

ARTICLE V

5.01 Permitted Uses. Upon submission of a Notice of Intent uses are permitted as indicated in the Tables below. The Notice of Intent shall be filed with the Selectmen prior to any construction or new use (this includes Mobile Homes whether in a mobile home park or as a dwelling or any other use), and shall include a general description of the facility, proposed use of all buildings on the site, temporary or permanent, and anticipated completion date. Forms are available in the Town Clerk's office. Uses other than those listed are not allowed but may be added as provided in NH RSA Chapter 31:63A and 63B (March 1984)

TABLE OF DISTRICT USES

- (x) Denotes a use permitted by right.
- (s) Denotes a use permitted only by a Special Exception (See 8.03) granted by the Board of Adjustment, except as provided by 2.01
- (-) Denoted a use that is expressly prohibited.

Zoning Districts

Type of Land Use	A	B	C	D
5.02 Residential:				
5.02.1 Single and two family dwelling	x	x	x	x
5.02.2 Three or more family dwelling(March 1988)	s	s		s s
5.02.3 Mobile Home Parks	s	-	-	s
5.02.4 Single travel trailer, not used for living and/ or business purposes stored at the rear of the owners premises.	x	x	x	x
5.02.5 Mobile Home, provided that it meets all the requirements for a dwelling and is placed on a securely fixed in place and skirted foundation and landscaped in a manner compatible with adjacent properties.	x	x	x	x

5.03 Commercial:

5.03.1 Outdoor sales of food, produce, or vegetables.

x x x x

Zoning Districts

A B C D

5.03.2 Home shop, office or occupation (such as, but not limited to, doctor, realtor, beautician, electrician, or other tradesman) operating entirely within a building but occupying not more than one-third the floor area, operated by a resident of the same premises, employing not more than two persons not members of the family, provided the use is unidentifiable from the exterior except by an identifying sign.

x x x x

5.03.3 Rooming houses, boarding houses, tourist homes, hotels, and motels, housekeeping cottages.

s s s s

5.03.4 Retail Establishments.

x x s s

5.03.5 Restaurants and indoor commercial Recreational facilities.

x x - s

5.03.6 Outdoor commercial recreation facilities.

s - s s

5.03.7 Public and private camping grounds provided the side and front setbacks are at least 50 feet and the operation is concealed by natural growth.

s - - s

5.03.8 Personal service establishment maintained as a separate building, (such as barber shops, laundry pick-up agencies, or self service laundromats).

x x - s

5.03.9 Office buildings.

x x - x

5.03.10 Service Stations.

s s - s

5.03.11 Automobile Sales.

s x - -

5.04 Agricultural:

5.04.1 Animal husbandry (raising or keeping of animals other than household pets). Said

Zoning Districts

A B C D

animals to be kept within the confines of the owner's property. (March 1999)

s s x

x

5.04.2 Growth and harvesting of forest products, orchards and similar uses including the sale of produce grown on the premises.

x x x

x

5.05 Industrial:

5.05.1 Home industry such as the production of pottery, furniture, jewelry, (or similar items) subject to the same considerations as Home Shops.

x x x x

5.05.2 Manufacturing, research and testing laboratories, provided no pollution results.

- s

s s

- 5.05.3** Automobile repair garage.
s x - x
- 5.05.4** Open storage of lumber and building materials.
s s - s
- 5.05.5** Planing mills, sawmills and lumber treatment establishments.
s s - s
- 5.05.6** Warehouse, storage or wholesale establishment, fuel storage, fuel distribution center, and other activities involving a substantial amount of trucking.
s s - s
- 5.05.7** Wholesale bakery, food processing plant, wholesale laundry, cleaners, dyers and similar uses.
s s - -
- 5.05.8** Junk yard or outdoor storage of unregistered and inoperative automobiles.
- - - -
- 5.05.9** Hydro-electric power production.(March 1983) s s s
s

Zoning Districts

- 5.06 Civic:** **A**
- B C D**
- 5.06.1** Sanatoria, nursing homes, clubs lodges, and fraternal organizations. s
s s s
- 5.06.2** Educational institutions.(March 1983) s
s s s
- 5.06.3** Churches.(March 1983)
s s s s

