

DIVISION 2. AR AGRICULTURAL RESIDENTIAL DISTRICT

Sec. 22-146. Permitted uses.

The following uses are permitted in the agricultural residential district. Any uses not expressly permitted are prohibited, except those uses which may be allowed as special exceptions as set forth hereafter.

- (1) Forestry and tree farming.
- (2) General farming and agriculture, including horticulture, dairy farming, and the raising or keeping of livestock or domestic farm animals.
- (3) Truck gardens, nurseries and greenhouses. Roadside stands for the sale of area products raised on the premises.
- (4) Parks and other similar open space uses.
- (5) Single-family dwellings.
- (6) Manufactured housing on individual lots.
- (7) Reserved.
- (8) Accessory uses and buildings.

(Ord. No. 181, § 3-1.1, 4-12-78; Ord. No. 270, § 2, 12-10-86; Ord. No. 287-A, § 6, 6-18-88; Ord. No. 291, § 1, B, 8-10-88; Ord. No. 341, 9-11-91; Ord. No. 363, 10-12-94)

Sec. 22-147. Special exceptions.

The following uses may be permitted in the agricultural residential district by the zoning board of adjustment subject to the regulations contained in section 22-56 et seq., as well as any other applicable regulations of this chapter or regulations of the state, and the following conditions or safeguards.

- (1) Overnight camping areas, provided they are in conformance with all local and state regulations.
- (2) Sawmills, provided that they are located at least one thousand (1,000) feet from any existing dwelling.
- (3) Gravel processing plants not including rock crushing operations, provided that the processing plants are located at least three hundred (300) feet from any existing residence and two hundred (200) feet from any highway; rock drilling for industrial purposes provided that the drilling operations are located at least seven hundred (700) feet from any existing residence and highway; and rock crushing operations provided that the operations are located at least one thousand five hundred (1,500) feet from any existing residence and highway and further provided:
 - a. That any gravel processing operation or rock crushing operation conform to the provisions contained in section 22-507; and
 - b. That any of the above uses must be located on lots of at least ten (10) acres and such uses shall be subject to such other conditions as the zoning board of adjustment may determine to be essential to provide screening from abutting properties or to prevent excessive noise, dust, vibration or traffic congestion.

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- (4) Outdoor recreation such as ski areas, golf courses, riding stables, snowmobiling or similar activities which:
 - a. Are not conducted primarily for spectator sports; and
 - b. Do not provide overnight accommodations.
 - (5) Kennels for keeping of four (4) or more dogs, provided that the dogs are kept at least three hundred (300) feet from existing dwellings.
 - (6) Home occupations.
 - (7) Sale of camping equipment and supplies on the grounds of a campground.
 - (8) Planned residential development in accordance with the provisions contained in section 22-571 et seq.
 - (9) Accessory uses and buildings.
 - (10) Extraction of sand and gravel.
 - (11) Where the boundary line of a zoning district divides a lot in single or joint ownership the regulations for either district may extend to the entire lot, but in no case shall any permitted use be extended more than seventy-five (75) feet into the zoning district which prohibits uses allowed in the abutting district. The provisions of this section shall benefit only those lots shown on the Tax Maps of the City of Claremont as existing on the date of passage of this amendment [June 11, 1997]. The boundary line of a zoning district may not be extended under any circumstances beyond the boundary of the lot appearing on said tax maps. The city planning department shall keep on record for public use all tax maps referred to in this subsection.
 - (12) Duplexes, provided that no part of the building consists of manufactured housing as defined herein.

(Ord. No. 181, § 3-1.2, 4-12-78; Ord. No. 270, § 2, 12-10-86; Ord. No. 363, 10-12-94; Ord. No. 383, 1-8-97; Ord. No. 383-A, 6-11-97; Ord. No. 385, 12-10-97; Ord. No. 440, 11-19-02; Ord. No. 554, § 1, 5-10-2017)

Sec. 22-148. Lot size and area.

Each lot in the agricultural residential district shall have a minimum width at the building line of at least two hundred fifty (250) feet and an area of at least five (5) acres.

