

# **ZONING ORDINANCES**

Ordinance adopted by  
VILLAGE DISTRICT  
of  
NORTH WALPOLE  
NEW HAMPSHIRE

**Adopted March 31, 2011**  
**\*Amended April 1, 2014**

VILLAGE OF  
NORTH WALPOLE, NEW HAMPSHIRE

ARTICLE I

PREAMBLE

Pursuant to authority conferred by the New Hampshire Revised Statutes annotated 1955, as amended, and for the purpose of promoting the health, safety and general welfare, as well as efficiency and economy in the process of development of the incorporated Village District of North Walpole, New Hampshire, by providing adequate areas between building and various rights of way, by the adequate provision of public utilities and other public requirements, and by others means, now therefore, the following ordinance is hereby enacted by the voters of the Village of North Walpole, New Hampshire in the year of our Lord, Two thousand and Three. N.H.R.S.A. 675-3

ARTICLE II

DISTRICTS

For the purpose of this ordinance, the Village of North Walpole is divided into the following districts as shown on the Zoning Map filed with the Town Clerk:

- A. Residential District
- B. Commercial District
- C. Industrial District

ARTICLE III

GENERAL PROVISIONS

A. Permits are issued by the Zoning Administrator. No Zoning Permits will be issued until all Town, State and Federal permits have been obtained by the applicant. Permits are required for:

Waste Water and/or Sewage Systems; Signs; Fences; Removal of Natural Ground Resources; Removal of Timber; Telecommunication Facilities; Installation or Relocation of Manufactured Housing, Mobile Homes and/or Trailers; Residential Changes for Home Occupations; Conversion of Single Family Homes to Multifamily; New Business Establishments - Commercial and/or Industrial; New Building Construction; Relocation of Existing Structures; and Alterations which affect the Bulk or Land "Foot Print" of an Existing Structure.

The Zoning Administrator shall serve as the regulator for the purpose of granting such permits and he, under guidance of the Zoning Board, is authorized to adopt such rules as may be reasonable and necessary to carry out the provisions of N.H.R.S.A. 155-E, and this ordinance.

B. Permit Fees:

- 1. Residential .....\$ 10.00
- 2. Commercial.....\$ 50.00
- 3. Industrial ... \$100.00
- 4. Variance.....Same as respective permit plus all costs of variance and legal fees.

Construction must begin within three months of the date of issue and completed within two years from date of issue.

Name on permit must be that of the land owner.

C. Fire Ruins - No owner or occupant of land in any district shall permit fire ruins or other ruins to be left, but within six (6) months shall remove them or refill same to clear ground level.

D. Prohibited - Any use that may be obnoxious or injurious by reason of production or emission of odor, dust, smoke, refuse matter including toxic or radioactive waste, fumes, noise, vibrations, or similar health conditions or that are dangerous to the comfort, peace, health or safety of the community is prohibited.

E. Waste Waters or Sewage - No waste waters or sewage shall be permitted to run free or be discharged in any way that may be offensive or detrimental to the health of others. All such wastes shall be conveyed away through the use of an accepted sanitary system. The sanitary systems in and from all dwellings and other buildings shall be constructed and maintained in accordance with the standards set and enforced by the N.H. Department of Health and the N.H. Water Pollution Committee.

F. Signs (see definitions on page 11):

1. Limitations.

a. No sign of any type shall be designed or be placed in such a position as to create a hazardous condition by way of 1) obscuring a clear view of, or interfering with, vehicular or pedestrian traffic, or 2) similarity with official street signs or signals.

b. All signs permitted under this section shall be constructed of durable materials, affixed to a building or the ground, and shall be maintained in good condition and repair at all times.

c. Oscillating, rotating, flashing, neon or other tubular gas signs are not permitted on the interior or exterior of any building in any district. (Aumand's Furniture if grandfathered.)

d. All signs and their postings are subject to the approval of the Zoning Administrator for the Village of North Walpole, NH. All permanent signs will require a paid permit.

1. A WALL SIGN is defined as any sign attached to, painted on, or applied to a building. All wall signs shall be located on the primary building in which a permitted non-residential use takes place and shall not extend above the roofline of the building. A sign that is affixed to a building shall lie flat against the wall, showing only one face.

