

Section 7.3 Building Permits

1. A building permit must be signed by the Building Facilitator and subsequently approved by the Selectmen if the footprint of the property will be changed in ANY way. A building permit shall not be required for remodeling or repairing unless the anticipated cost of materials for such work exceeds \$5000. The building permit must be posted on the premises and be visible from the highway.
6. Driveway Permits
 - a.) A driveway permit shall be obtained from the Selectmen or Building Facilitator before any action is taken to erect, construct, move or expand a driveway accessing a town road. The driveway permit application may be obtained from the assessor’s office. Any changes to a driveway accessing a state road needs approval from NH DOT. The road agent or public works director must approve the location and dimensions of the driveway.
 - b.) The Board of Selectmen or Building Facilitator may impose conditions on the permit to ensure that the zoning ordinance is followed.

TO AVOID DELAYS IN PROCESSING, IT IS RECOMMENDED THAT ANY CHANGES TO THE FOOTPRINT OF THE STRUCTURES OR THE ADDITION OF DECKS, GARAGES, OUTBUILDINGS, PORCHES, ETC., INCLUDE A *SKETCH* OF THE LOT AND THE PROPOSED LOCATION OF CONSTRUCTION (WITH LOT, BUILDING AND SETBACK FOOTAGES LISTED). YOUR ASSISTANCE IN THIS MATTER WOULD BE GREATLY APPRECIATED.

ZONE	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MINIMUM SET-BACKS			PERMITTED USES (Require Permit)	SPECIAL EXCEPTIONS
			FRONT	SIDE	REAR		
Village Residential (High Density)	10,000 sq ft	80 feet	50 feet from the centerline of the road (1)	10 feet	15 feet	Single or 2 Family Dwelling Home Occupations Professional Offices Churches and Schools B&Bs, Motels, Lodging Houses Manufactured Housing Parks Single Manufactured Homes Shared Homes	Multi-Family Dwelling
Village Residential (Moderate Density)	20,000 sq ft	80 feet	50 feet from the centerline of the road (1)	10 feet	15 feet	Single or 2 Family Dwelling Home Occupations Professional Offices Parks Single Manufactured Homes	
Village Residential (Low Density)	1 acre	150 feet	75 feet from the centerline of the road (1)	20 feet	20 feet	Single or 2 Family Dwellings Home Occupations Agriculture Single Manufactured Homes Accessory Uses	Cluster Housing
Agriculture	2 acres	200 feet	75 feet from the Centerline of the Road (1)	30 feet	30 feet	Single Family Homes Agriculture Home Occupations Professional Offices Single Manufactured Homes (6)	Wood Products Mfg, Wholesale or Retail Cluster Housing Gravel Pits Golf Courses Picnic Areas Parks, Boat Ramps
Heavy Industrial	Sufficient for The Facility and Parking (5)		75 feet or Screening from Road	20 feet (3) (4)	20 feet (3) (4)	Manufacturing Facilities Storage & Dist Facilities Warehouses Same Uses Permitted in the Light Industrial Zone	Junk Yards
Light Industrial	Same as Heavy Industrial (5)		Same as Heavy Industrial	20 feet (3) (4)	20 feet (3) (4)	Manufacturing Facilities Warehouses Research & Development Professional Offices Product Assembly State Licensed Child Care Lunch Room or Cafeteria	Permitted Uses From Heavy Industrial Zone (2)
Commercial		100 feet	25 feet from Curb (1)			See Section 3.4 of Zoning Ordinance	Other Commercial Activities
TO BE COMPATIBLE WITH EXISTING STYLES AND STRUCTURES							
Timber Management	1 acre	150 feet	75 feet from the Center of Road (1)	20 feet	20 feet	Single Family Dwellings Camps Other Uses Listed in Section 3.5 of Utility Facilities Zoning Ordinance	Campgrounds Mineral Extractions (5 Ac. Max)

(1) No Less Than Abutting Properties
 (2) Site Plan Review Required
 (3) Must Be 40 Feet if Abutting Residential Properties
 (4) 30 Feet Allowed Abutting Residential if Dense Vegetation Buffer is Established
 (5) Minimum Parking Requirements Under Section 4.7 of Code
 (6) Not in Flood Plain

Other Structure Uses or Services Not Detrimental to Resources of T.M. Zone.
 Sporting Camps (less than 8000 sq. ft.)