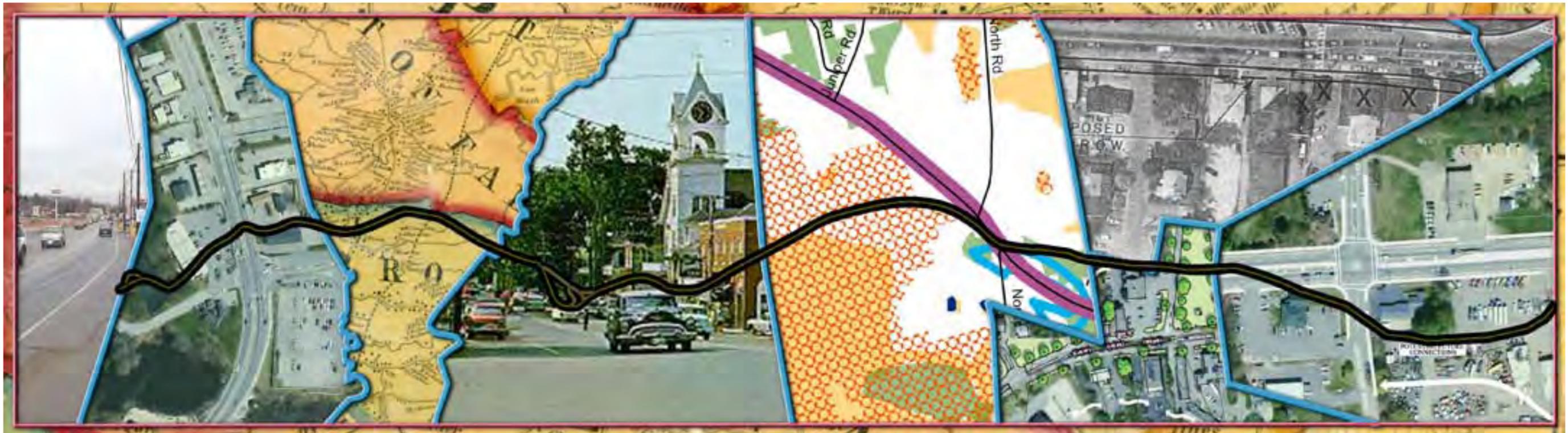


US 1 CORRIDOR PLAN

Appendix A: Maps and Full Page Figures

Appendix B: Historic Resources Survey



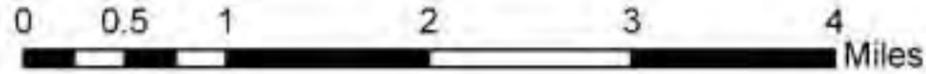
November, 2011

Town of Hampton
Town of Hampton Falls
Town of North Hampton
City of Portsmouth
Town of Rye
Town of Seabrook

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Map 1-1: Corridor Study Area Overview





2005 Air Photos (Sanborn)

Map 1-2: Issues and Opportunities US 1 Corridor Southern Section

2005 Airphotos (Sanborn)
Route 1 Corridor, Seacoast NH

1 Mile



© 10-2005id-us1id-Maps



2005 Air Photos (Sanborn)

Map 1-3: Issues and Opportunities US 1 Corridor Northern Section

2005 Airphotos (Sanborn)
Route 1 Corridor, Seacoast NH

1 Mile

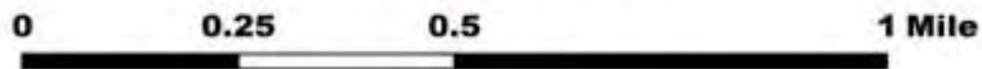


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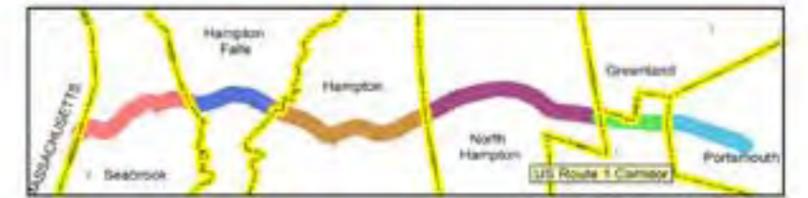


Zoning

Route 1 Corridor, Seacoast NH



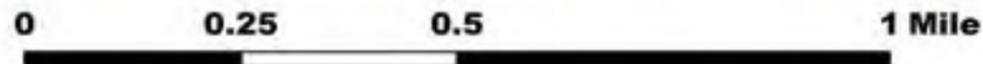
Map 2-1: Corridor Zoning US 1 Corridor Southern Section