2. A FREE STANDING and/or TEMPORARY SIGN are defined as any sign not attached to a building. Structural elements of a free-standing sign shall not be used in calculating the area of such a sign. A free-standing sign may have two sides exhibiting advertising matter, and only one side shall be used in the calculating of the area of such a sign.

3. A SHORT TERM TEMPORARY SIGN is defined as a sign whose purpose is to post an event, political information for 6 square feet in area. The duration of such a sign is allowed for up to one month and must be removed by the parties involved in the activity. Such signs are subject to the Approval of the Administrator, but are exempt from the permit fee.

2. Directional signs, not exceeding six (6) square feet in size, relating to a business operated in the Village of North Walpole shall be permitted provided that said directional signs for any one enterprise do not exceed one (1) in any two (2) mile length of road not including those to indicate a change of direction. Directional signs shall not be within fifty (50) feet of any other sign except when mounted on a common post.

3. Residential District signs shall be permitted no larger than six (6) square feet. Property owners or tenants in the Residential District with business, professional, or other service enterprises shall be allowed one (1) advertising sign on the premises related to the use (or uses) conducted in the building. One (1) sign of the same size will be allowed with the name and address of the builders or a structure during the active construction period or pertaining to the lease, sale or use of the lot or building on which it is placed.

4. In other districts, signs shall be permitted no larger than thirty two (32) square feet when placed not less than fifteen (15) feet from the edge of the traveled roadway and not less than one hundred (100) feet from another sign. A sign that is affixed to a building shall lie flat against the wall showing only one (1) face. Free standing signs at one (1) commercial or industrial location advertising multiple uses shall be placed on a suitable structure in one location. Each sign shall not exceed thirty two (32) square feet.

5. Signs of six (6) square feet may be placed between ten (10) and sixty (60) feet of traveled roadway and between twenty (20) and one hundred (100) feet of another sign by Special Exception from the Zoning Board of Adjustment when the Zoning Board of Adjustment is satisfied that the provision of Article III, F, la., above will be met and that the sign so placed will not have any adverse effect abutting properties.

G. Removal of Natural Ground Resources - The excavation of clay, sod, loam, gravel or other earth materials shall be allowed in the Industrial District only by permit, pursuant to the provisions of N.H.R.S.A. 144-E. The Zoning Administrator shall serve as the regulator for the purpose of granting such permits and he is hereby authorized to adopt such rules as may be reasonable and necessary to carry out the provisions of N.H.R.S.A. 155-E and this ordinance.

H. Removal of Timber - Non logging operations will be allowed within the village limits of North Walpole without prior approval of the Zoning Administrator after obtaining any other necessary permits from the Town, State and any other governmental agencies.

Manufactured Housing, Mobile Homes and/or Trailers:

1. Manufactured and/or mobile homes may be used and maintained as permanent residences on individual lots within Residential District Type A when placed on a permanent foundation and meeting the latest standards set forth in H.U.D.'s Safety, Health and Construction Standards and any subsequent amendments there to.

2. Manufactured and/or mobile home Parks, as defined by this ordinance, are prohibited in all Zoning Districts.

3. The Zoning Administrator may grant a permit for the temporary use of a mobile home or trailer to be maintained as living quarters, by a person employed in an adjoining construction or timber harvest, or for whom a permanent residence is under construction, or as an office, storeroom or shop in connections with active construction on the premises proved that such use will conform to the sanitary requirements of this Article, Section E. In granting such permits, the Zoning Administrator shall attach reasonable time limits for the removal of such mobile home or trailer.

J. Junk Yard and/or Dumps —The use of land or buildings for unregistered motor vehicles, machinery or scrap metal junk yards is prohibited in all Zoning Districts within the Village of North Walpole. A junk yard is also defined as an area where unused, dysfunctional household appliances are stored for scrap or any other purposes A motor vehicle junk yard is described as having 2 or more unregistered and uninspected motor vehicles which are no longer intended for legal use on the public highways... .RSA 236:112.

1. A dump is defined as storage for debris, or use of the land for refuse, such as, but not limited to: used construction material, household toilets, sinks, mattresses, used furniture, material which can also be deemed fire hazards. Such land use is prohibited in the Village of North Walpole District.

K. Subdivision - Any subdivision of land in the Village will be directed through the Zoning Administrator and the Commissioners' Office before going to the Planning Board of the town of Walpole.

