

4. **CENTRAL BUSINESS ZONE**

4.0. **PURPOSE:** To provide for the continuation of establishments offering retail sales and service.

4.1. Beginning at a point three hundred and fifty (350) feet west of the centerline on Main Street and bordering the centerline on the Boston and Maine Railroad (Portsmouth Branch) Right-of-Way, thence traveling northerly parallel to and three hundred and fifty (350) from the centerline on Main Street to a point bordering Church Street, thence turning and traveling easterly along the centerline of Church Street to a point two hundred (200) feet west of the centerline on Main Street, thence turning and traveling northerly parallel to and two hundred (200) feet from the centerline on Main Street to a point bordering two hundred (200) feet westerly of Main Street at Bartlett Street, thence traveling easterly along the centerline on Bartlett Street to a point two hundred (200) feet east of the centerline on Main Street, thence turning and traveling southerly parallel to and two hundred (200) feet from the centerline on Main Street to its intersection with the Lamprey River and traveling in a southeasterly direction along the Lamprey River to its intersection with Route 125 (Calef Highway), thence turning southwesterly and traveling along the centerline of Route 125 (Calef Highway) to a point intersecting Main Street and thence turning and traveling across Main Street along the southerly boundary of Lot 294 on Map 292 to the southerly boundary point of lot 296 across the Boston and Maine Railroad (Portsmouth Branch) Right-of-Way, thence turning and traveling northerly along the boundary of the same Lot 296 of Map 292 to the centerline of Boston and Maine Railroad (Portsmouth Branch) Right-of-Way and turning easterly along the centerline to a point at the beginning.
(Amended Town Meeting – March 2006).

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

Minimum Lot Size per dwelling unit.....	20,000 square feet (amended 3/9/99)
Minimum Front Setback	15 feet
However, any property that has frontage on, or abuts, Route 125 (Calef Highway) shall have a minimum setback of 100 feet from the centerline of Rute 125 (Calef Highway) . (adopted 3/18/97)	
Minimum Rear Setback	10 feet
Minimum Side Setback	10 feet
Minimum Frontage	100 feet
Maximum Lot Coverage	75%
Maximum Building Height	35 feet

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

4.3. **PERMITTED USES:**

1. Retail Stores.
2. Professional Establishments.
3. Essential Services.
4. Community Buildings and Meeting Halls.
5. Churches.
6. Motels and Hotels.
7. Restaurants (drive-through windows shall not be permitted in the Central Business Zone for restaurants that do not have direct access to NH Route 125). (Amended Town Meeting - 3/10/2009)
8. Multi-Family Dwellings.
9. Single Family Detached Dwellings (including pre-site and manufactured housing).
10. Convenience Stores.
11. Veterinary Clinics.
12. Private Schools.
13. Banks.
14. Home Occupations.
15. Health Care Facilities.
16. Duplex Housing.

17. Recreational Vehicle Sales Establishment. (Adopted Town Meeting - 3/10/2009)

4.4. **PERMITTED ACCESSORY USES:**

1. Expanded Home Occupations.
2. Accessory Uses Customarily Incidental to the Principal Use.
3. Bed & Breakfast Establishments.
4. Accessory Dwelling Units (“In-Law” apartments).

4.5. **SPECIAL EXCEPTIONS:**

1. Expansion of non-conforming structures.
2. Dual Use (**Adopted by the Town of Epping March 12, 1996**)

4.6 **CRITERIA FOR SPECIAL EXCEPTIONS** — **see Article 13**

4.7 **NON-CONFORMING USES** — **see Article 6**

4.8 **MANUFACTURED HOUSING USE REGULATIONS** — **see Article 6**

4.9 **MULTI-FAMILY HOUSING USE REGULATIONS** — **see Article 6**

4.10. **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 Central 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.

4.11 **EXPANDED HOME OCCUPATION USE REGULATIONS** -- **see Article 6**

4.12 **DUPLEX HOUSING REGULATIONS** -- **see Article 6**