Zoning

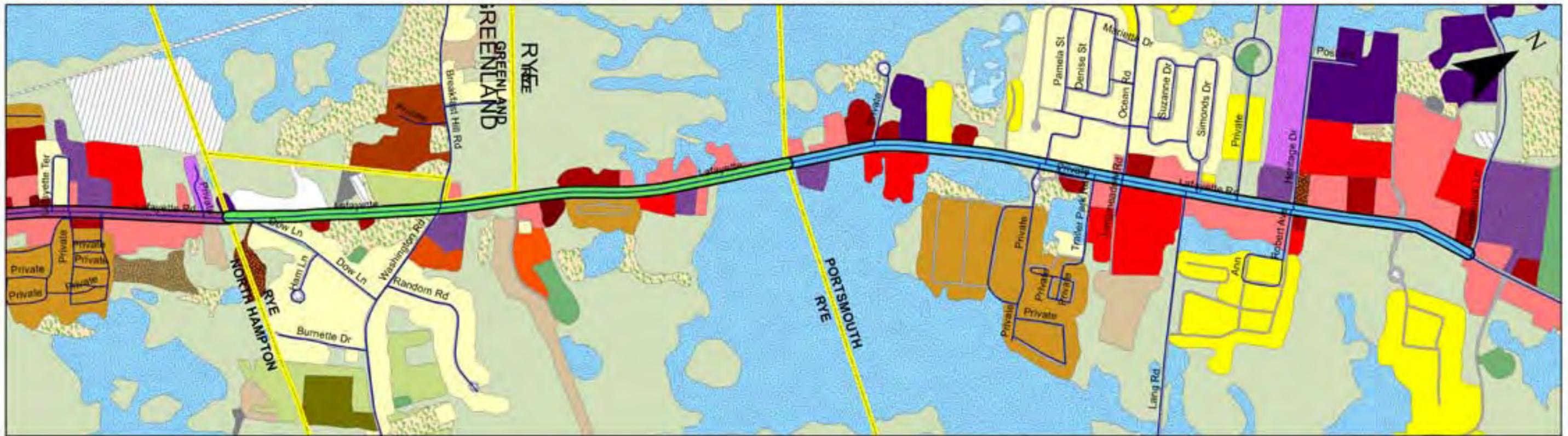
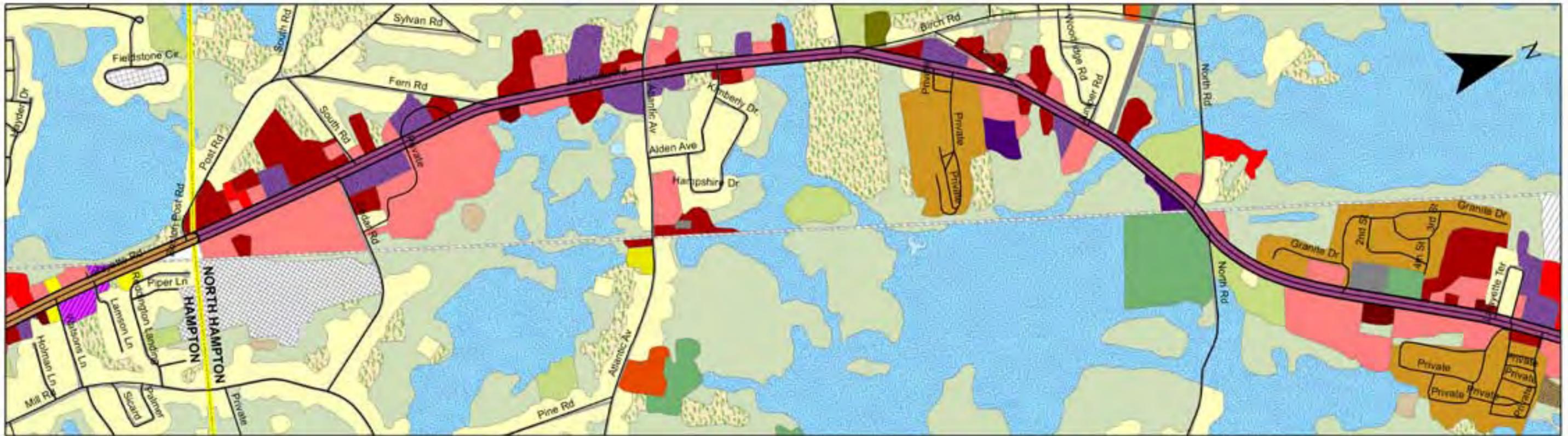
Route 1 Corridor, Seacoast NH



Map 2-2: Corridor Zoning US 1 Corridor Northern Section



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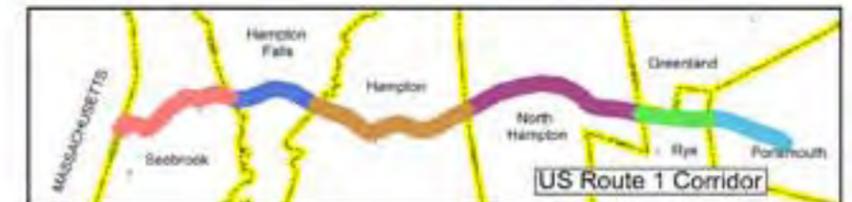
Land Use

Route 1 Corridor, Seacoast NH

0 0.25 0.5 1 Mile

Map 2-4: Land Use US 1 Corridor Northern Section

The land use symbology is listed on a separate page



Land Use Symbology for Maps 2-3 & 2-4

Residential

-  Multi-family (4 or more stories)
-  Multi-family (1-3 stories)
-  Single family/duplex
-  Mobile home parks
-  Group and transient quarters
-  Other residential

