

Chapter 235, City of Laconia Zoning Ordinance, Table II - Table of Dimensional Requirements
 [Amended 10/14/97, 3/23/98, 5/8/00, 7/30/01, 11/9/04] Page 1 of 2

Dimensional Standards: Residential Uses

District	Minimum Land Area			Maximum Residential Density Units/Acre	Minimum Lot Frontage ^a		Setback Requirements			Maximum Structure Height	Minimum Green Space Required (%)	District
	No Municipal Utilities	Municipal Water OR Sewer	Municipal Water & Sewer		No or One Utility	Water & Sewer	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback			
RR 1	2 ACRES	2 ACRES	2 ACRES		250	250	40	25	40	35	65	RR 1
RR 2	2 ACRES	2 ACRES	2 ACRES		250	250	75	35	50	35	65	RR 2
RS	2 ACRES	40,000 SF	10,000 SF		100	80	25	10	15	35	60	RS
SFR	2 ACRES	40,000 SF	10,000 SF	6	100	80	25	10	15	35	65	SFR
RG	2 ACRES	40,000 SF	10,000 SF	6	100	80	15	10	15	35	60	RG
RA			10,000 SF	9		80	15	10	15	60	60	RA
P			10,000 SF	6		80	15	10	15	60	25	P
BC			10,000 SF	6		80	EXEMPT	EXEMPT	EXEMPT	60	20	BC
CR	2 ACRES	40,000 SF	10,000 SF	6	160	80	15	10	15	35	60	CR
C		40,000 SF	8,000 SF	6	150	80	15	10	25	60	20	C
BC/I			10,000 SF	6		80	15	10	15	60	20	BC/I
DR			EXEMPT	20		EXEMPT	15	10	15	60	25	DR

General Notes:

- a. Shore frontage. Any new lot created on public waters shall have a minimum frontage along the shore line of 150 ft. (New lots in DR are exempt) See § 235-19 and 235-40 B for exceptions for conventional cluster subdivision.
- b. Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the Railroad ROW to 10 ft. Minimum setback for structures in the DR district is 15 ft from the high water mark. See § 235-35 F. Building Setbacks in the DR District for additional restriction.
- c. See § 235-32 D, Buildable land area, residential, for additional dimensional requirements. Residential development in DR is exempt.
- d. Property must have deeded access to a street.
- e. See § 235-36, Green space, for additional provisions in the Downtown Riverfront District (DR).

- RR1 - Rural Residential 1
- RR2 - Rural Residential 2
- RS - Residential Single Family
- SFR - Shorefront Residential
- RG - Residential General
- RA - Residential Apartment
- P - Professional
- BC - Business Central
- BCI - Business Central Industrial
- C - Commercial
- DR - Downtown Riverfront
- CR - Commercial Resort
- IP - Industrial Park
- I - Industrial
- AI - Airport Industrial

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Dimensional Standards: Non Residential Uses

District	Minimum Land Area			Minimum Lot Frontage ^a		Setback Requirements			Maximum Structure Height	Minimum Green Space Required (%)	District
	No Municipal Utilities	Municipal Water OR Sewer	Municipal Water & Sewer	No or One Utility	Water & Sewer	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback			
RR 1	2 ACRES	2 ACRES	2 ACRES	250	250	40	35	40	35	65	RR 1
RR 2	2 ACRES	2 ACRES	2 ACRES	250	250	75	35	50	35	65	RR 2
RS	2 ACRES	40,000 SF	10,000 SF	100	80	25	25	25	35	60	RS
SFR	2 ACRES	40,000 SF	10,000 SF	100	80	25	25	25	35	65	SFR
RG	2 ACRES	40,000 SF	10,000 SF	100	80	25	10	25	35	60	RG
RA			10,000 SF		80	25	10	25	60	60	RA
P			10,000 SF		80	15	10	20	60	20	P
BC			EXEMPT		EXEMPT	EXEMPT	EXEMPT	EXEMPT	60	0	BC
BC/I			20,000 SF		100	EXEMPT	EXEMPT	EXEMPT	60	20	BC/I
DR			EXEMPT		EXEMPT	EXEMPT	10	EXEMPT	60	25	DR
AI	1 ACRE	1 ACRE	1 ACRE	100	100	50	25	25	35 ^b	20	AI
CR	2 ACRES	40,000 SF	8,000 SF	160	50	EXEMPT	EXEMPT	25	60	25	CR
C		40,000 SF	8,000 SF	150	80	10	EXEMPT	20	60	20	C
IP			60,000 SF		200	35	35 ^c	25 ^c	35	20	IP
I			20,000 SF		100	25	20 ^d	25 ^e	35	20	I

Non Residential Notes:

1. For multi-family buildings the setback shall be 1 ½ ft 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 DR are exempt)

General Notes:

- a. Shore frontage: Any new lot created on public waters shall have a minimum frontage along the shore line of 150 ft. New lots in DR are exempt. See § 235-19 and 235-40 B for exceptions for conventional cluster subdivision.
- b. Properties which abut railroad rights-of-ways may reduce the required setback adjacent to the Railroad ROW to 10 ft. Minimum setback for structures in the DR district is 15 ft from the high water mark. See § 235-35 F. Building Setbacks in the DR District for additional restriction.
- c. Residential development is exempted from § 235-32 D, Buildable land area, residential.
- d. Property must have deeded access to street.
- e. See § 235-36 Green space, for additional provisions in the Downtown Riverfront District (DR).
- f. See § 235-35 F, building setbacks in the DR District for additional restrictions.