L. Airports and Aircraft Landing Facilities - Airports and facilities for the landing, takeoff, maintenance or storage of aircraft are prohibited in all Zoning Districts within the Village of North Walpole.

M. Bed and Breakfasts - So called "Bed and Breakfast" establishments for the accommodations of paying, overnight guests, may be maintained as home occupations in all Zoning Districts provided that the number of rooms for rent in any one establishment shall not number more than four and further provided that breakfast shall be the only meal provided and that only to bona-fide overnight paying guests. Adequate off street parking as determined by the Zoning Administrator shall be provided for all such establishments.

N. Telecommunication Facilities - shall be allowed by special use permit for either primary or accessory uses in village zones provided that the following conditions are met:

1. Written proof must be provided that the proposed use/facility complies with FCC regulations on radio frequency (RF) exposure guidelines, and FAA regulations on tower lighting requirements. Written proof that an evaluation has taken place satisfying the requirements of the National Environmental Policy Act (N EPA), further referenced in applicable FCC rules. Such written proof shall include the results of the evaluation.

2. The telecommunications facility owner must provide and maintain adequate insurance on all facilities. Proof of this coverage should be filed with the Zoning Administrator each year by January 31.

3. Proposed telecommunication facilities shall not unreasonably interfere with the view from any public park, national scenic vistas, historic building or district, or major view corridor. Height and mass of telecommunication facilities shall not exceed that which is essential for the intended use and public safety.

4. Telecommunication towers, antennas and any necessary support structures shall be designed to blend into the surrounding environment through the use of camouflaging and architectural treatment, except in cases in which the Federal Aviation Authority (FAA), state or federal authorities have dictated color. Towers shall be landscaped with a buffer of suitable vegetation that effectively screens as much of the tower and related structures as possible. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. Towers shall be enclosed by appropriate security fencing not less than six (6) feet in height, which shall be equipped with an appropriate anti-climbing device.

5. The height limit for telecommunication towers, antennas and tower-related fixtures shall be not more than 20 feet above the average height of the tree line measure within 100 feet of the highest vertical element to the telecommunication facility. In no case shall a new telecommunication tower, or extension to an existing tower, exceed 180 feet in the height above the ground.

6. The owner of a telecommunications facility shall provide an annual certification to the Zoning Administrator verifying compliance with any conditions of approval for a special use permit and current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate towers and antennas. The certification shall also verify that the structure is still needed for the operation of the intended uses. Said certification shall be submitted to the Zoning Administrator prior to January 31 of each year. Failure to submit an annual certification shall constitute abandonment and be grounds for removal of the telecommunications facility.

## ARTICLE IV

### RESIDENTIAL DISTRICT

#### A. Preamble:

The purpose of establishing a Residential District is to preserve free from the distraction of business, traffic noise and odor, those areas of the Village suitable for safe residence and to assure those who built houses there that they may continue to dwell in such comfortable surroundings. Residential District, Type A, is the basic pattern selected to attain this end. Residential District, Type B, has been included with the smaller lot size and lesser frontage areas which have established a pattern for the small lot and where the requirements of type A would impose hardship on these owners of undivided or undeveloped land immediately adjacent.

N.H.R.S.A. 674-20

#### B. Uses Permitted:

1. One single or one two (2) family dwelling per lot, with private garage(s) and accessory building(s).
2. Churches and religious institutions, hospitals (excluding veterinary hospitals), nursing homes, municipal buildings, parks and playgrounds, and schools (public or private).
3. Residence may be used to house such customary uses by the owner or tenant as offices for doctors, lawyers, real estate and insurance or other recognized professions or such home occupations as hair dressing or dressmaking, except that the number of persons employed at any one location shall not number more than two persons in addition to the owner or tenant. Adequate off street parking as determined by the Zoning Administrator shall be provided on the premises.
4. Farm and garden activities are permitted when incidental to primary residential use. Home food and garden produce may be exposed for sale in this district, provided that such use is in no way injurious or obnoxious to the neighborhood.
5. Special Exceptions - Conversions of existing larger homes to multi-family dwellings may be allowed by Special Exception from the Zoning Administrator provided the Zoning Administrator determines that the following conditions are met:
  - a. The property is suitable to accommodate multi-family use without adversely affecting the area.
  - b. A minimum of two (2) parking spaces per unit exists.
  - c. The exterior architectural appearances and/or size of the structure shall not be substantially altered.