Commercial, Services, and Institutional

-  Commercial retail
-  Commercial wholesale
-  Services
-  Lodging
-  Government
-  Institutional
-  Educational
-  Indoor cultural/public assembly
-  Other commercial, services, and institutional

Industrial

-  Industrial
 -  Mining
- ### Transportation, Communications, and Utilities
-  Air transportation
 -  Rail transportation
 -  Limited & controlled highway right-of-way
 -  Road right-of-way
 -  Park & ride lot
 -  Parking structure/lot
 -  Auxilliary transportation
 -  Other road transportation
 -  Communication
 -  Electric, gas, and other utilities
 -  Water and wastewater utilities
 -  Solid waste utilities
 -  Other transportation, communications, and utilities

Industrial and Commercial Complexes

-  Industrial park
-  Office park
-  Shopping mall
-  Other industrial complexes
-  Other commercial complexes

Mixed Developed Uses

-  Multiple stories, residential in upper stories only
-  Other mixed uses

Outdoor and Other Urban Built-Up Land

-  Outdoor cultural
-  Outdoor public assembly
-  Outdoor recreation
-  Cemeteries
-  Other outdoor and other urban or built-up land

Vacant

-  Vacant land

Agriculture

-  Agricultural land
-  Other agricultural land

Natural Features

-  Brush or transitional between open & forested
-  Forest land
-  Water
-  Wetlands

Barren

-  Beaches and river banks
-  Sandy areas (non-beaches)
-  Bare/exposed rock
-  Strip mine/quarry or gravel pit
-  Disturbed land
-  Disturbed land



Map 2-5: Natural Services Network US 1 Corridor Southern Section

- Surface Water
- Water Supply Area
- Important Wildlife Area
- Productive Soil Area
- Flood Storage Area

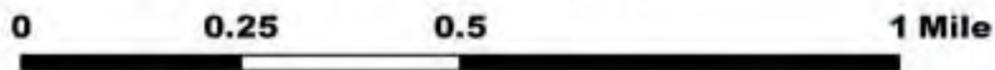
0 0.25 0.5 1 Mile



O:\d-2005\d-us1\d-Maps



Map 2-6: Natural Services Network US 1 Corridor Northern Section



- Surface Water
- Water Supply Area
- Important Wildlife Area
- Productive Soil Area
- Flood Storage Area



