

CITY OF LACONIA

In the Year of our Lord two thousand and twenty

AN ORDINANCE AMENDING CHAPTER 235, ZONING, TABLE 1, TABLE OF PERMITTED USES AND TABLE II, TABLE OF DIMENSIONAL REQUIREMENTS

The City of Laconia ordains:

That the ordinances of the City of Laconia, as amended, be and are further amended in Chapter 235, Zoning, Table 1, Table of Permitted Uses, for short term lodging as follows:

1. In the Commercial Resort (CR), Shorefront Residential (SFR) zones: permitted with a permit
2. In the Rural Residential zones (RR1 & RR2), Residential Single Family (RS), Residential General (RG), Residential Apartment (RA), Urban Commercial (UC), Commercial (C) zones: permitted by special exception
3. In the Industrial Park (IP), Industrial (I), Airport Industrial (AI): not permitted

That the ordinances of the City of Laconia, as amended, be and are further amended in Chapter 235, Zoning, Table II, Table of Dimensional Requirements for Residential uses as follow:

1. In the Urban Commercial (UC) zone the front, side and rear setback: 5 feet with the general note of: ***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 and ^f 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*
2. In the Urban Commercial (UC) zone the minimum green area required: 10 percent with the general note of: ***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*

That the ordinances of the City of Laconia, as amended, be and are further amended in Chapter 235, Zoning, Table II, Table of Dimensional Requirements for Nonresidential uses as follows:

1. In the Urban Commercial (UC) zone the front, side and rear setback: 5 feet with the general note of: ***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 and ^f 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*
2. In the Urban Commercial (UC) zone the minimum green area required: 10 percent with the general note of: ***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*
3. The General set back requirements general note: *^b 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.*

This Ordinance amendment shall take effect upon its passage.



Andrew Hosmer, Mayor

Passed and approved 27th day of April, 2020



Cheryl Hebert, City Clerk

ZONING
 235 Attachment 2
 City of Laconia Table 1
 Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES	CR	UC	C	IP	I	AI
C	C	C	C	C	C	Cluster subdivision - conventional housing	C	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)	P	P	P	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	N	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling	P	P	P	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Accessory dwelling unit	E	E	E	N	N	N
P	P	P	P	P	P	Building	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	C	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels	E	E	E	N	N	N
P	P	P	P	P	P	Outdoor storage	P	P*1	P*1	N	N	N
P	P	E	P	P	P	Road side stand	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	P	P	P	P
E	E	E	P*3	E	E	Short-Term Lodging	P*3	E	E	N	N	N
P	P	P	E	N	N	Stable	E	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats	E	P*2	P*2	N	N	N
P	P	P	P	P	P	Swimming pool	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	N	N	N

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-42 H (b) (2)

2 - VII 235-43 D

3 - VII 235-41 with Permit

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

SFR-Shorefront Residential

RG-Residential General

RA-Residential Apartment

UC-Urban Commercial

CR-Commercial Resort

C-Commercial

IP-Industrial Park

I-Industrial

AI-Airport Industrial

ZONING
235 Attachment 2
City of Laconia Table 1
Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE	CR	UC	C	IP	I	AI
N	N	E	P	E	E	Assisted living facility	P	E	E	N	N	N
C	C	C	C	C	C	Bed-and-breakfast	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	P	E	E	N	N	N
E	E	E	E	P	P	Dormitory	E	E	E	N	N	E
N	N	N	N	P	E	Emergency shelter/housing	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing	N	E	E	N	N	N
RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	E	E	E	E	E	E
E	E	E	E	N	N	School, trade/vocational	E	P*1	P*1	E	E	E
E	E	E	E	P	P	School, college/university/community college	E	C	C	N	N	E
E	E	E	E	P	P	School, elementary/secondary	E	E	E	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	C	P*2	P*2	N	N	N
E	E	E	P	E	E	Neighborhood store	P	P	P	E	E	E
N	N	N	N	N	N	Retail sales	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	P*3	P*3	N	N	N
N	N	N	N	N	N	Shopping center/mall	P	P	P	N	N	N

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-42 H (1) (a)

2 - VII 235-42 H (1) (b)

3 - VII 235-42 A

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

SFR-Shorefront Residential

RG-Residential General

RA-Residential Apartment

UC-Urban Commercial

CR-Commercial Resort

C-Commercial

IP-Industrial Park

I-Industrial

AI-Airport Industrial

ZONING
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City of Laconia Table 1
Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	SERVICE	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	P	P	P	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	N	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	C*3	C*3	C*3
N	N	N	N	N	N	Hospital/health care facility	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Amusement arcade	P	P*1	P*1	N	N	E
N	N	N	N	N	N	Amusement park	P	E	E	N	N	N
C	C	C	N	N	N	Arts center	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	C	N	N	N	N	N
N	N	E	E	N	N	Conference center	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	C	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	P	P*2	P*2	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	P	P	P	N	N	N
E	E	E	E	N	N	Outdoor recreational facility	P	E	E	P	P	N
N	N	N	N	N	N	Private Club ¹	P	P	P	N	N	N

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-42 H (1) (c) [2]

2 - VII 235-42 H (1) (c) [1]