5.06.4 Public Utility facilities.(March 1984)
s s s s

5.07 Other:

5.07.1 Temporary dumping on or filling of land as
a means for eventual use by conforming or
permitted use.

s s s s

5.07.2 Commercial removal of soil of any type. s
s s s

5.07.3 Above ground storage for volatile fuels
in excess of 500 gallons.

s s s s

5.07.4 Public Parks and playgrounds.

s s s s

5.07.5 Cemeteries for human beings. x
- x s

5.07.6 Multiple uses and/or dwellings on a
single undivided lot.(March 1992) s
s s s

5.07.7 Uses not specifically listed in this
ordinance.(March 1992)

s s s s

5.07.8 Personal/Commercial Wireless
Communication facilities(March 2002) -
- - s

5.08 TABLE OF MINIMUM REQUIREMENTS

Dist	Front Feet	<u>Setback</u>			Lot		
		Side Feet	Rear Feet	Usage	Area Sq Ft	Frontage Feet	Feet
A	10	25		Commercial	80,000	150	50
	50	25	50	Industrial	200,000	300	
	25	25		Agricultural	320,000	200	50
	10	25		Residential	80,000	125	50
B	25			Commercial	40,000	125	25 10
	50	25	25	Industrial	80,000	200	
	25			Agricultural	320,000	200	50 25
	10	25		Residential	20,000	125	25
C	10	25		Residential	20,000	125	25
D	25	25		Agricultural	320,000	200	50
	10	25		Residential	80,000	125	25

5.09 Height: Maximum height of any building shall not exceed 35 feet in all districts.

5.10 Space Between Structures: In any district, there shall be not less than 15 feet between any two unattached buildings on the same lot.

5.11 Average Front Yard: When a proposed house is to be situated between two other houses fronting on the same street, each of which is not more than 200 feet from the proposed house and has less than the required front setback for the proposed house may be reduced to the average setback of the two adjoining houses.

5.12 Adjustment to Lot Size: Outside the area served by town water and sewerage the required minimum lot sizes may be increased according to the soil based lot size classification of the Grafton County Conservation District in order to insure adequate areas for on site sewage disposal and water supply and to prevent future environmental degradation. (March 1985)

Article VI

GENERAL PROVISIONS

6.01 Land in the town shall not be used in a manner that is disorderly, unsightly, noxious, offensive, or detrimental to the public or the owners or occupants of adjacent property, or prejudicial to the welfare of the community.

6.02 Any structure damaged by fire, wind, or other causes shall be repaired, debris completely removed and all excavations filled to ground level.

6.03 No use, conforming or nonconforming, shall be allowed to stand in a damaged or unfinished condition more than one (1) year unless a special exception is granted by the Board of Adjustment.

6.04 On-site temporary buildings or trailers used in conjunction with construction work shall be permitted only during the period that the construction is in progress. Residing in the foundation before completion of the building shall not be permitted in excess of a twelve-month period unless a special exception is granted by the Board of Adjustment.

6.05 Appurtenant uses shall be allowed so long as they meet all other provisions of the ordinances.(March 1988)

6.06 Fences: the finished side of a fence shall face outward from the property on which the fence is located. The side of a fence containing the posts or poles and other bracing appurtenances shall face inward to the property being fenced in or on which the fence is located. When erected near a property lot boundary line, all of the fence and any of its supporting structures or appurtenances shall be constructed no closer than (1) one foot to the boundary line. Any fence exceeding (8) feet in height shall require a Special Exception by the Board of Adjustment.(March 1999)

6.07 Personal/Commercial Wireless Communication facilities regulations purpose and intent are to avoid and mitigate adverse impacts such facilities may create, including, but not limited to the following impacts; visual, environmental, historical, flight corridors, health, safety and prosperity. Site Plan Review is required for construction and permitting of all Personal/Commercial Wireless Communication facilities in the Town of Lisbon.(March 2002)

Article VII

MOBILE HOME PARKS, CAMPING AREAS AND CLUSTER DEVELOPMENT (SINGLE FAMILY)

7.01 Mobile Home Parks: The lot on which more than two Mobile Homes is located shall be identified as a Mobile Home Park and shall meet all of the following requirements.(March 1994)

