

## ARTICLE 1

### DISTRICTS

6.1 The Town of Northfield is hereby divided into ~~five~~ six classes of districts with the following designations:

#### **COMMERCIAL/INDUSTRIAL 1 DISTRICT: "C/I-1"**

Purpose: The purpose of the C/I-1 Zone is to allow for commercial and industrial development in proximity to major transportation corridors (and potential future major transportation corridors), municipal sewer (not on-site septic), municipal water (not on-site well), and other municipal services.

Location:

1. Starting at the entrance ramp to I-93 Southbound, proceed southerly on the westerly side of I-93 ROW, to the Rt. #132 intersection then southerly along Rt. #132 to the cemetery north side boundary, then 2,000 feet from the center line, northwesterly perpendicular to Rt. #132, hence northeasterly to a point on Old Forrest Rd, said point is 1,000 feet from the centerline of westerly of New Forest Rd., then northerly in a line parallel of New Forest Rd. to Sargent St., ~~easterly along Sargent St. to Rt. #132 & southeasterly on Rt. #132 to point of beginning.~~
2. ~~Areas Southerly of Rt. #140 for a distance of 1,000 feet. From the center line of Rte. #140 and Northerly of Shaker Rd. starting at their intersection, and ending at the Town Line.~~
3. ~~Areas Northerly of Rt. #140 to the town line.~~

#### **COMMERCIAL/INDUSTRIAL 2 DISTRICT: "C/I-2"**

Purpose: The purpose of the C/I-2 Zone is to allow for commercial and industrial development in proximity to major transportation corridors (and potential future major transportation corridors), ~~municipal sewer (not on-site septic), municipal water (not on-site well), and other municipal services.~~

Location:

1. ~~Starting at the entrance ramp to I-93 Southbound, proceed southerly on the westerly side of I-93 ROW, to the Rt. #132 intersection then southerly along Rt. #132 to the cemetery north side boundary, then 2,000 feet from the center line, northwesterly perpendicular to Rt. #132, hence northeasterly to a point on Old Forrest Rd, said point is 1,000 feet from the centerline of westerly of New Forest Rd., then northerly in a line parallel of New Forest Rd. to Sargent St., easterly along Sargent St. to Rt. #132 & southeasterly on Rt. #132 to point of beginning.~~
2. Areas Southerly of Rt. #140 for a distance of 1,000 feet. ~~F~~rom the center line of Rte. #140 and Northerly of Shaker Rd. starting at their intersection, and ending at the Town Line.
3. Areas Northerly of Rt. #140 to the town line.

#### **CONSERVATION DISTRICT: "CONS."**

Purpose: The purpose of the CONS Zone is to discourage scattered and premature growth and development in currently undeveloped areas in the Town of Northfield in order to protect valuable watersheds, wildlife habitat, agricultural lands, open space, and valuable woodlands.

Location:

1. The R-1 District extends 500' into the Conservation District on all Class V or better roads excluding 1-93
2. East of the Merrimack River Basin, between Oak Hill Rd. and Merrimack River to Concord Rd, South of Franklin Line and Hodgdon Rd, West of Peverly Rd and Concord Rd, North of Canterbury line. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)
23. ~~Areas Easterly of I-93 and Southerly of Bean Hill Rd. to town line. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
3. ~~Areas Easterly of Sandogardy Pond Rd. and Northerly of Lambert Rd. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
4. South-Easterly of Rand Rd., South-Westerly of Knowles Pond Rd., North-Easterly of Shaker Rd. to Twin Bridge Rd. and areas South-Easterly of Twin Bridge Rd. to the town lines. ~~(R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
5. From the Franklin Town Line and Oak Hill Road, southerly along Oak Hill Road to the Canterbury Line; then easterly to Sandogardy Pond Road. Then turning northerly along Sandogardy Pond Road to Union Road, then onto Shaw Road and running north along Shaw Road to the Franklin town line. ~~(R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
6. ~~From the intersection of Sandogardy Pond Road, Union Road and Shaw Road running northerly along Shaw Road then East Pleasant Street to Hodgdon Road, then running easterly along Hodgdon Road to~~

~~Pevely Road and turning south along Pevely Road to route 132; turn south along route 132 (R-1 district extends 500' into the conservation district on Shaw Road, Hodgdon Road, and Pevely Road.)~~

- ~~76. Areas easterly of I-93, northerly of Bay Hill Road, westerly of Shaker Road, southerly of the Winnepesaukee River and back to the point of beginning. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
- ~~87. From the intersection of the Commercial/Industrial 2 District and Shaker Road, running southerly along Shaker Road to Twin Bridge Road, turning northeasterly along Twin Bridge Road and following the Town line then turning northwesterly along the town line to the Commercial/Industrial 2 district and following the Commercial/Industrial district boundary northwesterly to the point of beginning. (R-1 District extends 500' into the Conservation District on R-1 District boundary roads.)~~
8. South of Bay Hill Rd and Knowles Farm Rd, South-west of Knowles Pond Rd, North-west of Rand Rd and Haggett Farm Rd, North of Bean Hill Rd, East of Kesor Rd and Reservoir Rd.