© 2005 US 1 Corridor Maps

TABLE 2-4: PORTSMOUTH ZONING

	Single Residence A (SRA)	Single Residence B (SRB)	Garden Apartment & Mobile Home (GA/MH)	General Business (GB)	Mixed Residential Business (MRB)	Pease Industrial (PI)
Permitted Uses	<ul style="list-style-type: none"> Single Family Dwelling Modular Home (permanent foundation) Home Occupation I Group Day Care (6 or less) Farms (Fruits, Vegetables, Hay, Grain, or other Produce) Temporary Structures up to 30 days Construction Trailers Earth Products Removal and Placement Municipal Parks Roadside Stands (30' from right-of-way) 	<ul style="list-style-type: none"> Single Family Dwelling Modular Home (permanent foundation) Home Occupation I Group Day Care (6 or less) Farms (Fruits, Vegetables, Hay, Grain, or other Produce) Temporary Structures up to 30 days Construction Trailers Earth Products Removal and Placement Municipal Parks Roadside Stands (30' from right-of-way) 	<ul style="list-style-type: none"> 2 - 4 unit Dwellings 5 - 8 unit Dwellings Mobile Homes Mobile Home Park Home Occupation I Farms (Fruits, Vegetables, Hay, Grain, or other Produce) Temporary Structures up to 30 days Construction Trailers Earth Products Removal and Placement Municipal Parks Roadside Stands (30' from right-of-way) 	<ul style="list-style-type: none"> Retail sales (excluding motor vehicles, recreational vehicles, marine craft and mobile homes) Retail sales (up to 2000 sf) Retail Sale (wholesale up to 40%) Convenience goods I and II (for type I, 24 hours ok) Business, real estate and profession offices Financial institutions Consumer services Laundry and dry cleaning establishments Night clubs, bars or taverns for less than 250 people (200' setback from any residential use) Conversion of existing structures to Bed and Breakfasts (10 rooms and under) Hotels and motels (without bars or function rooms) Restaurants (take-out only, with bars both ok) Trade, craft and general services establishments Under taking Establishments, funeral parlors (excluding crematoriums) Health clubs Indoor amusement or recreation uses Commercial greenhouses or nurseries (30 setback from street) Manufactured and sale of retail goods Group day care Motor vehicle sales, leasing or rentals Media studios 	<ul style="list-style-type: none"> Retail of convenience goods I (max 2000 sf) Business offices, financial institutions, real estate offices Consumer services (max 2000 sf) Rooming House Bed and Breakfast Trade, craft and general services establishments (max 2000 sf) Under taking Establishments, funeral parlors (excluding crematoriums) Group day care (6 or less) 1-4 family dwellings Home occupation I Municipally operated parks and related activities Temporary structures (up to 30 days) Construction trailers Earth products removal and placement Historic houses or structures Outdoor storage of registered motor vehicles (no more than 1 commercial) Indoor storage Off Street parking Signs Seasonal Outdoor storage of not more than one boat 	<ul style="list-style-type: none"> Activities associated with State or Federal defense related activities Airport operations Research, development and testing facilities with associated light manufacturing and high-hazard uses Aircraft and aircraft parts manufacture and retrofitting Manufacturing facility (40% or under warehousing) Business offices Aerospace and aviation training facilities Construction trailers Earth products removal and placement Shared vehicular parking garages Satellite dishes 42" or less in diameter not more than 4' off the ground Whip antennae (not more than 30' high) Car rental agencies Laundry and dry cleaning Hair salons News stands Convenience goods I and II Restaurants/coffee shops Group day care Recreational facilities Bank/credit union Foreign Trade Zone
Special Exceptions	<ul style="list-style-type: none"> Historic Houses or Structures (owned by non-profits) Satellite dishes Greater than 42" in diameter station, or Satellite dishes less than 42" in diameter Temporary Structure up to 90 days Keeping of Farm Animals Cemeteries Nursing/ Rest/ Convalescent Home Group Day Care (7 or more) Public, Religious, Sectarian and Private Non-profit Recreation use (under 10 acres) Public, Religious, Sectarian and Private Non-profit Recreation use (10+ acres) Religious Institutions Home Occupation II 	<ul style="list-style-type: none"> Historic Houses or Structures (owned by non-profits) Satellite dishes Greater than 42" in diameter station, or Satellite dishes less than 42" in diameter Temporary Structure up to 90 days Commercial Greenhouses and Nurseries Keeping of Farm Animals Cemeteries Nursing/ Rest/ Convalescent Home Group Day Care (7 or more) Public, Religious, Sectarian and Private Non-profit Recreation use (under 10 acres) Public, Religious, Sectarian and Private Non-profit Recreation use (10+ acres) Religious Institutions Home Occupation II 	<ul style="list-style-type: none"> Historic Houses or Structures (owned by non-profits) Satellite dishes Greater than 42" in diameter station, or Satellite dishes less than 42" in diameter Temporary Structure up to 90 days Cemeteries 	<ul style="list-style-type: none"> Schools Historic houses or structures Carts or trailers Temporary structures up to 30 days Construction trailers Earth products removal and placement Periodic special events (e.g. concerts, fund-raisers or fairs) Whip antennae (not more than 30' high) Convenience good II (24 hours) Night clubs, bars or taverns for 250-500 people (200' setback from any residential use) Hotels and motels (with bars or function rooms up to and beyond 500 people) Restaurants that abut residential or mixed residential uses Outdoor entertainment, up to 500 people Outdoor recreation uses (driving ranges and mini-golf) Cultural facilities, outdoors or indoors Veterinary hospital Motor vehicle service, repair or washing Marine storage on lot 2 acres or more Marine craft rental, repair, fueling or sales New additions to existing buildings for residential dwellings Public or Private transformer station, substation, pumping station, or satellite dish over 42" in diameter Sexual oriented businesses Temporary structures up to 90 days 	<ul style="list-style-type: none"> Retail of convenience goods I (over 2000 sf) Professional offices Consumer services (over 2000 sf) Boarding House Group day care (7 or more) Nursing, rest or convalescent homes Non-Profit clubs Public, Religious, sectarian and private non-profit schools and non-profit recreational (rec uses 50 foot setback from lot lines) Public or Private transformer station, substation, pumping station, or satellite dish over 42" in diameter Temporary structures up to 90 days Satellite dishes less than 42" in diameter 	<ul style="list-style-type: none"> Manufacturing facility (over 40% warehousing) Non-passenger transportation related activates Food processing and related products Aircraft sales and leasing Media studios Public or Private transformer station, substation, pumping station, or satellite dish over 42" in diameter Outdoor storage of raw or partially finished materials, machinery, equipment and vehicles Satellite dishes 42" or more in diameter or more than 4' off the ground
Min Lot Size	1 acre	15,000 sf	5 acres	1 acre	7,500 sf	5 acres
Frontage	150'	100'	N/A	200'	100'	N/A
Max Lot Coverage	10%	20%	20%	30%	40%	30%
Min Open Space	50%	40%	50%	20%	25%	50%
Max Height	35'	35'	35'* (+ 8' vehicle storage)	40'	40'	85'
Front Setback	30'	30'	30'	70'	5'	70'
Side Setback	20'	10'	25'	30'	10'	50' + 50'
Rear Setback	40'	30'	25'	20'	15'	50'

