

SECTION 200 - DEFINITIONS

Front Lot line: Any lot line that abuts a private or public vehicular right-of-way. For properties that do not abut a private or public vehicular right-of-way, the front lot line shall be that lot line that is located closest to the nearest private or public vehicular right-of-way.

~~**Yard:** An open space, other than an enclosed court, on the same lot with a building or group of buildings, which open space lies between the building or group of buildings and a lot line, and is unoccupied and unobstructed from the ground upward.~~

Yard, Front: An open, unoccupied space area unoccupied by structures, except as set forth in Sections 702.1 and 702.8, extending across the full width of the lot and lying between the front lot line of the lot and the nearest line of the building. The depth of a front yard shall be the minimum distance between the building and front lot line.

Yard, Rear: An area unoccupied by structures, except as set forth in Sections 702.1 and 702.8, open, unoccupied space extending across the full width of the lot and lying between the rear lot line of the lot and the nearest line of the building. The depth of a rear yard shall be the minimum distance between the building and rear lot line.

Yard, Side: An area unoccupied by structures, except as set forth in Sections 702.1 and 702.8, open, unoccupied space located between the side lot line of the lot and the nearest line of the building and extending from the front yard to the rear yard or, in the absence of either of such yards, to the front or rear lot lines, as may be. The width of a side yard shall be the minimum distance between the building and the side lot line.

702. Area, Frontage, Yard and Floor Area Requirements:

702.8 For waterfront lots, docks and boat houses are permitted within the minimum required rear yard (or side yard if a corner lot) provided that the dock and/or boat house complies with all applicable NH DES regulations and obtains all necessary NH DES permits.

APPENDIX A-1

TABLE OF REQUIREMENTS (9,~~12~~)

District	Min. Lot Frontage in feet (2)	Min. Front Yard in feet (3) (4)	Min. Side Yard in feet (4) (12)	Min. Rear Yard in feet (12)	Max. % Bldg. Coverage of lot Footnote #15	Min Floor Area Per Dwelling in sq. feet
<u>Single Family Dwellings</u>						
Rural District	175	50	30 (11)	30 (11)	20%	1,000
Res. A District	175	50	30	30	20%	1,000

4. ~~Except that in~~In the case of a lot having frontage on two (2) corner lot streets, all front lot lines shall be subject to the minimum front yard requirements, apply to the side of the structure on street frontage as well as to the front and the remaining lot lines shall be considered side lot lines subject to the minimum side yard requirements.

12. ~~Except that~~ ~~F~~the minimum shoreland setback in non-W.W.P.D. areas for non-accessory buildings shall be fifty (50) feet from the reference line (Reference Line: For natural fresh water bodies = natural mean high water level; For artificially impounded fresh water bodies = water line at full pond).

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