

Proposed Amendment C

4.01(A)

~~8. Business Development (BD) District [ARTICLE 16 – PUBLISHED SEPARATELY]~~ The purpose of the Business Development District Ordinance is to attract environmentally acceptable commercial, industrial, recreational, and institutional uses to the District; to encourage diversity in the community tax base through appropriate flexibility in land use and land use development; to optimize financial return on public infrastructure investments and expenditures, including municipal sewer, municipal water supply, and public highways; to minimize adverse traffic impacts on Route 3-A, future interstate highway interchanges, and surrounding local streets and roadways; and to preserve valuable historical, cultural, and natural features within the District and to minimize adverse environmental impacts to water and air, while reducing light and noise pollution, flooding, clear cutting of vegetation, and the blocking of scenic views.

~~98.~~ Bow Mills Mixed Use (BMMU) District [ARTICLE 17 – PUBLISHED SEPARATELY] The purpose of the Bow Mills Mixed Use District is a) to expand the Town's tax base and allow high value development in close proximity to Interstates 89 and 93, b) to permit the development of a walkable community with a mix of compatible commercial and residential uses to help meet the demands of the current and future market, c) to allow flexibility in development, and d) to minimize the traffic impact of any proposed development on local roads by orienting access toward the highway and transit.

~~109.~~ South Bow Mixed Use (SBMU) District [ARTICLE 18 – PUBLISHED SEPARATELY] The purpose of the South Bow Mixed Use District is a) to expand the Town's tax base and allow high value development in the southern part of town close to Route 3-A and Interstate 93, b) to permit the development of a walkable community with a mix of compatible residential, commercial, and industrial uses to help meet the demands of the current and future market, c) to allow flexibility in development, and d) to promote cooperation between the Towns of Bow and Hooksett and encourage the sharing of municipal resources when feasible.

PRINCIPAL USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	
A. RESIDENTIAL									
1. Single Family	P	P	P	-	-	-	-	-	
2. Duplex or Two-Family	P	P	-	-	-	-	-	-	Section 7.05
3. Multi-Family	S	S	-	-	-	-	-	-	Section 7.05
4. Housing for the Elderly	P	P	P	-	-	-	P	-	Section 7.05
5. Manufactured Housing Park	C	-	-	-	-	-	-	-	Section 7.03
6. Manufactured Housing Subdivision	P	-	-	-	-	-	-	-	Section 7.03
7. Boarding or Rooming House	S	S	S	-	-	-	-	-	
8. Open Space Residential Development	P	P	P	-	-	-	-	-	Section 7.02
B. PUBLIC AND INSTITUTIONAL									
1. Churches	S	S	S	S	S	S	S	S	
2. Public or Private Schools	S	S	S	S	S	S	S	P	
3. Hospitals	-	-	-	P	P	P	-	P	
4. Residential Care Facility	S	S	S	P	P	P	P	P	RSA 151:2 I(e)
5. Child Day Care Center	-	-	-	S	S	S	P	P	Section 7.08
6. Adult Day Care Facility	-	-	-	S	S	S	-	P	RSA 151:2 I (f)
7. Libraries and Museums	-	-	-	S	P	P	P	P	
8. Social, Fraternal Clubs and Lodges	-	-	-	P	P	P	S	P	
9. Municipal & Public Works Facilities	S	S	S	P	P	P	P	P	
10. Cemeteries	S	S	S	S	S	S	S	S	
11. Essential Public Utilities and Appurtenances	S	S	S	P	P	P	P	P	Section 7.12
12. Home Based Day Care (see RSA 672:1V-a)	P	P	P	S	S	S	S	S	

PRINCIPAL USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	

C. RECREATION AND ENTERTAINMENT									
1. Publicly Owned Recreation Facility	P	P	P	P	P	P	P	P	
2. Commercial Outdoor Recreational Facility	S	S	S	P	P	P	-	P	
3. Indoor Commercial Recreational Facility	-	-	-	P	P	P	C	P	
4. Movie Theater or Concert Hall	-	-	-	P	P	P	S	P	
5. Campgrounds or Youth Camps	S	-	-	-	-	-	-	-	Section 7.21
6. Golf Courses	S	S	S	S	S	S	-	S	

D. OFFICES									
1. General Professional, Business, Financial, or Government Offices	-	-	-	P	P	P	P	P	
2. Medical, Dental or Health Care Offices	-	-	-	P	P	P	P	P	
3. Banks	-	-	-	P	P	P	P	P	

Legend of Districts

RU	=	Rural
R	=	Residential
R-1	=	Residential One Family
C	=	Commercial
CV	=	Civic
I-1	=	Limited Industrial
I-2	=	General Industrial
BD	=	Business Development
BMMU	=	Bow Mills Mixed Use
(Uses listed separately in Article 17)		
SBMU	=	South Bow Mixed Use
(Uses listed separately in Article 18)		