6. Yard Sales—Residents are permitted to have yard, barn, garage, bake, and tag sales not more than 4 days per year. Additional sale days are by permit only and are granted at the discretion of the North Walpole Zoning Administrator. Sales for longer extended periods of time, or over consecutive days, shall be considered a business and shall be subject to the Zoning Administrator's application process for such activities.

C. Land Standards:

1. The lot area in the Residential District, Type A, shall be not less than 10,000 square feet with the frontage of each lot no less than 100 feet provided, however, that a lot with less frontage which is recorded as a lot of record at the time of passage of this Ordinance shall be deemed a conforming use.

2. The lot area in the Residential District, Type B, shall not be less than 5,000 square feet with the width of the front of the building lot to be at least 75 feet provided, however, that a lot with less frontage which is recorded as a lot of record at the time of passage of this Ordinance shall be deemed a conforming use.

3. No part of any building or structure used or intended to be used for dwelling purposes, shall be located nearer than 15 feet from the line of any adjoining lot, or nearer than 15 feet from any other building or structure used for dwelling purposes on the same lot.

4. No part of any building or structure shall be located nearer than 20 feet from the property line of any public or private street or way.

5. No detached private garage or other accessory building shall be erected, constructed, so as to be less than 20 feet from the property line of any public or private street or way, or less than 5 feet from any side or rear lot line or 20 feet from any dwelling. (See page 10 for accessory building definition.)

6. No building or structure shall be erected, constructed, reconstructed, altered, enlarged, repaired, raised up or moved so that any room in which a person lives or sleeps shall be without one (1) window which opens directly on the outside air.

7. Fencing in a Residential District shall be constructed not less than one (1) foot from any adjacent property line. This fencing will be constructed so as not to obstruct any highway view. Solid fencing on a corner lot will not be permitted.

8. New foundation must be 12" to 18" above the street level.

9. Driveways must be in accordance with RSA 236:13 and meet the requirements set forth through meeting with the Walpole road agent.

D. Boundaries of Residential District Type A:

All lots in the Cold River area as reference to Town Tax Map #26 within the boundaries of the Cold River and the Industrial Zoned Lot #26 to the North and the Commercially Zoned lot #22 to the West and by the Langdon Town line to the East shall constitute Residential District Type A. (Including lots #23 through #38, except #26.) (Subject to review based on any Map Changes.)

E. Boundaries of Residential Type B:

All those areas not designated as Residential Type A, Industrial or Commercial shall constitute Residential District Type B.

ARTICLE V  
COMMERCIAL DISTRICT

A. Preamble:

The purpose for establishing a Commercial District is to provide within the Village ample area in which businesses and the sale of merchandise can be conducted with its inherent traffic, loading, parking and activity normally unpleasant in close proximity to restful and comfortable residences. N.H.R.S.A. 674-20

Any new business shall receive an occupancy permit before the business will be allowed to open to the public. The permit must be signed by the Zoning Administrator and the Fire chief to insure that all safety and fire codes are being conformed to; this permit must be secured before the business may open to the public.

B. Uses Permitted:

A building may be erected, altered, or used and a lot may be used or occupied only for the following purposes and in accordance with the following provisions:

1. Any use permitted in Residential Type A under the same provision as apply to residences in said District.
2. Lodging houses, apartment houses, hotels, inns, motels, tourist courts, cabins, including such retail business within these permitted buildings as is conducted for the convenience of residences or guests shall be permitted.
3. Shops, restaurants and other retail establishments.
4. Theaters, halls, clubs and amusement centers.
5. Greenhouses and florist shops.
6. Undertaking establishments.
7. Businesses and professional offices and banks.

C. Uses not permitted:

1. Bars, nightclubs, and/or nude/exotic dancing.
2. Adult book, video, and/or any type of store that sells any type of pornographic materials.
3. Tattoo parlors.
4. Storage of the following fuels for retail purposes are not permitted:
  - a. Gasoline
  - b. Propane
  - c. Heating Fuel Oil (#2)
  - d. Kerosene

D. Special Exceptions:

1. Wholesale establishments, gas stations, automobile repair garages, and new/used car lots under permit from the Zoning Administrator when said administrator is satisfied that parking and loading requirements are satisfied.

