

Durham, NH Zoning Ordinance

Table of Uses – *Proposed changes pursuant to changes in Article II – Definitions**

February 14, 2024

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
I. NATURAL RESOURCE USES													
Principal Uses													
Conservation activities	P	P	P	P	P	P	P	P	P	P	P	P	P
Excavation and/or mining	CU	X	X	X	X	X	X	X	X	X	X	X	X
II. RURAL USES													
Principal Uses													
Commercial agriculture	P	X	X	P	X	X	X	X	X	P	P	P	X
Commercial animal husbandry	P	X	X	P	X	X	X	X	X	P	P	P	X
Plant nursery	P	X	X	P	X	X	X	X	X	P	P	P	X
Kennel	CU	X	X	CU	X	X	X	X	X	CU	X	CU	X

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Stable	P	X	X	P	X	X	X	X	X	CU	CU	CU	X
Forestry (See Article XX)	P	P	P	P	X	X	X	X	P	P	P	P	P
Temporary sawmill (See Article XX)	P	P	P	P	X	X	X	X	X	P	P	P	P
Reuse of existing agricultural building (See Article XX) Uses Accessory to Commercial Agriculture and Animal Husbandry	CUA	X	X	CUA	X	X	X	X	X	P	P	P	P
Retail sales of farm products	P	X	X	P	X	X	X	X	X	CU	CU	CU	X
III. RESIDENTIAL USES													
Principal Uses													
Residence, single-family	P	P	P	P	X	P	P	X	X	X	CU	CU	X
Residence, duplex	X	X	X	X	X	X	X	X	X	X	X	X	X
Residence, multi-unit	X	X	X	X	X	CUA	X	X	X	X	X	X	X

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
<i>Residence, multi-unit complex</i>	X	X	X	X	X	X	X	X	X	X	X	X	X
Senior housing, single family	P	P	P	P	X	X	P	X	P	CU	CU	CU	CU
Senior housing, duplex	P	P	P	P	X	X	P	X	CU	CU	CU	CU	CU
Senior housing, multiunit	P	P	P	P	CU	P	P	P	CU	CU	P	CU	CU
Senior Care facility	P	X	CU	P	X	X	P	P	P	P	P	P	P
Nursing Home	X	X	X	X	X	X	P	P	P	P	P	P	CU
Manufactured Housing	P	X	X	X	X	X	X	X	X	X	X	X	X
Porkchop Subdivisions-(See Article XX)	P	X	X	P	X	X	X	X	X	X	X	X	X
Uses Accessory To Any Residential Use													
Home occupation-1	P	P	P	P	X	P	P	P	P	P	P	X	X
Home occupation-2	P	X	X	P	X	CU	CU	X	P	P	P	X	X
Accessory structure	P	P	P	P	X	P	P	P	P	P	P	P	P
Accessory agricultural activities (See Article XX)	P	P	P	P	X	X	X	X	X	P	P	P	X
Accessory animal husbandry - livestock (See Article XX)	P	P	P	P	X	X	X	X	X	CU	CU	CU	X

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Accessory animal husbandry - goats (See Article XX)	P	P	P	P	X	X	X	X	X	P	P	P	X
Accessory animal husbandry - poultry (See Article XX)	P	P	P	P	X	X	X	X	X	P	P	P	X
Uses Accessory To a Single Family Residential Use													
Accessory dwelling unit – <i>attached</i> (See Article XX)	P	P	P	P	X	P	P	X	X	X	P	P	X
Accessory <i>apartment dwelling unit - detached</i> (See Article XX)	P	X	X	P	X	P	P	X	X	X	P	P	X
<i>Child-care home for not more than six children</i>	P	P	P	P	P	P	P	P	P	P	P	P	X
<i>Child-care home for more than six children-Day care home</i> (See Article XX)	P	P	P	P	P	P	P	P	P	P	P	P	X
Short term rental	SE	SE	SE	SE	P	P	P	P	P	SE	SE	SE	X
IV. INSTITUTIONAL USES													
Principal Uses													
<i>Adult day care facility</i>	P	P	P	P	P	P	P	P	P	P	P	P	CU
Art center	X	X	X	X	P	X	P	P	CU	X	X	X	X
<i>Child-care center or child-care nursery Day care center</i> (See Article XX)	P	X	X	P	P	P	CU	P	CU	P	CU	CU	CU

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
XX)													
<i>Nursery or pre-school</i>	<i>P</i>	X	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>CU</i>	<i>P</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>
Club	X	X	X	X	P	X	CU	CU	CU	X	X	X	X
Community center	X	X	X	X	P	P	CU	P	CU	CU	CU	CU	CU
Educational facility	X	X	X	X	CU	P	CU	P	X	X	CU	CU	CU
Fraternity/sorority house	X	X	X	X	CU	CUA	X	X	X	X	X	X	X
<i>Government facility</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Hospital	X	X	X	X	X	X	X	X	X	X	CU	CU	X
Library	X	X	X	X	P	P	P	P	P	P	X	X	X
Museum	CU	X	X	CU	P	P	P	P	CU	X	X	CU	CU
Religious use/facility	CU	CU	CU	CU	CU	P	P	X	CU	CU	X	X	X
V. RECREATIONAL USES													
Principal Uses													
<i>Golf course</i>	<i>CU</i>	X	X	<i>CU</i>	X	X	X	X	X	X	X	X	X