Legend of Uses

dash	=	Not permitted
C	=	Conditional Use Permit required
P	=	Permitted Use
S	=	Special Exception required

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TABLE OF USE REGULATIONS

Use Regulations

PRINCIPAL USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	

E. COMMERCIAL									
1. Retail Sales and Rental of Goods and Merchandise									
a. Less than 6000 SF of floor area	-	-	-	P	P	P	P	P	
b. No floor area limit	-	-	-	P	P	P	S	P	
2. Personal and Business Services	-	-	-	P	P	P	P	P	
3. Hotels, Motels, and Inns	-	-	-	P	P	P	S	P	
4. Animal Hospital	-	-	-	P	P	P	-	P	Section 7.09
5. Commercial Kennels	-	-	-	S	S	S	P	S	Section 7.09
6. Mortuary or Funeral Homes	-	-	-	S	-	S	-	S	
7. Auction and Auction Houses	-	-	-	P	P	P	S	P	
8. Mini-Storage	-	-	-	S	P	P	-	P	

F. RESTAURANTS									
1. Within a fully enclosed structure	-	-	-	P	P	P	P	P	
2. With service outside	-	-	-	P	S	P	S	R	

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	R	U	R	R-1	C	I-1	I-2	CV	BD
G. AUTOMOTIVE & TRANSPORTATION									
1. Motor Vehicle Sales and Rental	-	-	-	P	S	S	-	\$	
2. Sales and Installation of Vehicle Parts and Accessories	-	-	-	P	S	P	-	P	
3. Motor Vehicle Repairs and Maintenance	-	-	-	P	S	P	-	P	
4. Gasoline Sales	-	-	-	P	S	S	-	\$	
5. Car Wash and Truck Wash	-	-	-	P	S	S	S	\$	
6. Motor or Rail Freight Terminal	-	-	-	S	S	P	-	P	
7. Bus or Train Station	-	-	-	P	S	P	-	P	
8. Sales or Rental of Recreational Vehicles, Camping Trailers, or Boats, including Servicing & Repair	-	-	-	P	S	S	-	\$	
9. Marina (including the servicing and repair of boats)	-	-	-	P	S	P	-	P	
10. Heliport and Airstrip	-	-	-	S	S	S	S	\$	Section 7.19

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	R	U	R	R-1	C	I-1	I-2	CV	BD
H. INDUSTRIAL									
1. Manufacturing, Processing, Repairing, and Assembling Goods and Merchandise	-	-	-	S	P	P	-	P	Section 7.12
2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods	-	-	-	S	P	P	-	P	Section 7.12
3. Bulk Storage of Fuels, Chemicals, or Flammable Materials	-	-	-	-	S	S	-	S	Section 7.12
4a. Sales of Construction Equipment and/or Materials with Outdoor Display or Storage	-	-	-	S	-	P	-	P	
4b. Sales of Construction Equipment and/or Materials up to 15,000 SF with no Outdoor Display or Storage	-	-	-	P	P	P	-	P	
5. Materials Recycling Center	-	-	-	-	S	S	-	S	
6a. Removal and Excavation of Earth Materials	S	-	-	-	S	S	-	S	Section 7.14
6b. Minor / Pre-development Excavation of Earth Materials	C	C	C	C	C	C	C	C	Section 7.14
7. Processing of Earth Materials	-	-	-	-	S	S	-	S	
8. Planing Mill or Sawmill	S	-	-	-	-	S	-	S	Section 7.13
9a. Contractor's Yard	-	-	-	-	-	P	-	S	
9b. Tradesman's Shop	-	-	-	P	P	P	-	P	
10. Laboratory or Research Facility	-	-	-	P	P	P	-	P	
11. Junk Yard	-	-	-	-	-	S	-	S	Section 7.17
12. Commercial Electricity Generation	-	-	-	S	S	P	S	P	

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PRINCIPAL USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	

I. AGRICULTURAL									
1. Farming and Agricultural Operations									
a. Agricultural	P	S	S	S	S	S	S	S	
b. Horticultural	P	S	S	S	S	S	S	S	
c. Livestock	P	P	P	-	-	-	-	-	Section 7.18
2. Silvicultural Operations	P	P	P	P	P	P	P	P	
3. Stables and Equestrian Facilities	C	S	S	-	-	-	-	-	Section 7.18
4. Commercial Greenhouses including Wholesale and Retail Sales	S	S	S	P	P	P	-	P	

J. MISCELLANEOUS									
1. Condominium Conversion									
2. Radio or Television Tower or Antenna or Personal Wireless Service Facility	S	S	S	S	S	S	S	S	
3. Sexually Oriented Businesses	C	C	C	C	C	C	C	C	Section 7.10
	-	-	-	-	-	C	-	-	Section 7.11