TABLE 2-5: RYE ZONING

Zoning District	Commercial District (C)	Single Residence District (SR)	
Permitted Uses	<ul style="list-style-type: none"> Retail establishment for the sale of groceries, Church. Public school education use Farm, including the sale of products grown on the premises only General municipal recreation use Aquaculture, but only within the Wetlands Conservation District Golf courses Accessory uses customarily incidental to the above Drug stores barber shop, beauty parlor tailor shop TV service retailing of toys and hobby crafts 	<ul style="list-style-type: none"> bicycle shop Gift, novelty, and sports shops Restaurant, tearoom, ice cream shop, or similar place serving food or beverage Motel, tourist camp, lodging house, and hotel Business, financial, professional or government offices New automobile salesrooms new boat salesrooms new trailer salesrooms Farm machinery salesrooms Lumber yard and building supplies. Professional offices financial institutions general retailing of goods and services 	<ul style="list-style-type: none"> Single family detached dwelling Church. Home Occupations. Public school education use Farm, including the sale of products grown on the premises only General municipal recreation use Aquaculture, but only within the Wetlands Conservation District Golf courses Accessory uses customarily incidental to the above
Special Exception	<ul style="list-style-type: none"> Any use of the same general character as any of the uses hereinbefore specifically permitted Wholesale establishments for manufactured solid materials. Gasoline stations Public garages. Diners Cemetery Greenhouse or horticultural enterprise Hospital, convalescent or nursing home Municipal use Public utility building Membership club Condominium Conversions Mobile Homes Quarries, Pits and Turf Farms 	<ul style="list-style-type: none"> Cemetery Greenhouse or horticultural enterprise Hospital, convalescent or nursing home Municipal use Public utility building or use necessary for the public welfare Condominium Conversions Mobile Homes Quarries, Pits and Turf Farms Bed & Breakfast Facilities Business Use of Residence 	
Min Lot Size	44,000 s.f.	66,000 s.f.	
Frontage	150'	200'	
Min Lot Width			
Max Lot Coverage	75%	15%	
Min Open Space	n/a	n/a	
Max Height	35'	35'	
Front Setback	30' (60' on Route 1)	40'	
Side Setback	20'	20'	
Rear Setback	24'	30' (or 25% of the lot which ever is less)	
Other Setback	150' minimum lot depth	150' minimum lot depth	
Applicable Overlay Zones	Wetlands Conservation District	Wetlands Conservation District	

TABLE 2-6: GREENLAND ZONING

RESIDENTIAL	COMMERCIAL
<ul style="list-style-type: none"> Single family dwelling Back-lot development in accordance with 3.7.1 Two family dwelling Manufactured housing Home occupation Licensed Family Day Care Age Restricted Housing Inns Municipal Buildings such as Schools, Libraries, and Town Offices Municipal Uses, such as Transfer Station, DPW Garages, etc. Necessary to Governmental Operations Historical Museums Forestry, wildlife, timber preserves, reservoirs, and nature study areas Public parks and playgrounds Commercial riding stables and riding trails (under 10 acres) Farming including customary accessory uses Commercial Timbering or Non-commercial Forestry Licensed Day care facilities Public or Private Cemetery Earth products removal (subject to provisions) 	<ul style="list-style-type: none"> Single family dwelling Back-lot development in accordance with 3.7.1 Two family dwelling Manufactured housing Home occupation Licensed Family Day Care Age Restricted Housing Inns Hotels, motels Municipal Buildings such as Schools, Libraries, and Town Offices Municipal Uses, such as Transfer Station, DPW Garages, etc. Necessary to Governmental Operations Historical Museums Churches, Religious Organizations Health Clinics and Not-for-Profit Health Organizations Forestry, wildlife, timber preserves, reservoirs, and nature study areas Public parks and playgrounds Commercial riding stables and riding trails (under 10 acres) Farming including customary accessory uses Commercial Timbering or Non-commercial Forestry Licensed Day care facilities Public or Private Cemetery Earth products removal (subject to provisions)
<ul style="list-style-type: none"> Dog Day Care Overnight and day camps, cottage colonies, vacation resorts, hostels and similar recreational facilities Bed and Breakfast Establishment Churches, Religious Organizations Health Clinics and Not-for-Profit Health Organizations Public Utilities Commercial riding stables and riding trails (10+ acres) Recreational camping parks/recreational areas, residential Tenting and camping for Class A, B and C recreational Golf Courses Private schools, nursery through college Senior citizen centers Hospitals, clinics, nursing / rehabilitation centers Veterinary Hospitals Kennels, with a minimum lot size of five acres 	<ul style="list-style-type: none"> Overnight and day camps, cottage colonies, vacation resorts, hostels and similar recreational facilities Bed and Breakfast Establishment Public Utilities Commercial riding stables and riding trails (10+ acres) Recreational camping parks/recreational areas, residential Tenting and camping for Class A, B and C recreational Golf Courses Private schools, nursery through college Automotive Service Station Motor Vehicle Dealerships, repair garages, body shops, and paint shops Research and development offices Warehousing and wholesaling operations Storage within Truck Bodies, Trailer Vans or Cargo Vehicles
60,000 sq. ft. (min. 45,000 contiguous upland)	60,000 sq. ft. (min. 45,000 contiguous upland)
200'	200'
80'	80'
20%	40%
80%	60%
35'	35'
30'	30'
20'	20' (50' when abutting residential use)
20'	20' (50' when abutting residential use)
50' from wetlands	50' from wetlands
Floodplain management district	Floodplain management district

