

175-54. Dimensional Standards.

Table 175-54, Table of Dimensional Requirements shows the dimensional provisions that apply to buildings and structures in the various zones.

TABLE 175-54 TABLE OF DIMENSIONAL REQUIREMENTS

STANDARD	DISTRICTS												
	Residence A (RA)	Residence B (RB)	Residence C (RC)	Rural (R)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe's Corner (CC)	OR-Route 108 (OR)	Multi-Unit Dwelling/ Office Res. (MUDOR)	Office, Research Light Ind. (ORLI)	Durham Business Park (DBP)
Minimum Lot Size													
- Single-Family Residence that is not part of a Conservation Subdivision	20,000 SF	40,000 SF	150,000 SF	150,000 SF	NA	10,000 SF	5,000 SF	5,000 SF	30,000 SF	40,000 SF	NA	40,000 SF	40,000 SF
- Multiunit Housing	NA	NA	NA	NA	5,000 SF	10,000 SF	5,000 SF	5,000 SF	30,000 SF	80,000 SF	40,000 SF	40,000 SF	NA
- Allowed Nonresidential Use	20,000 SF	40,000 SF	150,000 SF	150,000 SF	5,000 SF	10,000 SF	5,000 SF	5,000 SF	30,000 SF	80,000 SF	40,000 SF	40,000 SF	40,000 SF
- Any Other Allowed Use	20,000 SF	40,000 SF	150,000 SF	150,000 SF	5,000 SF	10,000 SF	5,000 SF	5,000 SF	30,000 SF	80,000 SF	40,000 SF	40,000 SF	40,000 SF
Minimum Lot Area Per Dwelling Unit³	20,000 SF	40,000 SF	150,000 SF ²	150,000 SF ²	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	1,200 SF	4,200 SF	NA
Minimum Usable Area Per Dwelling Unit in a Conservation Subdivision³	20,000 SF	40,000 SF	150,000 SF	150,000 SF	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	1,200 SF	4,200 SF	NA
Minimum Lot Frontage	100 FT	150 FT	300 FT	300 FT	50 FT	100 FT	50 FT	50 FT	100 FT			150 FT	150 FT
- Minor Street										50 FT	100 FT		
- Collector Street										100 FT	100 FT		
- Arterial Street										200 FT	200 FT		
Minimum Front Yard Setback					None – Also see Note 5								
- Minor Street ¹	30 FT	30 FT	30 FT	30 FT		30 FT	15 FT	15 FT	30 FT	50 FT	30 FT	30 FT	30 FT
- Collector Street	30 FT	30 FT	30 FT	30 FT		30 FT	15 FT	15 FT	30 FT	50 FT	30 FT	30 FT	30 FT
- Arterial Street	40 FT	40 FT	40 FT	40 FT		50 FT	15 FT	15 FT	50 FT	See Note 6	100 FT	50 FT	50 FT
Maximum Front Yard Setback	NA	NA	NA	NA	See Note 5	NA	NA	25 ft	NA	NA	NA	NA	NA

STANDARD	DISTRICTS												
	Residence A (RA)	Residence B (RB)	Residence C (RC)	Rural (R)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe's Corner (CC)	OR-Route 108 (OR)	Multi-Unit Dwelling/ Office Res. (MUDDOR)	Office, Research Light Ind. (ORLI)	Durham Business Park (DBP)
Minimum Side Yard Setback ⁴	10 FT	20 FT	50 FT	50 FT	NA	15 FT	5 FT	10 FT	15 FT	25 FT	20 FT	20 FT	20 FT
Minimum Rear Yard Setback ⁴	20 FT	30 FT	50 FT	50 FT	NA	20 FT	15 FT	15 FT	20 FT	25 FT	20 FT	20 FT	20 FT
Minimum Shoreland Shorefrontage	200 FT	200 FT	200 FT	200 FT									
Maximum Permitted Building Height	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	50 FT	40 FT	40 FT	40 FT
Maximum Permitted Building Height with Planning Board Approval under RSA 674:16	35 FT	35 FT	35 FT	35 FT	50 FT	50 FT	35 FT	35 FT	35 FT	75 FT	50 FT	50 FT	50 FT
Impervious Surface Ratio	33%	30%	20%	20%	100%	50%	80%	80%	30%	50 %	50%	50%	50%

NOTES: 1. When the average front yard setback of other buildings within three hundred (300) ft each way on the same side of a minor street is less than thirty (30) feet, the front yard setback may be reduced to the average existing setback.

2. Any single-family lot in the R and RC Districts existing as of July 1, 2003, including lots in approved subdivisions, shall only be required to have a minimum lot area of 120,000 square feet and shall not be subject to the minimum usable area per dwelling unit requirement. Pre-existing lots with a minimum of 120,000 square feet of area shall be deemed to be conforming lots for the purpose of the minimum lot size and minimum usable area provisions but shall conform to all other current applicable standards for the district in which they are located.

3. See 175-56. A. for the special density requirements for elderly housing, eldercare facilities, and nursing homes.

4. See 175-109 for requirements for accessory sheds.

5. Additional setback requirements for this district are provided in the Development Standards section for the zone.

6. The minimum front yard setback from Route 108 shall be 100 ft plus 2 feet for each foot of building height in excess of 25 feet.