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ACCESSORY USES	DISTRICTS									Supplementary Regulations Reference
	R	U	R	R-1	C	I-1	I-2	CV	BD	
A. RESIDENTIAL										
1. Home Occupation	P	P	P	P	P	P	P	P	P	Section 7.06
2. Cottage Industry	S	S	S	S	S	S	S	S	S	Section 7.07
3. Storage of Equipment / Surplus Associated with an Off-Premise Occupation	S	S	S	S	S	S	-	S		
4. Accessory Structures and Facilities including but not limited to Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P	P	P	P	P	P	P	Section 7.15
5. Grazing, Care, Raising, and/or Keeping of Livestock for Personal Use	P	P	P	S	S	S	S	S	S	Section 7.18
6. Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	Section 7.04
7. Home Based Day Care (RSA 672:1 V-a)	P	P	P	P	P	P	P	P	P	Section 7.08
8. Storage and Use of a Registered Boat, Recreational Vehicle, Camping Trailer, or Motor Vehicle	P	P	P	P	P	P	P	P	P	Section 7.17
B. NON-RESIDENTIAL										
1. Drive In or Drive Through	-	-	-	S	S	S	S	S	S	
2. Dwelling Unit for Resident Caretaker or Security Personnel	-	-	-	S	S	S	S	S	S	Section 7.26
3. Farm or Roadside Stand	P	P	P	P	P	P	P	-	P	Section 7.15

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Use Regulations

ACCESSORY USES	DISTRICTS								Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	BD	

C. RESIDENTIAL AND NON-RESIDENTIAL								
1. Signs	P	P	P	P	P	P	P	Article 8
2. Child Day Care Center	S	S	S	P	P	P	P	Section 7.08
3. Small Wind Energy Systems	P	P	P	P	P	P	P	Section 7.25
4. Small Electricity Generation	P	P	P	P	P	P	P	

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6.07 Table of Dimensional Regulations

In the Base Districts, as established in Article 4, ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS, of this Ordinance, no structure, or impervious surface shall be constructed except in conformance with the standards set forth in the following Table of Dimensional Regulations (Section 6.07), subject to all other provisions and standards of this Ordinance, and other local, state, and federal laws, rules, and regulations. Lots in planned business subdivisions approved after March 15, 2000 may be permitted by the Planning Board, in non-residential zone districts, which do not meet the minimum size or frontage requirements. On such lots, the Planning Board may approve yard requirements which are less than the minimum shown in the Table of Dimensional Regulations. See Section 7.23

TABLE OF DIMENSIONAL REGULATIONS								
Base District	Minimum Lot Size	Minimum Lot Frontage	Minimum Yard Requirements			Maximum Lot Coverage	Maximum Height	Maximum Stories
			Front	Rear	Side			
	Acres	Feet	Feet	Feet	Feet	Percent	Feet	Number
RU	2	200	35	20	20	30	35	2 ½
R	2	200	35	20	20	30	35	2 ½
R-1	2	200	35	20	20	30	35	2 ½
C	2	200	35	20	20	80	35	2 ½
I-1	5	300	50	30	30	80	40	3
I-2	2	200	50	30	30	80	40**	3
CV	1	200	35	20	20	60	40	3
BD	See Figure 15-1 of the Business Development District Ordinance [published separately] for dimensional regulations							
BMMU	See Article 17 [published separately] for Bow Mills Mixed Use District dimensional regulations							
SBMU	See Article 18 [published separately] for South Bow Mixed Use District dimensional regulations							

* Off-street parking and loading spaces shall not be located within the minimum setback areas in the R, R-1 and RU districts. In the C, I-1, I-2, and CIVIC districts, off-street parking and loading spaces may be located within the setback areas provided the minimum distance between the parking surface area and the property line is no less than ten (10) feet. Driveways and similar access ways may be located within the side or rear setback area in any zone provided the minimum distance between the driveway or access way and the property line is no less than fifteen (15) feet.

** In the I-2 zone, structures up to 100' in height may be permitted by Special Exception.

7.02(B) Open Space Residential Development

5. Lots in an Open Space Residential Development shall not have individual access onto an existing town road and the minimum road frontage requirement for each lot shall be provided on a new public or private road.

6. Any provision within this article may be waived by the Planning Board for good cause, so long as the plan meets the intent and purpose of this ordinance.

~~7. Lots in an Open Space Residential Development shall not have individual access onto an existing town road and the minimum road frontage requirement for each lot shall be provided on a new public or private road.~~

Proposed Amendment C

14.02 Permits Required

A. New buildings and structures It shall be unlawful for any person to erect, construct, reconstruct, renovate, add to, or alter a structure or non-exempt sign without applying for and receiving from the Building Inspector a building permit in compliance with the Town of Bow, ~~NH~~ Building and Permit Ordinance Code.