#### **MULTI-FAMILY RESIDENTIAL DISTRICT: "R-2"**

Purpose: The purpose of the R-2 Zone is to allow for a mix of multi-family and single-family homes in the Town of Northfield. The zone ~~that~~ allows for higher-density residential development and is generally located closer to town services, commercial areas, and major transportation corridors.

Location:

1. Area's West of I-93 and the WR Zone (Richard P Smart Area) to the Railroad, South of the Winnepesaukee River to the East side of Park St at the intersection of I-93.
- ~~2. Areas easterly West of the railroad, South of the -from Winnepesaukee River WR Zone to easterly of Sargent Street and Scribner Rd to 500' of Cross Mill Rd, then keeping along the Cross Mill Rd 500' set back to 1,850 feet from Scribner Rd;. See Zoning Map then easterly of Park Street and Westerly of Summer Street and Granite Street to the Winnepesaukee River.~~

#### **SINGLE-FAMILY RESIDENTIAL DISTRICT: "R-1"**

Purpose: The purpose of the R-1 Zone is to provide for predominantly single-family housing, at a lower density than in the R-2 Zone, and in areas of the Town which have good access to established town-maintained (Class V) roads or better.

Location:

- ~~1. All other areas of Town. Areas Westerly of the railroad, Northerly of Sargent St., Northerly of Scribner Rd. and Easterly of Cross Mill Rd.~~
2. All other areas of Town. In the Conservation District R-1 Zones extend by 500' from the center line of roads Class V or better, excluding I-93 the District border roads into the "Conservation Zones." See zoning map.

## **ARTICLE 2**

### **6.3 ACCESSORY DWELLING UNIT (ADU)**

Is permitted in all zoning districts subject to ~~special exception and~~ the definition provided in this Ordinance.

- ~~a) Special Exception is required by Zoning Board of Adjustment.~~
- b) Building Permit is required.
- c) Only one (1) ADU allowed per single-family dwelling.
- d) Owner of property must occupy either principal dwelling or ADU.
- e) Maximum size of any ADU is 1,000 sq. ft.
- f) ADU can be attached or detached to the principal dwelling unit.
- g) Maximum number of bedrooms in the ADU is two (2).
- h) The ~~principle~~principal dwelling unit and ADU must comply with all existing zoning requirements such as lot sizing and setbacks that are appropriate to single family units.
- i) Water and sewage systems need not be separate but must comply with town and state regulations.
- j) If an ADU is attached, an interior door shall be provided between the principal dwelling and the ADU, but is not required to remain unlocked.
- k) Adequate parking must be provided.
- l) Mobile homes are not allowed as ADU's

## ARTICLE 3

### SPECIAL EXCEPTIONS

8.2 **GENERAL CRITERIA:** In determining whether to grant a special exception, the following factors shall be considered:

- a) Whether the site proposed for the use is appropriate based upon existing development, the master plan, availability of public facilities and utilities, character of the site, and nature of the proposed use.
- b) Compatibility of the site with property and land uses in the vicinity.
- c) Adequacy of, and plans for, sanitary facilities, water supply and road access to include emergency services.
- d) ~~Such other factors as may be appropriate.~~

## ARTICLE 4

### SIGNS

#### 12.3 COMMERCIAL SIGNS

- a) Only signs advertising a business or industry in the Town of Northfield shall be permitted, and such signs must be placed on the premises of the particular business or industry.
- b) The use of billboards and off-premises signs is not permitted except by special exception.
- c) Signs advertising permitted home occupations or business in zones other than ~~Business/Industrial~~C/I-1 and C/I-2 shall be limited to two (2) in number, shall be displayed on the applicable property and shall total not more than six (6) square feet in area.
- d) Each business in the ~~Business/Industrial~~C/I-1 and C/I-2 zone is allowed one advertising sign on the business premises. Such sign shall not exceed twenty-four (24) square feet in total area.
- e) Complex Sign Standards: Complex signs shall be constructed and placed in accordance with this Ordinance for the purpose of identifying a complex of primary commercial uses. Uses shall be located on a single lot served by a common road or driveway and shall contain two or more separate primary commercial uses or buildings. Sign shall be located on property contained as part of the complex. Sign shall identify the complex and identify, by name and/or logo only, each primary commercial use in the complex. Such sign may not exceed 75 square feet, double sided, but must otherwise meet the requirements of the ordinance.

