

## City of Laconia

## Table II PROPOSED DRAFT 5-9-22

## Table of Dimensional Requirements

[Amended 10-14-1997 by Ord. No. 10.97.10; 3-23-1998 by Ord. No. 03.98.03;  
5-22-2000 by Ord. No. 05.2000.05; 10-25-2004 by Ord. No. 05.2004.05; by Ord 2019-235]

## DIMENSIONAL STANDARDS: RESIDENTIAL USES

District	Minimum Land Area <sup>c</sup>			Maximum Residential Density Units/Acre	Minimum Lot Frontage <sup>a</sup>		Setback requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District
	NO Municipal Utilities	With Municipal Water or Sewer	Municipal Water and Sewer		No or One Utility	Water and Sewer	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback			
RR1	2 acres	2 acres	2 acres		250	250	40	25	40	35	65	RR1
RR2	2 acres	2 acres	2 acres		250	250	75	35	50	35	65	RR2
RS	2 acres	40,000	<del>10000</del> 8000		100	80	25	10	15	35	<del>60</del> 50	RS
SFR	2 acres	40,000	10,000	6.0	100	80	25	10	15	35	<del>65</del> 50	SFR
RG	2 acres	40,000	<del>10000</del> 6000	6 8 g	100	80	15	10	15	35	<del>60</del> 40	RG
RA			10,000	9 12		80	15	10	15	60	<del>60</del> 40	RA
CR	2 acres	40,000	10,000	6.0	160	80	15	10	15	35	<del>60</del> 40 or 30	CR
C		40,000	8,000	6.0	150	80	10	10	10 <sup>f</sup>	60	20	C
UC			8,000	(A)		Exempt <sup>d</sup>	5**	5**	5** <sup>f</sup>	60	10**	UC

## GENERAL NOTES:

\*\* Developed parcels as of January 1, 2019 - Setbacks and Green Area are equal to their existing conditions. Any new construction must meet new Setback and Green Area.

(A) if new construction 20; if existing building as of January 1, 2019, 1 per 1,000 sq ft of floor space to be used as residential.

<sup>a</sup> Shore frontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. See §235-19

<sup>b</sup> Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the railroad ROW to 10 feet.

<sup>c</sup> See § 235-32D, Buildable land area, residential, for additional dimensional requirements. Residential development in UC is exempt.

<sup>d</sup> Property must have deeded access to a street.

<sup>e</sup> See § 235-36, Green space, for additional provisions in the Urban Commercial (UC).

<sup>f</sup> If a lot zoned Commercial or Urban Commercial abuts a residential lot minimum rear setback is 25 feet for structures or additions built after Jan 1, 2019.

**g Subject to adequate water/sewer/stormwater other wise 6 units per acre**

235 Attachment 3

City of Laconia

Table II PROPOSED DRAFT 5-9-22

Table of Dimensional Requirements

**DIMENSIONAL STANDARDS: NONRESIDENTIAL USES**

District	Minimum Land Area <sup>c</sup>			Minimum Lot Frontage <sup>a</sup>		Setback Requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District
	No or One Utility	With Municipal Water or Sewer	Municipal Water and Sewer	No or One Utility	Municipal Water and Sewer	Minimum Front Setback <sub>s</sub>	Side Setback <sub>s</sub>	Minimum Rear Setback <sub>s</sub>			
RR1	2 acres	40,000	20,000	160	125	40	25	40	35	65	RR1
RR2	2 acres	2 acres	2 acres	250	250	75	35	50	35	65	RR2
RS	2 acres	40,000	10,000	100	80	25	25	25	35	60 40	RS
SFR	2 acres	40,000	10,000	100	80	25	25	25	35	65 50	SFR
RG	2 acres	40,000	10,000	100	80	25	10	25	35	60 40 or 30	RG
RA			10,000		80	25	10	25	60	60 40	RA
AI	1 acre	1 acre	1 acre	100	100	50	25	25	35 <sub>s</sub>	20	AI
CR	2 acres	40,000	8,000	160	50	Exempt	Exempt	25	60	25	CR
C		40,000	8,000	150	80	10	Exempt	20	60	20	C
UC			Exempt		Exempt <sup>d</sup>	5**	5** <sup>f</sup>	5** <sup>f</sup>	60	10 <sup>e</sup>	UC
IP			60,000		200	35	35 <sub>2</sub>	25 <sub>2</sub>	35	20	IP
I			20,000		100	25	20 <sub>2</sub>	25 <sub>2</sub>	35	20	I

**NONRESIDENTIAL USE NOTES:**

\*\* Developed parcels as of January 1, 2019 - Setbacks and Green Area are equal to their existing conditions. Any new construction must meet new Setback and Green Area.

<sup>1</sup> For multi-family buildings the setback shall be 1½ feet for every vertical foot of building height over 35 feet.

<sup>2</sup> Where industrial districts abut a residential district, boundary side and rear yards shall be increased to 50 feet.

<sup>3</sup> Except as governed by the Laconia Airport Authority and the FAA.

<sup>4</sup> For properties not within the Shoreland Protection Overlay District the setback from public waters shall be one foot for every vertical foot of structure or building. (Properties in UC are exempt)

**GENERAL NOTES:**

<sup>a</sup> Shorefrontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. New lots in UC are exempt. See § 235-19 and 235-40B for

<sup>b</sup> Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the railroad ROW to 10 feet. Minimum setback for structures in the UC District is 15 feet from the high-water mark. See § 235-35F, Building setbacks in the UC District, for additional restriction.

<sup>c</sup> Residential development is exempted from § 235-32D, Buildable land area, residential.

<sup>d</sup> Property must have deeded access to a street.

<sup>e</sup> See § 235-36, Green space, for additional provisions in the Urban Commercial (UC).

<sup>f</sup> If a lot zoned Commercial or Urban Commercial abuts a residential lot minimum rear setback is 25 feet for structures or additions built after Jan 1, 2019.