

5. HIGH DENSITY RESIDENTIAL ZONE

5.0. **PURPOSE:** To maintain the largely developed residential uses at a concentration requiring town water and sewer.

5.1. **TRACT I:**

Beginning at a point bordering Main Street and North River Road, thence traveling easterly to a point two hundred (200) feet from the centerline on Main Street, thence turning and traveling southeasterly parallel to and two hundred (200) feet from the centerline on Main Street to a point bordering Elm Street, thence traveling southeasterly parallel to and two hundred (200) feet from the centerline on Elm Street to a point four hundred (400) feet westerly of the centerline of Route 125 (Calef Highway), thence turning and traveling southerly parallel to and four hundred (400) feet from the centerline of Route 125 (Calef Highway) to a point bordering the Lamprey River, thence turning and traveling westerly along the centerline on the Lamprey River to a point bordering two hundred (200) feet easterly from the centerline on Main Street, thence turning and traveling northerly parallel to and two hundred (200) feet easterly of the centerline on Main Street to a point bordering Bartlett Street, thence turning and traveling westerly along the centerline on Bartlett Street to a point bordering Main Street, thence traveling to a point two hundred (200) feet westerly of the centerline on Main Street, thence turning and traveling northerly parallel to and two hundred (200) feet south- westerly of Prescott Lane, thence turning and traveling northwesterly parallel to and two hundred (200) feet from the centerline on Prescott Lane to a point bordering two hundred (200) feet southerly of Prescott Road, thence turning and traveling westerly parallel to and two hundred (200) feet from the centerline on Prescott Road to a point *twelve-hundred-and-fifty (1,250) feet* from the centerline on Main Street, thence turning and traveling northerly four hundred (40) feet to a point two hundred (200) feet northerly of the centerline on Prescott Road, thence turning and traveling easterly parallel to and two hundred (200) feet from the centerline on Prescott Road to a point bordering two hundred (200) feet northerly of the centerline on Academy Street, thence traveling easterly parallel to and two hundred (200) feet from the centerline on Academy Street to a point bordering two hundred (200) feet westerly 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 North River Road, thence turning and traveling easterly two hundred (200) feet to a point at the beginning.

(Amended Town Meeting – March 2006).

TRACT II - Beginning at a point bordering Railroad Avenue and St. Laurent Street, thence traveling westerly to a point two hundred (200) feet from the centerline on St. Laurent Street, thence turning and traveling northeasterly parallel to and two hundred (200) feet from the centerline on St. Laurent Street to a point bordering two hundred (200) feet westerly 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 a point bordering Church Street, thence turning and traveling westerly along the centerline on Church Street to a point bordering three-hundred-and-fifty (350) feet westerly of the centerline on Main Street, thence turning and traveling southerly parallel to and three-hundred-and-fifty (350) feet from the centerline on Main Street to a point bordering the Boston & Maine Railroad (Portsmouth Branch) Right-of-Way, thence turning and traveling westerly along the centerline on the Boston & Maine Railroad (Portsmouth Branch) Right-of-Way to a point bordering Railroad Avenue, thence turning and traveling southwestwesterly along the centerline of Railroad Avenue to a point at the beginning.

(Amended Town Meeting – March 2006).

TRACT III - Beginning at a point two hundred (200) feet westerly of the centerline on Main Street and two hundred (200) feet northerly of the centerline on Pleasant Street, thence traveling westerly parallel to and two hundred (200) feet from the centerline on Pleasant Street for two- thousand-two-hundred-and-fifty (2,250) feet, thence turning and traveling southerly along a line perpendicular to the centerline on Pleasant Street for four hundred (400) feet, thence turning and

traveling easterly parallel to and two hundred (200) feet from the centerline on Pleasant Street to a point two hundred (200) feet westerly from 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 at the beginning.

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

Minimum Lot Size.....	20,000 square feet (amended 3/9/99)
Minimum Front Setback	25 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 Route 125 (Calef Highway) . (adopted 3/18/97)
Minimum Rear Setback	25 feet
Minimum Side Setback	15 feet
Minimum Frontage	100 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	40%

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

5.3. **PERMITTED USES:**

1. Single Family Detached Dwellings (including pre-site and manufactured housing).
2. Churches.
3. Multi-Family Housing.
4. Duplex Housing.
5. Municipal Buildings.
6. Essential Services.
7. Day Care Facilities.
8. Outdoor Recreation.
9. Home Occupation.
10. Health Care Facilities.
11. Convenience Stores.

5.4. **PERMITTED ACCESSORY USES:**

1. Accessory Uses Customarily Incidental to the Principal Use.
2. Bed & Breakfast.
3. Accessory Dwelling Units (“In-Law” type apartments).
4. Expanded Home Occupations ***(on Route 27 ONLY)***.

5.5. **SPECIAL EXCEPTIONS:**

1. Private Schools.
2. Group or Shared Homes (licensed by the State of New Hampshire).
3. Expansion of Non-Conforming structures.
4. Dual Use **(Adopted by the Town of Epping March 12, 1996)**

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

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

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

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

5.10. **SUPPLEMENTARY USE REGULATIONS:**

Land Located in Two (2) Zones - (Repealed-3/10/98).

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

5.11 **DUPLEX HOUSING USE REGULATIONS** -- **see Article 6**

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