

## **Article XVII: Bay Street Limited Business District**

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).
- I.** Artisan studio.<sup>1,2</sup>
- J.** Business services.<sup>1,2</sup>
- K.** Professional offices.<sup>1,2</sup>
- L.** Personal services.<sup>1,2</sup>
- M.** Banks.<sup>1,2</sup>
- N.** Restaurants.<sup>1,2</sup>
- O.** Restaurants, carryout.<sup>1,2</sup>
- P.** Retail, 3,000 square feet footprint or less.<sup>1,2</sup>
- Q.** Day care, any number of people.<sup>1,2</sup>
- R.** Recreational use.
- S.** **Inns.**
- T.** **Bed-and-breakfasts.**

NOTES:

<sup>1</sup>Requires Planning Board approval under the provisions of RSA 676:4.

<sup>2</sup>Lot 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.** **Inns.**<sup>1</sup>
- B.** Cultural arts facility.<sup>1,2</sup>
- C.** Marinas.<sup>1,2</sup>
- D.** Educational institutions.<sup>1,2</sup>
- E.** Museum.<sup>1,2</sup>
- F.** Retail, over 3,000 up to 6,000 square feet footprint.<sup>1,2</sup>
- G.** Elderly housing.<sup>1,2</sup>

NOTES:

<sup>1</sup>Requires Planning Board approval under the provisions of RSA 676:4.

<sup>2</sup>Lot 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.