TABLE 2-7: NORTH HAMPTON ZONING

Zoning District	R-1	R-2	R-3	I-B/R
Permitted Uses	<ul style="list-style-type: none"> • Agriculture • Single family dwellings • Public parks and playgrounds • Essential Services (municipal, utility, etc) • Duplexes • Manufactured housing (on individually owned lots) • Cemeteries 	<ul style="list-style-type: none"> • Agriculture • Single family dwellings • Public and parochial schools • Public parks and playgrounds • Churches • Essential Services (municipal, utility, etc) • Duplexes • Manufactured housing (on individually owned lots) 	<ul style="list-style-type: none"> • Agriculture • Single family dwellings • Public and parochial schools • Public parks and playgrounds • Churches • Essential Services (municipal, utility, etc) • Duplexes • Manufactured housing (on individually owned lots) 	<ul style="list-style-type: none"> • Agriculture • Motels • Eating and drinking • Research and Testing • Offices • Hospitals/Clinics (human or animal) • Public Utility Buildings • Accredited Commercial Schools • Essential Services (municipal, utility, etc) • Retail Uses • Wholesale Uses • Accessory Uses • Single family dwellings • Group Day Care • Duplexes • Manufactured housing (on individually owned lots) • Manufactured housing Parks
Special Exception	<ul style="list-style-type: none"> • Churches • Home Occupations • Non-Profit-Recreational uses • Nursery Schools • Water Recreation • Accessory Apartments • Family Day care 	<ul style="list-style-type: none"> • Cemeteries • Home Occupations • Non-Profit-Recreational uses • Nursery Schools • Public Utility Buildings • Water Recreation • Municipal Buildings • Hospitals/Clinics (human or animal) • Greenhouses • Riding Stables • Private Clubs • Accessory Apartments • Family Day care 	<ul style="list-style-type: none"> • Cemeteries • Home Occupations • Non-Profit-Recreational uses • Nursery Schools • Public Utility Buildings • Water Recreation • Municipal Buildings • Hospitals/Clinics (human or animal) • Greenhouses • Riding Stables • Private Clubs • Accessory Apartments • Family Day care 	<ul style="list-style-type: none"> • Water Recreation and Storage • Municipal Buildings • Multi-Family Dwelling • Light Manufacturing • Public and Private Recreational Facilities • Planned Unit Industrial and Business Projects • Accessory Apartments • Family Day care • Home Occupations • Motor-Vehicle Refueling Facilities • Motor-Vehicle Service Facilities
Min Lot Size	87,120 sf	87,120 sf (Duplex 100,000 sf)	87,120 sf (duplex 100,000 sf)	87,120 sf (multi-family + 1 acre per family)
Frontage	175'	175'	175'	250'
Max Lot Coverage	N/A	N/A	N/A	N/A
Min Open Space	N/A	N/A	N/A	10% +10' buffer +5% of parking area
Max Height	35'	35'	35'	50'
Front Setback	30'	35'	35'	35'
Side Setback	25'	30'	35'	35'
Rear Setback	25'	30'	35'	35'
Other Setback	15' (Accessory Building)	15' (Accessory Building)	15' (Accessory Building)	35' (Accessory Building)
Applicable Overlay Zones	Wetlands Conservation Areas, Water Resources and Aquifer Protection Zone, Wireless Telecommunication District	Wetlands Conservation Areas, Water Resources and Aquifer Protection Zone, Wireless Telecommunication District	Wetlands Conservation Areas, Water Resources and Aquifer Protection Zone, Wireless Telecommunication District	Wetlands Conservation Areas, Water Resources and Aquifer Protection Zone, Wireless Telecommunication District, Sexually Oriented Business

