

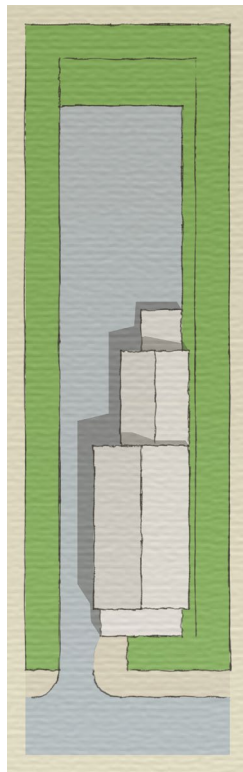
210 Base Zoning Districts

2101 VILLAGE BUSINESS (VB) DISTRICT

2101.A PURPOSE

The Village Business District encompasses the core of the Londonderry and South Londonderry village centers. These areas have historically been developed for business, civic and residential use with a traditional pattern of small, narrow lots and multi-story buildings set close to the road. It is the intent of this district to: (1) Maintain and reinforce the built pattern of a compact, pedestrian-oriented village center; (2) Continue to allow for the mix of business, civic and residential uses; and (3) Enhance village character through appropriate rehabilitation of historic buildings and new construction that is compatible with the historic setting.

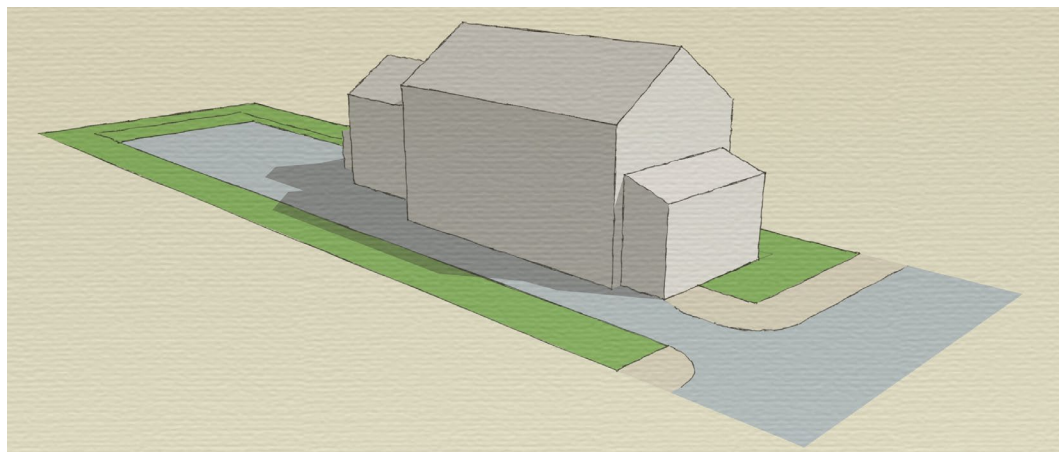
2101.B DIMENSIONAL STANDARDS



LOTS	
(1) Minimum lot size	¼ acre
(2) Minimum lot frontage	60 feet
(3) Maximum lot coverage	80 percent

SETBACKS	
(4) Minimum front setback	10 feet
(5) Maximum front setback	20 feet
(6) Minimum side and rear setbacks	10 feet
(7) Minimum stream or shoreline setbacks	25 feet

STRUCTURES	
(8) Maximum principal building footprint	6,000 sq feet
(9) Minimum principal building height	24 feet
(10) Maximum structure height	48 feet



2101.C PERMITTED USES**Residential and Lodging Uses**

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling ^{SP}
- (4) Rooming & boarding house ^{SP}
- (5) Accessory dwelling
- (6) Home occupation
- (7) Home business ^{SP}
- (8) Family childcare home
- (9) Bed and breakfast
- (10) Short-term rental
- (11) Group home
- (12) Care home ^{SP}
- (13) Lodging facility ^{SP}

Commercial Uses

- (14) Retail sales ^{1 SP}
- (15) Repair service ^{1 SP}
- (16) Rental and leasing ^{1 SP}
- (17) Office, professional, business or financial service ^{1 SP}
- (18) Personal service ^{1 SP}
- (19) Restaurant, sit-down ^{SP}
- (20) Bar ^{1 SP}
- (21) Catering or commercial kitchen ^{SP}

Industrial Uses

- (22) Food or beverage manufacturing, with factory store ^{2 SP}
- (23) Wholesale trade ^{SP}
- (24) Media recording or broadcasting studio ^{SP}
- (25) Communications antenna ^{SP}

Art and Entertainment Uses

- (26) Theater ^{SP}
- (27) Artist gallery or studio ^{1 SP}
- (28) Museum or library ^{SP}
- (29) Indoor recreation ^{1 SP}
- (30) Public outdoor recreation, park or nature preserve ^{SP}

Civic and Community Uses

- (31) Government facility ^{SP}
- (32) Educational institution ^{SP}
- (33) Specialty school ^{1 SP}
- (34) Clinic or outpatient care service ^{1 SP}
- (35) Child day care ^{SP}
- (36) Religious institution ^{SP}
- (37) Funeral service ^{SP}
- (38) Social club ^{SP}

Natural Resource Based Uses

- (39) Farming or forestry
- (40) On-farm business ^{SP}

Notes

¹ Limited to a maximum of 3,000 square feet

² Limited to a maximum of 6,000 square feet

^{SP} Site plan review required

2101.D CONDITIONAL USES**Commercial Uses**

- (1) Retail sales ^{1 SP}
- (2) Office, professional, business or financial service ^{1 SP}
- (3) Personal service ^{1 SP}
- (4) Veterinary, pet or animal service ^{SP}
- (5) Restaurant, take-out ^{SP}
- (6) Bar ^{1 SP}
- (7) Event facility ^{SP}

Industrial Uses

- (8) Light industry, with factory store ^{2 SP}
- (9) Wood products manufacturing, with factory store ^{2 SP}

Art and Entertainment Uses

- (10) Artist gallery or studio ^{1 SP}
- (11) Indoor recreation ^{1 SP}

Civic and Community Uses

- (12) Specialty school ^{1 SP}
- (13) Clinic or outpatient care service ^{1 SP}

Notes

¹ More than 3,000 square feet

² Limited to a maximum of 6,000 square feet

^{SP} Site plan review required