7.01.1 Each mobile home shall have a minimum unit space of 10,000 square feet.

- 7.01.2** Each unit space shall have not less than 50-feet frontage on a street or private roadway whose right-of-way shall be at least 33 feet wide, 20 feet of which shall be a well drained hard surface maintained in good condition. Each mobile home shall be located no closer than 30-feet from any other unit or property line.
- 7.01.3** Before any lot may be used for a Mobile Home Park plans and specifications for the layout, access, private roadway, unit spaces, utilities to serve the unit spaces, sanitation, landscaping and the common facilities must be submitted to the Planning Board and the Selectmen for approval by each body.
- 7.01.4** Any Mobile Home Park shall at least meet the requirements of the Sanitary Laws of the State of New Hampshire. No outside storage (including fuel) shall be allowed unless it is suitably screened. The Mobile Home Park as a whole shall be suitably landscaped and maintained so as to be a benefit to its neighborhood and the community.
- 7.01.5** There shall be provisions for at least one on-site parking space for each unit space.
- 7.01.6** A mobile home located in a Mobile Home Park shall have temporary or permanent foundations which are fully enclosed.

7.02 Camping Areas: The lot on which more than one tent, tent trailer, or similar shelter is used for transient housing shall be defined as a camping area subject to the following regulations:

- 7.02.1** Before any lot may be used for a Camping Area, plans and specifications for the layout, access, private roadway, unit space, utilities to serve the unit spaces, sanitation, landscaping and common facilities must be submitted to the Planning Board and the Selectmen for approval by each body.
- 7.02.2** There shall be provisions for at least one on-site parking space for each unit space.
- 7.02.3** Any camping area shall at least meet the requirements of the sanitary laws and regulations of the State of New Hampshire. The operator of a camping area shall provide for the periodic collection and disposal of all rubbish from each unit. The camping area as a whole shall be suitably landscaped and maintained so as to benefit its neighborhood and the community.

7.03 Cluster Development (Single Family): is the arrangement of single-family dwellings closer together and on smaller lots than those required by the traditional subdivision planning and zoning specifications. The resulting difference in the lot areas is then consolidated into open spaces for the common benefit of the adjacent residents. The overall density, the total number of families to the total

acre in development, remains substantially the same as in a conventional layout.

- 7.03.01** Cluster development is permitted by special exception in districts A and C. A subdivision plan for cluster development must be submitted to the Lisbon Planning Board in accordance with the procedures and provisions of the Board's Subdivision Regulations.
- 7.03.02** The maximum number of single family lots permitted in any cluster development shall be determined by dividing the net tract area of the parcel by the minimum lot size for the particular zoning district. The net tract area of a parcel of land shall be defined as the total area of the parcel less all nonbuildable land, including all areas within the mapped flood hazard areas, all area with poorly or very poorly drained soils, and all area with a slope of thirty percent (30%) or greater.
- 7.03.03** The minimum size of a parcel of land to be developed under this section shall be ten (10) acres of gross land area.
- 7.03.04** Every individual lot shall have an area of at least forty thousand (40,000) square feet.
- 7.03.05** Lots within the cluster developments shall not have to provide the minimum frontage and setbacks as otherwise required by this ordinance, but shall be designed and constructed so as to achieve the purpose of the zoning regulations as outlined.
- 7.03.06** Where a cluster development abuts existing residential lots, a landscaped buffer sufficient to provide an adequate division or transition between uses shall be established, but in no case shall the width of such buffer be less than the setbacks otherwise required in that district.
- 7.03.07** Depending on the size and design of the development, it may be necessary that a common open space be permanently reserved and maintained as either a natural, recreational or park area in order to serve the homeowners within the development. Such land shall be usable for recreation and other related activities and accessible to all lots within the development, or if any land is to be dedicated to the Town, accessible to the public.
- 7.03.08** The excess open space (the land area created through reduced lot sizes) shall be deeded to the property owners and the common open space devoted, as described above in section 7.03.07, shall be appropriately protected through an easement or other suitable measure given to the homeowners' association, the Town of Lisbon or to an other organization approved by the Planning Board.

- 7.03.09** The developer (original or subsequent) or the homeowners' association of any cluster development shall have the responsibility to repair, maintain, and develop all utilities, streets, drives, recreation areas and other facilities and amenities until and unless the Town of Lisbon has properly received responsibility.
- 7.03.10** With respect to the front external boundary of the entire cluster development parcel, no building or parking area shall be within one hundred (100) feet of an existing public or private right-of-way. No building or parking area shall be within fifty (50) feet of the side and rear boundaries of the entire development parcel.
- 7.03.11** With respect to internal setback requirements, no structure shall be closer than twenty (20) feet from an abutting residential structure; however, garages or storage sheds for two (2) adjacent lots may be attached to each other.