TABLE 2-8: HAMPTON ZONING

	RAA	RA	RCS	B	I	G
Permitted Uses	<ul style="list-style-type: none"> One single-family dwelling with private garage & one accessory bldg A swimming pool for the use of occupants and their guests. Amateur Radio Tower General outdoor recreation of a non-commercial nature Taking care of three-or-less children Churches, public schools, libraries, municipal uses The conducting of garage, barn or lawn sales Conducted on two or fewer occasions within a calendar year [B] Proposed conversion condominiums [R] 	<ul style="list-style-type: none"> One single-family dwelling with private garage & one accessory bldg Two-family dwellings General outdoor recreation of a non-commercial nature Taking care of three-or-less children Amateur Radio Tower The conducting of garage, barn or lawn sales Conducted on two or fewer occasions within a calendar year [B] Proposed conversion condominiums [R] 	<ul style="list-style-type: none"> Two-family dwellings Bed and Breakfasts Retail Sales Lodging Houses A swimming pool for the use of occupants and their guests. Multi-family dwellings. Dressing room facilities for public use, Churches, public schools, libraries, municipal uses Private Schools General outdoor recreation of a non-commercial nature Restaurants. Warehouses. Domestic pet grooming shops. Manufacturing clearly incidental to the business lawfully conducted on the premises The conducting of garage, barn or lawn sales Conducted on two or fewer occasions within a calendar year The conducting of garage, barn or lawn sales Conducted on more than two occasions within a calendar year Light manufacturing, machine shops Heavy manufacturing Health Care facilities. Taking care of three-or-less children Amateur Radio Tower Family Day Care (up to 6 children) Offices and banks Theaters and halls Service Clubs and Health/Athletic Clubs Garages, parking lots and filling stations. Coal, coke, and building material yards and landscape materials storage and sales Tourists cabins, motels, and hotels including retail business conducted only for the convenience of the guests Group day Care (over 6 children) [R] Parking Lots and/or Parking Areas [R] 	<ul style="list-style-type: none"> A swimming pool for the use of occupants and their guests. Multi-family dwellings. Dressing room facilities for public use, Churches, public schools, libraries, municipal uses Private Schools General outdoor recreation of a non-commercial nature Restaurants. Warehouses. Domestic pet grooming shops. Manufacturing clearly incidental to the business lawfully conducted on the premises The conducting of garage, barn or lawn sales Conducted on two or fewer occasions within a calendar year The conducting of garage, barn or lawn sales Conducted on more than two occasions within a calendar year Light manufacturing, machine shops Heavy manufacturing Health Care facilities. Taking care of three-or-less children Amateur Radio Tower Family Day Care (up to 6 children) Offices and banks Theaters and halls Service Clubs and Health/Athletic Clubs Garages, parking lots and filling stations. Coal, coke, and building material yards and landscape materials storage and sales Tourists cabins, motels, and hotels including retail business conducted only for the convenience of the guests Group day Care (over 6 children) [R] Parking Lots and/or Parking Areas [R] Proposed conversion condominiums [R] 	<ul style="list-style-type: none"> One single-family dwelling with private garage & one accessory bldg Two-family dwellings Bed and Breakfasts Retail Sales A swimming pool for the use of occupants and their guests. Dressing room facilities for public use, Churches, public schools, libraries, municipal uses Private Schools General outdoor recreation of a non-commercial nature Restaurants. Warehouses. Domestic pet grooming shops. Manufacturing clearly incidental to the business lawfully conducted on the premises The conducting of garage, barn or lawn sales Conducted on two or fewer occasions within a calendar year The conducting of garage, barn or lawn sales Conducted on more than two occasions within a calendar year Light manufacturing, machine shops Heavy manufacturing Health Care facilities. Taking care of three-or-less children Amateur Radio Tower Family Day Care (up to 6 children) Offices and banks Theaters and halls Service Clubs and Health/Athletic Clubs Garages, parking lots and filling stations. Coal, coke, and building material yards and landscape materials storage and sales Tourists cabins, motels, and hotels including retail business conducted only for the convenience of the guests Group day Care (over 6 children) [R] Parking Lots and/or Parking Areas [R] Proposed conversion condominiums [R] 	
Special Exceptions	<ul style="list-style-type: none"> Bed and Breakfasts Bathhouse or boathouse for private use Cemeteries Public utility building or public utility use necessary for public welfare A quarry, gravel pit, sand pit or any similar use Family Day Care (up to 6 children) Any accessory use customarily incidental to uses 	<ul style="list-style-type: none"> Bed and Breakfasts A quarry, gravel pit, sand pit or any similar use Family Day Care (up to 6 children) 	<ul style="list-style-type: none"> Bathhouse or boathouse for private use Cemeteries Public utility building or public utility use necessary for public welfare A quarry, gravel pit, sand pit or any similar use Any accessory use customarily incidental to uses The manufacturing, storage, processing of, sale of and use of materials classified or deemed hazardous 	<ul style="list-style-type: none"> Bathhouse or boathouse for private use Cemeteries Public utility building or public utility use necessary for public welfare A quarry, gravel pit, sand pit or any similar use Any accessory use customarily incidental to uses The manufacturing, storage, processing of, sale of and use of materials classified or deemed hazardous 	<ul style="list-style-type: none"> Bathhouse or boathouse for private use Cemeteries Public utility building or public utility use necessary for public welfare A quarry, gravel pit, sand pit or any similar use Family Day Care (up to 6 children) Any accessory use customarily incidental to uses 	
Min Lot Size	43,560	15,000	6,000	10,000	22,000	15,000
Min Lot Size per Dwelling Unit	43,560	15,000	3,000	10,000	X	15,000
Frontage	200'	125'	60'	100'	100'	125'
Min Lot Width	200'	125'	60'	100'	100'	125'
Max Lot Coverage (sealed/impervious)	85%	85%	85%	85%	85%	85%
Max Lot Coverage (sealed/impervious) / res lot in Aquifer Protection Zone	25%	25%	25%	25%	25%	25%
Max Lot Coverage (sealed/impervious)/ non-res lot in Aquifer Protection Zone	60%	60%	60%	60%	60%	60%
Max Height	35' (3)	35' (3)	35' (3)	50'	50+'	35' (3)
Front Setback	20'	20'	10'	10'	30'	10'
Side Setback	20'	15'	7' (12')	7'	10' (15')	7'
Rear Setback	20'	10'	7'	7'	15+'	7'
Max # of DUs/ Structure	1	1	2	8	0	8
Minimum SF per DU	900	900	500	400	X	500

[B] = Permitted By building Inspector
[R] = Permitted after Subdivision/Site Plan Review by Planning Board