2. Industrial and Manufacturing operations by exception from the Zoning Administrator when fulfilling the requirements set forth in Article VI.

E. If any proposed use is such as to attract vehicles, ample space shall be provided on the property to park and load such vehicles.

F. Land Standards:

1. The lot area in the Commercial District shall be not less than 10,000 square feet and every lot shall have a minimum frontage of 150 feet.
2. No part of any building or structure used or intended to be used for dwelling purposes, shall be located nearer than 15 feet from the line of any adjoining lot, or nearer than 15 feet from any other building or structure used for dwelling purposes on the same lot.
3. No part of any building or structure shall be located nearer than 20 feet from the property line of any public or private street or way.
4. No detached private garage or other accessory building shall be erected, constructed, reconstructed, altered or repaired so as to be less than 20 feet from the property line or any public or private street or way, or less than 10 feet from any side or rear lot line. (See page 10 for accessory building definition.)
5. No building or structure shall be erected, constructed, reconstructed, altered, enlarged, repaired, raised up or moved so that any room in which a person lives or sleeps shall be without one (1) window which opens directly on the outside air.
6. Driveways must be in accordance with RSA 236:13 and meets the requirements set forth through meeting with the Walpole road agent.

G. Boundaries of Commercial District:

1. In the Cold River area as referred to Town Tax Map #26 bound by the Cold River to the South, the Connecticut River to the West, Industrial lot #13 to the North, and by Residential District A lots #23 and #24 to the East will constitute Commercial District #1 (includes lots #15 through #22).
2. The District referred to Town Tax Map #28 bound on the East by the railroad tracks and on the North by Ash Street continuing across Church Street to the South boundary line of lot #80 to the railroad tracks. The West boundary shall be the West boundary lines of lots #1, 3, 12, 15, 16, 19, 20, 22-2 and 24 and the South boundary line, the intersection of Church and River Streets shall constitute Commercial District #2.
3. The District as referred to Town Tax Map #28 bound on the South by River Street, East by Main Street, West by railroad tracks, and North by North boundary lines of lots #89, 94, 95, 100 and 101 shall constitute Commercial District #3.
4. The District bound on the North by River Street, on the South by the Connecticut River which includes lot #161 (Town Tax Map #28) and lot #1 (Town Tax Map #26) shall constitute Commercial District #4

ARTICLE VI

INDUSTRIAL DISTRICT

A. Preamble:

The purpose for establishing an Industrial District is to provide within the Village an area in which manufacturing operations may be carried on without infringing on the health, welfare and quiet of the residents of the Village. Manufacturing operations are those in which materials are changed physically in form, changed chemically or mixed to provide other compounds. The area provided for industry must be highly specific to the nature of the manufacturing operation. Chemical or physical research might well be conducted in close proximity to a residential district and yet manufacturing of glue or explosives could not. Hence, it is the intent of the Ordinance to require each industry to present its case to the Zoning Board of Adjustment, after considering the facts in light of the welfare and benefit of the community, may allow such industry in the Commercial District as an exception. Such an exception may later be made part of the Industrial District by the amendment of this Ordinance. N.H.R.S.A. 674-20.

B. Uses Permitted:

1. Industrial and manufacturing operations in the sense that the materials entering the operation are changed in form, size or composition before shipment.



2. If a residence, or residential project is established in the Commercial or Industrial Districts, all residential provisions will be followed in said districts.

C. Uses Not Permitted:

Bulk Storage of the following fuels are not permitted:

- a. Gasoline
- b. Propane
- c. Heating Oil (#2)
- d. Kerosene

(Cota & Cota is grandfathered on items a., c. & d. - lot #8, Tax Map #27; Sprague is grandfathered for item c. - lot #11, Tax Map #27.)

D. Requirements:

All industrial establishments in this District shall meet the following requirements:

1. An industry shall be located not less than 60 feet from the center line of any right of way and not less than 20 feet from each side of the rear boundary.

2. An industry must provide adequate off street parking and loading facilities for freight and delivery trucks, employee and customer parking.