(Ord. No. 181, § 3-1.3, 4-12-78)

Sec. 22-149. Yards.

- (a) *Setback.* All buildings in the agricultural residential district shall be set back a minimum of fifty (50) feet from any public or private right-of-way.
- (b) *Front yard.* Each lot shall have a front yard at least fifty (50) feet in depth.
- (c) *Side yards.* Each lot shall have two (2) side yards each having a width of at least twenty-five (25) feet.
- (d) *Rear yard.* Each lot shall have a rear yard at least fifty (50) feet in depth.
- (e) *Building separation.* Each separate building on a lot shall be located at least ten (10) feet from any other building on the lot.

(Ord. No. 181, § 3-1.4, 4-12-78)

Sec. 22-150. Lot coverage.

All buildings, including accessory buildings in the agricultural residential district, shall cover in the aggregate not more than ten (10) percent of the lot area.

(Ord. No. 181, § 3-1.5, 4-12-78)

Sec. 22-151. Maximum residential density.

The maximum residential density in the agricultural residential district shall be one (1) dwelling per five (5) acres of the total lot area, except that planned residential development may be permitted in accordance with the provisions of section 22-571.

(Ord. No. 181, § 3-1.6, 4-12-78)

Sec. 22-152. Child care facilities.

In agricultural residential district, any child care facility, whether the same be a family daycare home, family group daycare home, group child care center, group home, or child care institution, may be permitted by special exception by the zoning board of adjustment, subject to the regulations contained in division 3 of article II of this chapter, provided:

- (1) That the same shall have received and shall maintain a license pursuant to RSA 170-E.
- (2) That such use shall conform to all lot size and area requirements contained in sections 22-148 through 22-151.

(Ord. No. 249, § 1(2-26.2), 6-12-85; Amend. No. 4, § 1, 4-10-91; Ord. No. 376, 4-17-96)

Secs. 22-153—22-165. Reserved.**Sec. 22-186. Permitted uses.**

The following uses are permitted in the rural residential district II. Any uses not expressly permitted are prohibited, except those uses which may be allowed as special exceptions as set forth hereafter.

- (1) Any use permitted in the agricultural-residential district other than manufactured housing and uses permitted as special exceptions.
- (2) Public or private nonprofit schools, public libraries, museums, churches and church buildings.
- (3) Philanthropic or charitable organizations or institutions, other than correctional institutions.
- (4) Hospitals, rest homes and convalescent homes, provided that at least five (5) off-street parking spaces are available.
- (5) Veterinary hospitals, provided that at least five (5) off-street parking spaces are available, and the building is located at least three hundred (300) feet from any existing dwelling.
- (6) Manufactured housing on individual lots for which a valid nonconforming use, including those granted by variance, existed on June 8, 1988.
- (7) Accessory uses and buildings.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 291, § 1, A, 8-10-88; Ord. No. 294, § 1, 10-12-88; Ord. No. 341, 9-11-91)

Sec. 22-188. Lot size and area.

Each lot in the rural residential district II shall have a minimum width at the building line of at least one hundred fifty (150) feet and an area of at least one (1) acre, planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 3, 6-18-88)

Sec. 22-191. Maximum residential density.

The maximum residential density in the rural residential district II shall be one (1) dwelling unit per acre, except that planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 5, 6-18-88)

DIVISION 4. RR-2 RURAL RESIDENTIAL DISTRICT II

Sec. 22-186. Permitted uses.

The following uses are permitted in the rural residential district II. Any uses not expressly permitted are prohibited, except those uses which may be allowed as special exceptions as set forth hereafter.

- (1) Any use permitted in the agricultural-residential district other than manufactured housing and uses permitted as special exceptions.
- (2) Public or private nonprofit schools, public libraries, museums, churches and church buildings.
- (3) Philanthropic or charitable organizations or institutions, other than correctional institutions.
- (4) Hospitals, rest homes and convalescent homes, provided that at least five (5) off-street parking spaces are available.
- (5) Veterinary hospitals, provided that at least five (5) off-street parking spaces are available, and the building is located at least three hundred (300) feet from any existing dwelling.
- (6) Manufactured housing on individual lots for which a valid nonconforming use, including those granted by variance, existed on June 8, 1988.
- (7) Accessory uses and buildings.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 291, § 1, A, 8-10-88; Ord. No. 294, § 1, 10-12-88; Ord. No. 341, 9-11-91)

Sec. 22-187. Special exceptions.