**TABLE 1 - USE BY DISTRICT**

**PERMITTED USES (P) NOT PERMITTED (N) SPECIAL EXCEPTION (E)**

| <b>USE</b>                             | <b>R-1</b> | <b>R-2</b> | <b>C/I-1</b> | <b>C/I-2</b> | <b>CONS</b> | <b>WR</b> |
|----------------------------------------|------------|------------|--------------|--------------|-------------|-----------|
| Single Family Residence                | P          | P          | N            | <u>N</u>     | P           | P         |
| Two Family Residence                   | P          | P          | N            | <u>N</u>     | P           | N         |
| Multi Family Residence 4 units or less | E          | P          | N            | <u>N</u>     | N           | N         |
| Multi Family Residence 5 units or more | N          | P          | E            | <u>N</u>     | N           | N         |
| Accessory Dwelling Unit (ADU)          | <u>EP</u>  | <u>EP</u>  | <u>EP</u>    | <u>P</u>     | <u>EP</u>   | <u>PN</u> |
| Agriculture as defined in RSA 21:34-a  | P          | P          | E            | <u>E</u>     | P           | P         |
| Automotive Repair                      | N          | P          | E            | <u>E</u>     | N           | N         |
| Campground                             | E          | E          | N            | <u>N</u>     | E           | E         |
| Church                                 | P          | P          | E            | <u>E</u>     | E           | E         |
| Conference Center                      | E          | P          | E            | <u>E</u>     | E           | N         |
| Country Club                           | E          | P          | N            | <u>N</u>     | E           | E         |
| Educational Facility                   | P          | P          | E            | <u>E</u>     | E           | E         |
| Home Occupation                        | P          | P          | P            | <u>N</u>     | P           | N         |
| Indoor Recreational Facility           | E          | P          | P            | <u>P</u>     | E           | P         |
| Industrial and Manufacturing           | N          | E          | P            | <u>P</u>     | N           | N         |
| Light Manufacturing                    | N          | N          | P            | <u>P</u>     | N           | N         |
| Manufactured Housing Park              | N          | E          | N            | <u>N</u>     | N           | N         |
| Medical Care Facility                  | E          | E          | P            | <u>P</u>     | N           | N         |
| Motel, Hotel, Inn                      | N          | E          | P            | <u>P</u>     | E           | N         |
| Municipal Building                     | E          | P          | P            | <u>E</u>     | E           | E         |
| Non-Commercial Storage                 | P          | E          | P            | <u>P</u>     | P           | E         |
| Nursing Home                           | E          | P          | E            | <u>E</u>     | N           | N         |
| Office                                 | E          | P          | P            | <u>P</u>     | E           | E         |
| Outdoor Recreational Facility          | E          | P          | N            | <u>N</u>     | E           | P         |
| Research & Development                 | N          | E          | P            | <u>P</u>     | N           | N         |
| Residential Home-Care Facility         | E          | E          | E            | <u>E</u>     | E           | N         |
| Restaurant                             | E          | P          | E            | <u>E</u>     | E           | E         |
| Retail Sales                           | E          | P          | P            | <u>P</u>     | E           | N         |
| Sale of Home Produce and Products      | P          | P          | P            | <u>E</u>     | P           | N         |
| Self-Service Storage Facility          | N          | E          | E            | <u>E</u>     | N           | N         |
| Service Business                       | E          | P          | P            | <u>P</u>     | E           | N         |
| Short Term Lodging                     | E          | E          | P            | <u>N</u>     | P           | N         |
| Warehouse                              | N          | E          | P            | <u>P</u>     | N           | N         |
| Wireless Service Facility              | E          | E          | E            | <u>E</u>     | E           | E         |
| Wholesale                              | N          | N          | P            | <u>P</u>     | N           | N         |