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Recreational facility, indoor	X	X	X	X	X	X	X	X	X	P	P	P	P
Recreational facility, outdoor	CU	X	X	CU	X	X	X	X	CU	CU	CU	CU	CU
Recreational playing fields, outdoor	P	P	P	P	X	X	X	X	CU	P	P	P	CU
VI. UTILITY & TRANSPORTATION USES													
Principal Uses													
<i>Structured-parking</i> Parking lot	X	X	X	X	CU	X	X	CU	CU	X	X	X	X
<i>Surface-parking</i> Parking garage	X	X	X	X	CU	X	CU	CU	X	X	X	X	X
Public utility facility	CU	X	X	CU	X	X	X	X	X	P	P	P	P
Personal Wireless Service Facility (See Article XVIII)	P	P	P	P	P	P	P	P	P	P	P	P	P
VII. COMMERCIAL & INDUSTRY USES													
Principal Uses													
Reuse <i>of</i> older single-family residence for a low impact nonresidential use (See Article XX)	CUA	X	X	CUA	P	P	P	P	P	P	P	X	X

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Bed & breakfast	P	P	P	P	CUA	CUA	CUA	CUA	CUA	CUA	CUA	X	X
Inn	P	X	X	P	CUA	CUA	CUA	CUA	CUA	CUA	CUA	X	X
Conference center	X	X	X	X	CU	P	CU	P	P	CU	X	X	CU
Hotel	X	X	X	X	P	P	CU	P	CU	CU	CU	CU	CU
Restaurant	X	X	X	X	P	X	P	P	X	X	X	X	X
<i>Restaurant, carry-out</i>	X	X	X	X	P	X	X	P	X	X	X	X	X
<i>Convenience store with gasoline sales</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
<i>Craft shop with accessory production</i>	X	X	X	X	P	X	P	P	X	X	X	X	X
<i>Gallery</i>	P	X	X	P	P	X	P	P	CU	X	X	X	X
Retail store, medium <i>size</i>	X	X	X	X	P	X	CU	P	X	X	X	X	X
Retail store, small	X	X	X	X	P	X	P	P	X	X	X	X	X
Financial institution	X	X	X	X	P	P	CUA	P	X	X	X	CU	CU
<i>Business services</i>	X	X	X	X	P	P	CUA	P	CU	P	P	P	P
Funeral homes	X	X	X	X	X	P	X	P	CU	X	X	X	X
<i>Medical clinic</i>	X	X	X	X	P	P	CUA	P	CU	P	P	P	P

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Cinema	X	X	X	X	P	P	X	CU	X	X	X	X	X
Theater	X	X	X	X	P	P	X	CU	X	X	X	X	X
Personal services	X	X	X	X	P	X	CUA	P	CU	X	X	X	X
Veterinary clinic/grooming <i>Animal care</i>	CU	X	X	CU	X	X	X	X	X	CU	CU	CU	CU
Office, business	X	X	X	X	P	P	P	P	P	P	P	P	P
Office, professional	X	X	X	X	P	P	P	P	P	P	P	P	P
Repair services	X	X	X	X	P	X	CUA	P	X	CU	CU	CU	CU
Automotive service <i>Motor vehicle gas station</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
Motor vehicle service facility	X	X	X	X	X	X	X	P	X	X	X	X	X
Motor vehicle sales and service <i>facility</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
Automobile/ear <i>Car wash</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
Marine sales and service	X	X	X	CU	X	X	X	X	X	X	X	X	P
Boatyard/Boat club	X	X	X	CU	X	X	X	X	X	X	X	X	P
Research facilities and labs	X	X	X	X	X	X	X	X	X	P	P	P	P

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Manufacturing, light	X	X	X	X	P	P	P	P	P	P	P	P	P
Warehouse	X	X	X	X	X	X	X	X	X	CU	X	CU	CU
<i>Self storage facility</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>
Wholesale sales	X	X	X	X	X	X	X	X	X	CU	X	CU	CU
Mixed Use with residential (office/retail down, multiunit residential up) (See Note 1)	X	X	X	X	CU	X	X	X	X	X	X	X	X
Mixed Use with parking (parking and office/retail)	X	X	X	X	CU	CU	CU	CU	CU	X	CU	CU	CU
<i>Mixed Use with parking (parking and office)</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>
VIII. USES ACCESSORY TO AN ALLOWED NON-RESIDENTIAL USE													
Drive through facility accessory to a financial institution	X	X	X	X	CU	CU	X	CU	X	X	X	CU	CU
<i>Caretaker apartment within a non-residential use</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>
Accessory buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	P

CATEGORY OF USES	RESIDENTIAL ZONES				COMMERCIAL CORE ZONES					RESEARCH-INDUSTRY ZONES			
	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
Restaurant or cafeteria accessory to a nonresidential use	X	X	X	X	CU	CU	CU	CU	CU	CU	CU	CU	CU
IX. USES ACCESSORY TO ANY ALLOWED USE													
Off street parking on the lot to serve the allowed use	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Structured parking</i> Parking garage	X	X	X	X	P	P	P	P	P	P	P	P	P
<i>Surface parking</i> Parking lot	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Caretaker apartment</i>	X	X	X	X	X	P	P	P	CU	CU	CU	CU	CU