

7. **RURAL RESIDENTIAL ZONE.**

7.0. **PURPOSE:** To preserve the customary rural land uses by permitting only lower density residential developments and customary farm uses.

7.1. **TRACT I:** Beginning at a point bordering the Epping/Raymond/Nottingham town lines and Blake Road, thence traveling southerly along the town line to the centerline of Ham Road and traveling southeasterly to a point along the centerline of Pleasant Street excluding Lot 208 on Map 27 and continuing along the centerline to the centerline of the Lamprey River and thence turning and traveling northerly to the centerline of the northern portion of the road known as Folsom Lane and traveling north to the centerline of Blake Road and traveling north along the centerline of Blake Road to a point bordering Prescott Road, thence turning and traveling easterly along the centerline on Prescott Road to a point bordering twelve-hundred-and-fifty (1250) feet westerly of the centerline on Main Street, thence turning and traveling northerly to a point two hundred (200) feet from the centerline on Prescott Road, thence turning and traveling easterly parallel to and 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 the centerline on North River Road at Main Street, thence turning and traveling northeasterly four hundred (400) feet to a point two hundred (200) feet northeasterly of the centerline on North River Road at 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 northerly from the centerline on Elm Street to a point four hundred (400) feet northwesterly of the centerline on Route 125 (Calef Highway), thence turning and traveling northerly parallel to and four hundred (400) feet from the centerline on Route 125 (Calef Highway) to a point bordering Old Hedding Road, thence turning and traveling westerly along the centerline on Old Hedding Road to a point twelve-hundred (1,200) feet westerly to the centerline on Route 125 (Calef Highway), thence turning and traveling northerly parallel to and twelve-hundred (1,200) feet from the centerline on Route 125 (Calef Highway) to a point bordering the Epping/Lee/Nottingham town lines, thence turning and traveling westerly along the Epping/Lee/Nottingham town lines to a point bordering the Epping/Raymond/Nottingham town lines, thence turning and traveling along the Epping/Raymond/Nottingham town lines to a point at the beginning.  
(Amended Town Meeting – March 2006).

**TRACT II:** Beginning at a point bordering Route 87 (Campground Road) and twelve hundred (1200) feet easterly of the centerline on Route 125 (Calef Highway), thence traveling northerly parallel to and twelve hundred (1200) feet from the centerline on Route 125 (Calef Highway) to a point bordering the Epping/Lee/Newmarket town lines, thence turning and traveling easterly along the Epping/Lee/Newmarket town lines to a point bordering the Epping/Newmarket/Newfields town lines, thence turning and traveling southerly along the Epping/Newmarket/Newfields town lines to a point bordering Route 87 (Campground Road), thence turning and traveling westerly along the centerline on Route 87 (Campground Road) to a point at the beginning.

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

Minimum Lot Size .....	88,000 sq ft (Adopted 3/10/98)
Minimum Front Setback .....	30 feet
Minimum Rear Setback .....	25 feet
Minimum Side Setback .....	25 feet
Minimum Frontage .....	200 feet
Maximum Height .....	35 feet
Maximum Lot Coverage .....	30%

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

7.3. **PERMITTED USES:**

1. Single Family Detached Dwelling, including pre-site built housing and manufactured housing.

2. Farms, Farm Uses and Customary Farm Occupations.
3. Churches.
4. Essential Services.
5. Kennels.
6. ~~Excavation of sand, gravel or stone.~~ (removed 3/02)
7. Sawmills.

7.4. **PERMITTED ACCESSORY USES:**

1. Accessory Dwelling Units (“In-Law” type apartments).
2. Farm Buildings for storage, products or equipment.
3. Roadside stands in connection with display and sale of farm products.
4. Other Accessory Building or use customarily incidental to the principal use.
5. Home Occupation.
- \*\*\*\* 6. Bed and Breakfast.

7.5. **SPECIAL EXCEPTIONS:**

1. Outdoor recreation.
2. Golf courses, tennis clubs and public swimming pools.
3. Expansion of Non-Conforming structures.
4. Dual Use (*Adopted by the Town of Epping March 12, 1996*)

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| 7.6 | <b><u>CRITERIA FOR SPECIAL EXCEPTIONS</u></b>      | — | <b>see Article 13</b> |
| 7.7 | <b><u>NON-CONFORMING USES</u></b>                  | — | <b>see Article 6</b>  |
| 7.8 | <b><u>MANUFACTURED HOUSING USE REGULATIONS</u></b> | — | <b>see Article 6</b>  |

7.9. **SUPPLEMENTARY USE REGULATIONS:**

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

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