**TABLE 2 - DIMENSIONAL REQUIREMENTS**

| <b>DIMENSION</b>                                                                                        | <b>R-1</b> | <b>R-2</b> | <b>C/I-1</b> | <b>C/I-2</b>    | <b>CONS</b> | <b>WR</b> |
|---------------------------------------------------------------------------------------------------------|------------|------------|--------------|-----------------|-------------|-----------|
| <b>Frontage</b> – minimum requirement <i>See Note E</i>                                                 | 150'       | 150'       | 150'         | <u>150'</u>     | 250'        | 150'      |
| <b>Front Setback</b> (measured from nearest right-of-way of an abutting road)                           | 35'        | 35'        | 35'          | <u>35'</u>      | 100'        | 35'       |
| <b>Site and Rear Setback</b>                                                                            | 20'        | 20'        | 20'          | <u>20'</u>      | 50'         | 20'       |
| <b>Setbacks to bodies of water</b> (measured from the ordinary high water mark or mean high water mark) |            |            |              |                 |             |           |
| Natural Woodland Buffer restrictions                                                                    | 150'       | 150'       | 150'         | <u>150'</u>     | 150'        | 150'      |
| Primary Structure setback:                                                                              |            |            |              |                 |             |           |
| Merrimack River                                                                                         | n/a        | n/a        | n/a          | <u>n/a</u>      | *           | n/a       |
| Winnepesaukee River                                                                                     | *          | *          | *            | <u>*</u>        | *           | *         |
| Sandogardy Pond                                                                                         | n/a        | n/a        | n/a          | <u>n/a</u>      | *           | n/a       |
| Tioga River                                                                                             | *          | n/a        | *            | <u>*</u>        | *           | n/a       |
| Knowles Pond Setback <i>See Note D</i>                                                                  | *          | n/a        | n/a          | <u>n/a</u>      | n/a         | n/a       |
| <b>Minimum Lot Size</b> <i>See Notes A, B, C, F</i>                                                     |            |            |              |                 |             |           |
| Single Family Residence                                                                                 |            |            |              |                 |             |           |
| With Public Sewer                                                                                       | 2.00 ac.   | 0.50 ac.   | NP           | <u>NP</u>       | 5.00 ac.    | 5.00 ac.  |
| Without Public Sewer                                                                                    | 2.00 ac.   | 1.00 ac.   | NP           | <u>NP</u>       | 5.00 ac.    | 5.00 ac.  |
| Two-Family Residence                                                                                    |            |            |              |                 |             |           |
| With Public Sewer                                                                                       | 2.50 ac.   | 1.00 ac.   | NP           | <u>NP</u>       | 5.00 ac.    | NP        |
| Without Public Sewer                                                                                    | 2.50 ac.   | 1.50 ac.   | NP           | <u>NP</u>       | 5.00 ac.    | NP        |
| Multi-family Residence (3 or 4 units) <i>See Note F</i>                                                 |            |            |              |                 |             |           |
| With Public Sewer                                                                                       | 2.00 ac.   | 1.00 ac.   | NP           | <u>NP</u>       | NP          | NP        |
| Without Public Sewer                                                                                    | 2.00 ac.   | 1.00 ac.   | NP           | <u>NP</u>       | NP          | NP        |
| Multi-family Residence (5 units or more) <i>See Note F</i>                                              |            |            |              |                 |             |           |
| With Public Sewer                                                                                       | NP         | 1.25 ac.   | 1.25 ac.     | <u>NP</u>       | NP          | NP        |
| Without Public Sewer                                                                                    | NP         | 1.25 ac.   | 1.25 ac.     | <u>NP</u>       | NP          | NP        |
| Non-Residential                                                                                         |            |            |              |                 |             |           |
| With Public Sewer                                                                                       | 2.00 ac.   | 0.50 ac.   | 0.50 ac.     | <u>.50 ac.</u>  | 5.00 ac.    | 5.00 ac.  |
| Without Public Sewer                                                                                    | 2.00 ac.   | 1.00 ac.   | 1.00 ac.     | <u>1.00 ac.</u> | 5.00 ac.    | 5.00 ac.  |
| Open Space Residential Development                                                                      | 20.00 ac.  | NP         | NP           | <u>NP</u>       | 20.00 ac.   | NP        |
| Manufactured Home Parks                                                                                 | NP         | 10.00 ac.  | NP           | <u>NP</u>       | NP          | NP        |
| Building Height (in stories)                                                                            | 3          | 3          | 3            | <u>3</u>        | 3           | 3         |
| Interstate 93 Buffer Zone <i>See Note G</i>                                                             | 100'       | 100'       | 100'         | <u>100'</u>     | 100'        | 100'      |