The following uses may be permitted in the rural residential district II by the zoning board of adjustment subject to the regulations contained in division 3 of article II of this chapter, as well as any other applicable regulations of this chapter or regulations of the state, and the following conditions and safeguards.

- (1) Hotels, motels, inns, cabins, or other transient lodgings, provided that:
 - a. They are located on a lot of at least four (4) acres plus an additional land area of three thousand (3,000) square feet for each unit.
 - b. They have a minimum of four hundred (400) feet of frontage and are located within one thousand (1,000) feet of a state highway.
 - c. They are set back a minimum of one hundred (100) feet from any lot line.
- (2) Antique shops, provided there is no outside display of stock-in-trade.
- (3) Planned residential development in accordance with the provisions contained in article VI of this chapter.
- (4) Accessory uses and buildings.
- (5) Home occupations.

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- (6) Where the boundary line of a zoning district divides a lot in single or joint ownership the regulations for either district may extend to the entire lot, but in no case shall any permitted use be extended more than seventy-five (75) feet into the zoning district which prohibits uses allowed in the abutting district. The provisions of this section shall benefit only those lots shown on the Tax Maps of the City of Claremont as existing on the date of passage of this amendment [June 11, 1997]. The boundary line of a zoning district may not be extended under any circumstances beyond the boundary of the lot appearing on said tax maps. The city planning department shall keep on record for public use all tax maps referred to in this subsection.
 - (7) Duplexes, provided that no part of the building consists of manufactured housing as defined herein.
 - (8) Golf courses.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 2, 6-18-88; Ord. No. 383, 1-8-97; Ord. No. 383-A, 6-11-97; Ord. No. 385, 12-10-97; Ord. No. 401, 11-10-99; Ord. No. 440, 11-19-02; Ord. No. 554, § 1, 5-10-2017)

Sec. 22-188. Lot size and area.

Each lot in the rural residential district II shall have a minimum width at the building line of at least one hundred fifty (150) feet and an area of at least one (1) acre, planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 3, 6-18-88)

Sec. 22-189. Yard.

The following regulations shall apply to yards in the rural residential district II, except that planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

- (1) *Setback.* All buildings shall be set back a minimum of fifty (50) feet from any public or private right-of-way.
- (2) *Front yard.* Each lot shall have a front yard at least fifty (50) feet in depth.
- (3) *Side yards.* Each lot shall have two (2) side yards each having a width of at least ten (10) feet.
- (4) *Rear yard.* Each lot shall have a rear yard at least twenty-five (25) feet in depth.
- (5) *Building separation.* Each separate building on a lot shall be located at least ten (10) feet from any other building on the lot.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 4, 6-18-88)

Sec. 22-190. Lot coverage.

All buildings, including accessory buildings, in the rural residential district II shall cover in the aggregate not more than thirty (30) percent of the lot area, except that planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

(Ord. No. 231, § 3, 8-24-83)

Sec. 22-191. Maximum residential density.

The maximum residential density in the rural residential district II shall be one (1) dwelling unit per acre, except that planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

(Ord. No. 231, § 3, 8-24-83; Ord. No. 287-A, § 5, 6-18-88)

Sec. 22-192. Child care facilities.

In rural residential district II, any child care facility, whether the same be a family daycare home, family group daycare home, group child care center, group home, or child care institution, may be permitted by special exception by the zoning board of adjustment, subject to the regulations contained in division 3 of article II of this chapter, provided:

- (1) That the same shall have received and shall maintain a license pursuant to RSA 170-E.
- (2) That such use shall conform to all lot size and area requirements contained in sections 22-188 through 22-191.

(Ord. No. 249, § 1(2-26.4), 6-12-85; Amend. No. 4, § 1, 4-10-91; Ord. No. 376, 4-17-96)

Secs. 22-193—22-205. Reserved.