

3. WEST EPPING COMMERCIAL BUSINESS ZONE

3.0. **PURPOSE:** To better serve the residents of West Epping by providing retail sales and services.

3.1. Beginning at a point on the centerline of Route 101 Right-of-Way and two hundred (200) feet easterly of the centerline on Beede Hill Road, thence traveling northerly parallel to and two hundred (200) feet from the centerline on Beede Hill Road to a point bordering Depot Road, thence traveling northerly parallel to and two hundred (200) feet from the centerline on Depot Road to a point bordering Route 27, thence traveling northerly to a point two hundred (200) feet from the centerline on Route 27, thence turning and traveling westerly parallel to and two hundred (200) feet from the centerline on Route 27 to a point bordering Folsom Lane, thence turning and traveling southerly along the centerline of Folsom Lane to a point bordering Route 27, thence turning and traveling easterly along the centerline of Route 27 to a point bordering Mill Road, thence turning and traveling southeasterly along the centerline on Mill Road to a point bordering Holt Road, thence turning and traveling along the centerline on Holt Road to a point bordering the Route 101 Right-of-Way, thence turning and traveling easterly along the centerline of the Route 101 Right-of-Way to a point at the beginning.

3.2. **LOT DIMENSIONS AND SETBACK REQUIREMENTS:**

Minimum Lot Size.....	40,000 square feet.
Minimum Front Setback.....	50 feet
Minimum Rear Setback.....	25 feet.
Minimum Side Setback.....	25 feet
Minimum Frontage (Rev. 3/00).....	200 feet
Maximum Lot Coverage.....	50%
Maximum Building Height.....	35 feet

Multi-Family Lot Dimensions and Setback Requirements are set forth in the Multi-Family Use Regulations.

3.3. **PERMITTED USES:**

1. Retail and Personal Services (Adopted by the Town of Epping March 12, 1996)
2. Professional Establishments.
3. Essential Services.
4. Multi-Family Residential
5. Single-Family Residential
6. Duplexes
7. Veterinary Clinics
8. ~~Wholesale Establishments (Adopted by the Town of Epping March 12, 1996) (Removed by Town Meeting - March, 2006).~~
9. ~~Motel/Hotel (Adopted by the Town of Epping March 12, 1996) (Removed by Town Meeting - March, 2006).~~
10. Health Care Facilities
11. ~~Shopping Malls and Plazas (Adopted by the Town of Epping March 12, 1996) (Removed by Town Meeting - March 2006).~~
12. Restaurants
13. Convenience Stores
14. Meeting Halls and Community Buildings
15. Banks (Adopted by the Town of Epping March 12, 1996)
16. Recreational Establishments/~~Campgrounds~~ (Adopted by Town of Epping 3/12/96) (Campgrounds Removed by Town Meeting - March 2006).
17. Home Occupations
18. Day Care
19. Churches
20. Private Schools (Adopted by the Town of Epping March 12, 1996)

21. ~~Gasoline and Service Stations in the following area:~~

~~Gasoline and Service Stations may only be located in an area bounded as follows: on the North the B&M Railroad (Fremont branch) right-of-way, on the East-1500' in from the center of Beede Road or to the depth of the parcel or whichever is greater, on the South Fremont town line, on the West Beede Road. This area is partly within the Industrial Commercial Zone and is referenced at Art III, Schedule II, #11. (3/18/97)
(Removed by Town Meeting – March 2006).~~

3.4. **PERMITTED ACCESSORY USES:**

1. Expanded Home Occupations.
2. Accessory Uses customarily incidental to the principal use.
3. Bed and Breakfast Establishments.
4. Accessory Dwelling Units (“In-Law” type apartments).

3.5. **AQUIFER PROTECTION:**

1. Lot dimensions, setback requirements and permitted uses are subject to the Aquifer Protection Ordinance.
2. A zone over an aquifer shall comply to the Aquifer Protection Ordinance.
3. Any conflict between the Zoning Ordinance and the Aquifer Protection Ordinance, the more stringent shall apply.

3.6. **SPECIAL EXCEPTIONS:** (Adopted by the Town of Epping March 12, 1996)

1. TV/Radio.
2. Expansion of Non-Conforming structures.
3. Dual Use.

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| 3.7 | <u>CRITERIA FOR SPECIAL EXCEPTIONS</u> | -- | see Article 13 |
| 3.8 | <u>NON-CONFORMING USES</u> | -- | see Article 6 |
| 3.9 | <u>MANUFACTURED HOUSING USE REGULATIONS</u> | -- | see Article 6 |
| 3.10 | <u>MULTI-FAMILY HOUSING USE REGULATIONS</u> | -- | see Article 6 |

3.11. **SUPPLEMENTARY USE REGULATIONS:**

Permissible Structure - Only one (1) principal structure shall be allowed on a single lot.

-Multiple uses of a single structure will be allowed in the West Epping Business Zone.

Land Located in Two (2) Zones (Rev. 3/00)— If a lot of record, in existence prior to the adoption of this Ordinance, is located in two (2) zones the owner, at a Board of Adjustment hearing, may declare which zone he/she wants to be in provided the following conditions are satisfied:

- a) The more restrictive zoning district’s dimensional requirements for setbacks, frontage and lot size shall apply to the entire parcel.
- b) In the event of a subdivision the requirements under subsection (a) above shall be met for each newly created lot.

Once this declaration has been made the property maintains that status permanently. No reversal of the decision will be allowed.

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| 3.12 | <u>EXPANDED HOME OCCUPATION USE REGULATIONS</u> | -- | see Article 6 |
| 3.13 | <u>DUPLEX HOUSING USE REGULATIONS</u> | -- | see Article 6 |