3 - VII 235-42 K

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

SFR-Shorefront Residential

RG-Residential General

RA-Residential Apartment

UC-Urban Commercial

CR-Commercial Resort

C-Commercial

IP-Industrial Park

I-Industrial

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ZONING
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City of Laconia Table 1
Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES	CR	UC	C	IP	I	AI
E	N	N	P	N	N	Commercial beach	P	N	N	N	N	N
N	N	N	N	N	N	Dry slips	C	C	C	C	P	P
E	N	N	E	N	N	Marina/yacht club	C	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage	C	C	C	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service	P	P*1	P*1	N	P	N
E	N	N	P	N	N	Watercraft launch/rental	P	P*2	P*2	N	P	N
N	N	N	N	N	N	Watercraft repair/building	P	E	E	P	P	P
RR1	RR2	RS	SFR	RG	RA	COMMERCIAL AND INDUSTRIAL	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Commercial printing/photographic processing	E	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment	N	C	C	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales	N	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service	N	P*3	P*3	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard	N	E	E	P	P	N
N	N	N	N	N	N	Manufacturing	N	C	C	P	P	P
N	N	N	N	N	N	Packaging and processing	N	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing	N	C	C	P	P	P
N	N	N	N	N	N	Research and development	N	E*4	E*4	P	P	P
N	N	N	N	N	N	Warehouse	N	C	C	P	P	P
N	N	N	N	N	N	Wholesale distribution center	N	C	C	P	P	P

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-42 H (1) (e) (2)

2 - VII 235-42 H (1) (e) (3)

3 - VII 235-42 F

4 - VII 235-42 J

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

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ZONING
 235 Attachment 2
City of Laconia Table 1
Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION	CR	UC	C	IP	I	AI
E	E	N	N	N	N	Airport/heliport	N	E	E	E	E	N
N	N	N	N	N	N	Car wash/detailing	E	C	C	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot	P	P*1	P*1	E	E	E
N	N	N	N	N	N	Salt storage shed	E	N	N	P	P	P
N	N	N	N	N	N	Taxi service	P	P	P	P	P	P
E	E	E	E	E	E	Transit station	P	P	P	P	P	P
N	N	N	N	N	N	Truck Rental Establishment	N	P	P	P	P	P
N	N	N	N	N	N	Truck terminal	N	E	E	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service	N	C	C	N	N	E
N	N	N	N	N	N	Vehicle major service	N	C	C	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service	C	C	C	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment	N	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking	N	N	N	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term	N	E*1	E*1	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES	CR	UC	C	IP	I	AI
E	E	E	N	N	N	Communications tower	E	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility	E	E	E	P	P	P
E	E	E	E	E	E	Utility	E	E*2	E*2	P	P	P

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-42 H (1) (e) [1]

2 - VII 235-42 H (1) (f)

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

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ZONING
 235 Attachment 2
City of Laconia Table 1
Table of Permitted Uses

RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES	CR	UC	C	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock	E	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock	C	N	N	P	P	P
E	E	E	E	E	E	Cemetery	E	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill	N	N	N	N	E	E
E	N	N	N	N	N	Excavation	N	N	N	N	E	E
P	P	P	N	N	N	Forestry	P	N	N	P	P	P
N	N	N	N	N	N	Junkyards	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Accessory docks	P	P	P	N	P	N
E	E	E	E	E	E	Building	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through	P	P	P	P	P	P
N	N	N	N	N	N	Employee amenities	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage	P	C*1	C*1	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use	N	E	E	P	P	P
N	N	N	E	N	N	Take-out window	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers	P*2	P*2	P*2	P*2	P*2	P*2
N	N	N	N	N	N	Storage trailers	N	N	N	P*	P*3	P*3

P - Permitted

E - Special Exception

C - Conditional Use Permit

N - Not Permitted

*** - Special Provisions in District, See Article VII**

1 - VII 235-43 A

2 - VII 235-43 E (1)

3 - VII 235-43 F

RR1-Rural Residential 1

RR2-Rural Residential 2

RS-Residential Single Family

SFR-Shorefront Residential

RG-Residential General

RA-Residential Apartment

UC-Urban Commercial

CR-Commercial Resort

C-Commercial

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[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001; by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01; 3-9-2015 by Ord. No. 2019-235]Ord. No. 01.2015.01; 5-8-2017 by Ord. No. 2017-235-04; 6-26-2017; by Ord. No. 2017-235-05;

235 Attachment 3

City of Laconia

Table II

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 ^c			Maximum Residential Density Units/Acre	Minimum Lot Frontage ^a		Setback requirements ^b			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	10,000		100	80	25	10	15	35	60	RS
SFR	2 acres	40,000	10,000	6.0	100	80	25	10	15	35	65	SFR
RG	2 acres	40,000	10,000	6.0	100	80	15	10	15	35	60	RG
RA			10,000	9.0		80	15	10	15	60	60	RA
CR	2 acres	40,000	10,000	6.0	160	80	15	10	15	35	60	CR
C		40,000	8,000	6.0	150	80	10	10	10 ^f	60	20	C
UC			8,000	(A)		Exempt ^d	5**	5**	5** ^f	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.

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

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

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

^d Property must have deeded access to a street.

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

^f 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.

235 Attachment 3

City of Laconia

Table II

Table of Dimensional Requirements

DIMENSIONAL STANDARDS: NONRESIDENTIAL USES

District	Minimum Land Area ^c			Minimum Lot Frontage ^a		Setback Requirements ^b			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 ⁴	Side Setback ⁴	Minimum Rear Setback ⁴			
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	RS
SFR	2 acres	40,000	10,000	100	80	25	25	25	35	65	SFR
RG	2 acres	40,000	10,000	100	80	25	10	25	35	60	RG
RA			10,000		80	25	10	25	60	60	RA
AI	1 acre	1 acre	1 acre	100	100	50	25	25	35 ³	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 ^d	5**	5** ^f	5** ^f	60	10 ^e	UC
IP			60,000		200	35	35 ₂	25 ₂	35	20	IP
I			20,000		100	25	20 ₂	25 ₂	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.

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

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

³ Except as governed by the Laconia Airport Authority and the FAA.

⁴ 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:

^a 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

^b 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.

^c Residential development is exempted from § 235-32D, Buildable land area, residential.

^d Property must have deeded access to a street.

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

^f 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.