TABLE 2-9: HAMPTON FALLS ZONING

Zoning District	A-R (Agricultural/Residential)	B (Business)
Permitted Uses	<ul style="list-style-type: none"> • Home occupations • Professional offices of persons residing in buildings in which offices are located • Public Buildings • Public Schools • Public Parks • Public Recreation Areas • Family Day Care Home licensed • Churches and other places of worship • Agricultural operations • Roadside stands solely for the sale of agricultural or nursery products • Stables or Riding Academies • Temporary (portable) sawmills • Golf Courses • Barber and/or Beauty Shops. • Manufactured Housing, Mobile Homes and Trailers • Nursing homes and Hospitals • Accessory Housing Units • Bed and Breakfast 	<ul style="list-style-type: none"> • Any use permitted in the "A District" • Parking Area. • Retail Shops, including Personal Service Shops • Offices for Business, Professional or Banking Use • Laundry and Dry Cleaning drop off and pickup • Wholesale Business and Storage • Service Stations • Motor vehicles sales and service • Establishments serving food and beverages • Inns, Motels and Cabins • Transportation, including bus stops • Family Day Care
Special Exception	<ul style="list-style-type: none"> • Sand, Gravel and Topsoil Removal • Auctions • Reduced frontage requirements • Non-Conforming Temporary Buildings • Reduced Lot Size when on Public Water or Public Sewer • Storage of Commercial or Industrial Vehicles (max of 2) 	<ul style="list-style-type: none"> • Reduced frontage requirements • Industrial Uses • Non-Conforming Temporary Buildings • Reduced Lot Size when on Public Water or Public Sewer • Adult Use
Min Lot Size	87,120 s.f.	87,120 s.f.
Frontage	250'	250'
Max Lot Coverage	70% (3 acres or less)	None other than setbacks
	75% (3 to less than 4 acres)	
	80% (4 to less than 5 acres)	
	85% (5 acres or more)	
Min Open Space	see above	N/A
Max Height	35'	35'
Front Setback	50'	25'
Side Setback	50'	25'
Rear Setback	50'	25'
Other Setback	1 acre or less lots of record all 25'	If the B District extends beyond three hundred (300) feet from the edge of the right of way. Buildings shall be set back at least seventy-five (75) feet from the A-R zone.
Applicable Overlay Zones	Telecom Overlay District, Floodplain Management District, Wetlands Conservation District	Telecom Overlay District, Floodplain Management District, Wetlands Conservation District

TABLE 2-10: SEABROOK ZONING

	Zone 2 (Commercial)	Zone 2R (Residential)	Zone 3 (Industrial)																																																						
Permitted Uses	<ul style="list-style-type: none"> • Accessory buildings, • Agricultural, • Boating Supplies, • Churches, • Day Care, • Fish & Shellfish: wholesale & retail sales, • Fishing Equipment: fabrication, storage & repair, • Gasoline Stations: 1,000' from exiting stations, • Guest Houses: built prior to March 1974, • Home Occupations, • Hotels & Motels, • Industrial/Retail as per Article VIII, Manufacturing - as a Subordinate Use, • Marinas & Related Services, • Nursing or Convalescent Homes - not more than 20 patients; • Offices - incidental to a residence, • Offices for maritime activities, • Offices - All other offices, • Recreation - Commercial Indoor, • Single Family Dwelling, 	<ul style="list-style-type: none"> • Mixed Uses, • Motor Vehicle Re-Manufacturing, • Outside Commercial Amusements & Entertainment, • Residential - Family Apartment, • School Bus Shelters, • Two Family Dwelling, • Restaurants & Lounges (no drive through), • Retail & Service Businesses - floor area of 1,000 sq ft or more; • Retail & Service Businesses - floor area less than 1,000 sq ft; • Schools, • Sexually Oriented Businesses as per Article XVIII, • Swimming Pools for use by occupants and guests, • Telecommunications Facilities permitted only on land west of I-95 and within 3,500' of the centerline of I-95, • Theaters & Halls, • Trailers & Boats - Dead storage, • Travel Trailer Parks, • Utilities: Public Utility Buildings, • Wholesale Businesses incidental to a principal retail business 	<ul style="list-style-type: none"> • Accessory buildings • Agricultural • Churches • Day Care • Fish & Shellfish: wholesale & retail sales • Fishing Equipment: fabrication, storage & repair • Guest Houses: built prior to March 1974 • Home Occupations • Manufacturing - as a Subordinate Use • Offices - incidental to a residence • Single Family Dwelling • Two Family Dwelling • Retail & Service Businesses - floor area less than 1,000 sq ft • Schools • Swimming Pools for use by occupants and guests • Trailers & Boats - Dead storage • Utilities: Public Utility Buildings 	<ul style="list-style-type: none"> • Accessory buildings • Home Occupations • Industrial • Manufacturing - as a Principal Use • Manufacturing - as a Subordinate Use • Marinas & Related Services • Offices - incidental to a residence • Offices - All other offices • Telecommunications Facilities • permitted only on land west of I-95 and within 3,500' of the centerline of I-95. • Trailers & Boats - Dead storage • Utilities: Public Utility Buildings • Wholesaling Establishment • Warehousing and Storage 																																																					
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