

Article XVII
Bay Street Limited Business District

§ 175-103 **Purpose.**

The purpose of this district is to provide for a transition from the existing village core to a district providing professional, institutional, cultural, limited retail activity, mixed commercial, and residential uses.

§ 175-104 **Dimensional controls.**

Dimensional controls shall be as follows:

- A. Minimum lot area: 43,560 square feet.
- B. Minimum lot frontage: 150 feet.
- C. Minimum shore frontage: 150 feet.

§ 175-105 **Setback requirements; height requirements; coverage.**

A. Setback requirements.

- (1) Front yard: 20 feet.
- (2) Side yard: 15 feet.
- (3) Rear yard: 20 feet.
- (4) Shore yard: 50 feet.

B. Maximum height permitted: 30 feet, for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet. [**Amended 3-14-2006 ATM by Art. 2**]

C. Percent lot coverage: 60%.

§ 175-106 **Permitted uses.**

Permitted uses shall be as follows:

- A. Single detached dwelling.
- B. Duplex dwelling.
- C. Accessory home occupations.
- D. Accessory structures.
- E. Conversion of a permitted use to another permitted use and no changes to the exterior of the

building or parking is required.

- F. Accessory uses.
- G. One boathouse. Boathouses are exempt from structural setbacks of the shoreline. Boathouses shall be limited to the lesser of 75 feet in width or 50% of the shore frontage.
- H. Residential apartments, not permitted on the first floor (restrictions established by the multifamily provisions of this Part 1).¹
- I. Artisan studio.^{1,2}
- J. Business services.^{1,2}
- K. Professional offices.^{1,2}
- L. Personal services.^{1,2}
- M. Banks.^{1,2}
- N. Restaurants.^{1,2}
- O. Restaurants, carryout.^{1,2}
- P. Retail, 3,000 square feet footprint or less.^{1,2}
- Q. Day care, any number of people.^{1,2}
- R. Recreational use.

S. Inns.¹

T. Bed-and-breakfasts.¹

NOTES:

¹Requires Planning Board approval under the provisions of RSA 676:4.

²Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the voluntary design review guidelines.

§ 175-107 **Special exception uses.**

Uses which may be permitted by special exception shall be as follows:

- A. Cultural arts facility.^{1,2}
- B. Marinas.^{1,2}
- C. Educational institutions.^{1,2}
- D. Museum.^{1,2}
- E. Retail, over 3,000 up to 6,000 square feet footprint.^{1,2}
- F. Elderly housing.^{1,2}

NOTES:

¹Requires Planning Board approval under the provisions of RSA 676:4.

²Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the voluntary design review guidelines.

§ 175-108 **Other requirements.**

For additional requirements, see:

- A. Article **XXII**, Off-Street Parking and Loading Requirements.
- B. Section **175-137**, Landscaping.