

SECTION II. DEFINITIONS

[Amended March 2016]

For the purpose of this ordinance, certain terms are defined as provided in this section; Doubts to the precise meaning of terms in these definitions, or those that are not found in these definitions, shall be determined by referencing the Merriam Webster Collegiate Dictionary, 11th Edition.

- A. "Accessory Dwelling Unit" shall mean a separate dwelling unit incorporated within or to become attached to an existing one-family dwelling.
- B. "Advertising Sign" shall mean any display identifying or promoting a business, product, or service, whether such display is freestanding or is attached to a structure or painted thereon.
- C. "Bed and Breakfast" shall mean all dwellings where sleeping accommodations are provided for a price and accommodate fifteen (15) or fewer persons and may or may not provide a breakfast.
- D. "Building" shall mean any independent structure having a roof with structural support & more than two hundred (200) square feet in size and/or when any point of the structure is greater than ten feet in height. All buildings, permanent or temporary (including quonset hut type buildings covered with plastic), must meet setback requirements.
- E. "Build-To" Line- Whenever set-backs are prescribed to be to the "build-to" line, such front setback requirement shall mean the distance between the nearest edge of the right of way of the road and the closest part of the structure and shall be calculated by averaging the front setback of all structures on the same side of the road a distance of 300 feet in either direction.
- F. "Business" shall mean establishments engaged in the trading of goods and services.
- G. "Conservation Lot" means any lot, with or without frontage, created for the purpose of conservation with no possibility of locating a building. Such conservation lot must have adequate legal protection to the satisfaction of the Planning Board.
- H. "Detached Accessory Dwelling Unit" a detached accessory dwelling unit is a cottage, guesthouse, employee quarters or rental unit which is built on the same property as a main house.
- I. "Dwelling Unit" shall mean a room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or dwelling units which may be in the same structure & containing independent cooking, sanitary and sleeping facilities.
- J. "Family" shall mean any number of persons related by blood or marriage, or not more than four (4) persons not related by blood or marriage, living together as a single housekeeping unit.
- K. "Food Service Facility" - a commercial establishment dispensing prepared food and/or beverages for consumption on or off the premises.
- L. "Front Yard" shall mean a space extending for the full width of a lot between the extreme front line of the building and the nearest side of the right of way.
- M. "Frontage" shall mean the contiguous length of the lot bordering on, and granting access from a Class V or better highway, as defined in New Hampshire Revised Statutes Annotated (RSA) 229:5, or a street shown on an official map, if any.

- N. "Home Produce and Products" means and includes all vegetables, fruits, flowers, plants, poultry and maple products plus cordwood and Christmas trees, all of which must have been grown on the property by members of the household of a bona fide resident.
- O. "Hotel" shall mean a building or group of buildings under the same management in which there are sleeping accommodations for sixteen (16) or more persons and are primarily used by transients for lodging, with or without meals.
- P. "Housing" shall mean all residential dwellings containing a minimum of three hundred twenty (320) square feet of living area, i.e., bedroom, bathroom, kitchen.
- Q. "Industry" shall mean any non-residential building or land area in which the industrial operations of manufacturing, processing, fabricating, assembly, packaging, finishing, treating, or compounding or similar processes take place or in which are located establishments engaged in the trading of goods and services, except that which is allowed under Section IV.B Professional Uses and Customary Home Occupations.
- R. "Junk Yard" means any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited one or more unregistered motor vehicles which are not longer intended or in condition for legal use on the public highways, or used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part or intended to be a part of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles. "Junk yard" shall also include any place of business, storage or deposit of motor vehicles purchased for the purpose of dismantling and selling the vehicles for parts or for use of the metal for scrap and where it is intended to burn material which are parts of a motor vehicle or cut up the parts thereof.
- S. "Motor vehicle" means any self-propelled vehicle not operated exclusively upon stationary tracks, originally intended for use on public highways.
- T. "Permanent Building" shall mean any building resting on a foundation or otherwise legally defined as real estate. For the purpose of setback requirements, swimming pools are considered to be permanent buildings.
- U. "Permanent Residents" a family shall be considered permanent residents when they have used any building continuously as a residence for a period of six (6) months or more.
- V. "Right of Way" means and includes all Town, State and Federal highways and land at either side of same as covered by statutes to determine the width of rights of way.
- W. "Storage Container" a weather-resistant receptacle designed and used for the storage or shipment of goods, wares, materials or merchandise. Examples include, but are not limited to, "portable on demand storage units", metal shipping containers, or cargo boxes detached from motor vehicles. "Storage Container" shall not include minor accessory structures or other structures for which a building permit is required.