or more dwelling units, ten thousand (10,000) square feet per unit—**High Density Residential Zone only.**

b. Minimum Frontage

One-and-one-half (1-1/2) times the required frontage of the zone in which the development is to be located except by Special Exception by the Board of Adjustment. (Amended Town Meeting 2008).

c. Minimum Setbacks - Buildings (NEW CONSTRUCTION ONLY) - as far as reasonably necessary for maximum visual and acoustical screening from adjacent property and public ways and not less than one hundred (100) feet (50 feet in the Central Business and High Density Residential Zones) from all property except by Special Exception granted by the Board of Adjustment.

d. Minimum Setbacks (DRIVEWAYS & PARKING AREAS) - Fifty (50) feet (100 feet in the Residential Zone) from front property line (except connecting to public way) and twenty five (25) feet from side and rear property lines.

e. Minimum Off-Street Parking - Two-and-one-half (2-1/2) spaces per dwelling unit,

except by Special Exception granted by the Board of Adjustment.

f. Minimum Space for Outdoor Activities - Six hundred (600) square feet per dwelling unit, including lawns, terraces, woodlands (from which underbrush has been removed), but not including driveways, parking areas, wetlands, or uncleared woodlands etc.

g. Driveway Connections to Town Roads - Connections shall be made only after the following:

- (1) Application to the Board of Selectmen showing driveway access designed in accordance with the standards for rural roads contained in the manual "Policy and Procedure for Driveways and other Access to the State Highway System".
- (2) Tender of an application fee payable to the Board of Selectmen.
- (3) Granting of a permit by the Board of Selectmen.
- (4) **Review of Site Plan** - A site plan of the proposed development shall be submitted to the Planning Board for review showing lot areas, lot frontages, size and location of all buildings, driveways, parking areas, outdoor activity areas, wetlands, provisions for visual and acoustical screening and any other information required by the Planning Board to determine compliance with the foregoing regulations.

Special Exceptions:

The Board of Adjustment may grant a Special Exception to any or all of the above requirements relating to the number of stories, frontages, setbacks and off-street parking where:

1. Ground coverage by buildings, driveways, parking areas and other paved or impervious surfaces do not exceed twenty five (25) percent (50% for the Central Business Zone) of the site.
2. The Board of Adjustment finds the proposed development maintains standards of public health, safety, welfare, convenience and amenity at least equal to those required elsewhere in these regulations.
- ~~3. The Planning Board has reviewed and found no objection to the proposed development. (Remover Town Meeting - 3/9/10)~~

6.11 **DUPLEX HOUSING USE REGULATIONS: (Relocated section—3/00)**

Dwelling Units - Each building containing two (2) dwelling units whether new construction or conversion of existing construction, and wherever located in the Town of Epping, shall comply with the following:

- 1. Minimum Frontage** - One-and-one-half (1-1/2) times the required frontage of the zone in which the duplex is to be located.
- 2. Minimum Off-Street Parking** - Two-and-a-half (2-1/2) spaces per dwelling unit.
- 3. Lot Size** - One-and-a-half (1-1/2) times the requirement of the zone in which the duplex is to be located.