3. An industry must obtain a permit for its establishment from the Zoning Administrator after the administrator is satisfied that the industry shall not offend at the location selected by reason of emission of smoke, dust, noise, odor, fumes, water pollution, or storage of materials, which could pollute the village drinking water supply.

E. Boundaries of Industrial District:

1. District with eastern boundary is the Town boundary line at Langdon, the northern boundary is the Town line at Charlestown, the western boundary is the Connecticut River and the southern boundary starting on the West with the southern property line of lot #1-1 (Town Tax Map #27) continuing across Church street to the center of Oak Street crossing the railroad and Main Street to the north property line of lot #57 (Town Tax map #30) then northerly to the North boundary line of lot #9 (Town Tax Map #27) continuing easterly to the West boundary of lot #11 (Town Tax Map #27) to the Langdon Town line shall constitute Industrial District #1.

2. District east of Route 12 including lot #10, 13 and 26 (Town Tax Map #26) will constitute Industrial District #2.

## ARTICLE VII

### NONCONFORMING USES

A. Any nonconforming lot, dwelling or business may continue in its present use.

B. When any existing nonconforming use of land or building has been discontinued for one year, the land and buildings shall thereafter be used only in conformity to this Ordinance, except that the Zoning Board of Adjustment, after a public hearing, may permit the resumption of said nonconforming use.

C. A nonconforming lot may be voluntarily reduced in size.

D. A nonconforming use may be expanded or enlarge or changed to another nonconforming use when the Zoning Board of Adjustment determines, after public hearing, that the proposed expansion, enlargement or change will not materially increase the hazard or nuisance value of the nonconformity.

E. Specific nonconforming lots presently are: 1. Town Tax Map #30:

Lot #24 Fuel Storage Tanks; Lot #34 Machine Shop

2. Town Tax map #28: Lot #154 Welding Business; Lot #66 Retail Shop

ARTICLE VIII

ZONING BOARD OF ADJUSTMENT

A. The Zoning Board of Adjustment shall consist of five (5) members. The members of the board shall either be elected in a manner prescribed by RSA 669, or appointed in a manner prescribed by the local legislative body. Each member of the board shall be a resident of the municipality in order to be appointed or elected. RSA 673:3

B. The term of an elected or appointed local land use board member shall be three (3) years. The initial terms of members first appointed or elected to any local use board shall be staggered so that no more than two (2) appointments or elections occur annually, except when required to fill vacancies. RSA 673:5

C. The local legislative body may provide for the appointment of not more than five (5) alternated members to any local land use board, who shall be appointed by the appointing authority. The terms of alternated members shall be three (3) years. RSA 673:6. The terms shall be staggered in the same manner as elected members pursuant to RSA 673:5.

ARTICLE IX

ENFORCEMENT

A. It shall be the duty of the Zoning Administrator to enforce the provisions of this Ordinance

B. After passage of this Ordinance, it shall be unlawful to erect or relocate any building or structure, or alter the bulk of any building, without first obtaining a permit from the Zoning Administrator.

C. The Zoning Administrator shall issue any and all permits required when the building or land use for which the permit is sought will be in accordance with the provisions of this Ordinance, or in accordance with any variance or special exception granted by the Zoning Administrator.

D. Upon any well founded information that this Ordinance is being violated, the Zoning Administrator shall take immediate steps to enforce the provision of this Ordinance by seeking an injunction in the Superior Court or by any other appropriate action.

E. Appeals - Any interested person may appeal any act or decision of the Zoning Administrator to the Zoning Board of Adjustment within forty-five (45) days of such act or decision.

ARTICLE X

AMENDMENTS

This Ordinance may be amended by a majority vote as provided for in Chapter 675 N.H.R.S.A., 1983.

ARTICLE XI

PENALTY

Any violation of this Ordinance shall be made punishable by a fine of not more than \$100.00 for each day such violation may exist after notification by zoning administrator.

ARTICLE XII

SAVING CLAUSE

The invalidity of any provision of this Ordinance shall not affect the validity of any other provision.

## ARTICLE XIII

### EFFECTIVE DATE

This Ordinance shall take effect upon its passage.

## ARTICLE XIV

### DEFINITIONS

**ACCESSORY BUILDING:** A building subordinate to the main building on the lot and used for purposes customarily incidental to those of the main building. Examples would be tool, lawn care, utility, etc. This building may not exceed 12' x 16' x 8'.

**ANTENNA:** Any exterior apparatus designed for telephonic, radio, television, personal communications service (PCS), pager network, repeater, or any other communication through the sending and/or receiving of electromagnetic waves of any bandwidth.

**CAMOUFLAGING:** Any telecommunication facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure. Camouflaged facilities include manmade trees.

**FREE STANDING SIGN:** Any sign not attached to a building. Structural elements of a free standing sign shall not be used in calculating the area of such sign. A free standing sign may have two sides exhibiting advertising matter, and only one side shall be used in calculating the area of such sign.

**FOUNDATION CELLAR:** Related to either home or mobile home cement pad.

**FRONTAGE:** The length of a lot bordering on a public street. The Village ordinance has no set figure of frontage to access a vacant lot. The N.H.R.S.D.s accept a Class V or better street, that is, 25-30 feet wide and blacktopped. This is what the ordinance will adopt for any future access in any district for building lots up for subdivision.

**HOME PRODUCTS, PRODUCTS AND CRAFTS:** Include everything of an agricultural nature, grown, produced, conditioned or otherwise processed on the property of the resident, also such articles as are manufactured or altered by members of a household of a bona-fide resident of any property.

**LOT OF RECORD:** Land designated as a separate and distinct parcel in legally recorded deed or plan filed in the records or Registry of Deeds in Keene, NH.

**MANUFACTURED HOME:** Any structure transportable in one or more sections, which in the traveling mode, 10 body feet or more in width, and 60 body feet or more in length, consisting of one or more boxes, when erected on site, is 600 square feet or more, which is built on a permanent chassis or I beams and designed to be used as dwelling with a permanent foundation when connected to required utilities, which include plumbing, heating and electrical systems contained therein. RSA 674:31

**MOBILE HOME:** Any structure transportable in one or more sections, which in the traveling mode, is 8 body feet or more in width, and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include, plumbing, heating and electrical systems contained therein.

**MOBILE HOME OR MANUFACTURED HOME PARK:** The land on which two or more homes are parked and occupied for living purposes, regardless of whether or not a charge is made for such accommodations.

**NONCONFORMING USE:** The use of any building, structure or land which does not conform to the use regulations of the district in which it is located.

**PERMANENT BUILDING:** Any building resting upon a foundation or otherwise legally defined as "real estate."

**PERMANENT RESIDENT:** An individual or family using any building continuously as a residence for a period of six (6) months or more.

**PUBLIC STREET:** Any highway, street, road avenue, land or other right of way over which the public has a right to pass and repass, and which the State, County or Municipality has a responsibility to maintain.

**RIGHT-OF-WAY:** Means and includes all present and proposed town, state and federal highways and the land on either side of the same as covered by statutes to determine the widths of right-of-ways.

**SETBACK:** The distance between the nearest portion of a building and a lot or right-of-way line, which ever is closer.

**SIGN:** A structure, building wall or other outdoor surface or any device used for visual communication which is used for the purpose of bringing the subject thereof to the attention of the public, or to display, identify and publicize the name of the product or service of any person.

**TELECOMMUNICATIONS FACILITY:** Any structure, antenna, tower, or other device, which provides commercial mobile Wireless services, unlicensed wireless services, cellular telephone services, specialized mobile radio communications (SMR), and personal communications services (PCS), and common carrier wireless exchange access services or other similar services.

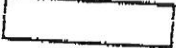


**TOWER:** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures.

**TRAILERS:** Any vehicle or similar portable structure used and intended to be used as an office, shop or temporary dwelling having no foundation other than wheels, hacks or skirting, and have none of the following: running water, sanitary facilities, bath facilities and toilet.

**TOURIST HOME:** Any place consisting of a room and/or group of rooms located in a residence where transient accommodations for sleeping or living purposes are provided for a price.

**WALL SIGN:** Any sign attached to, painted on, or applied to a building. All wall signs shall be located on the primary building in which a permitted non-residential use takes place and shall not extend above the roof line of the building. A sign that is affixed to a building shall lie flat against the wall showing only one face.

# Map of the Village of NORTH WALPOLE, NH

- RESIDENTIAL DISTRICT 
- COMMERCIAL DISTRICT 
- INDUSTRIAL DISTRICT 

Zoning Districts as  
Adopted November 1994

