

ZONING

275 Attachment 2

Town of Bedford

**Table 2
Table of Uses**

[Amended 3-9-1993; 9-3-1993; 3-9-1994; 3-18-1994; 3-14-1995; 3-12-1996; 3-11-1997; 3-10-1998; 3-14-2000; 3-8-2005; 3-8-2006; 3-14-2006; 3-11-2008; 3-10-2009; 7-13-2011; 3-13-2012; 3-10-2015; 3-8-2016; 3-14-2017; 3-13-2018; 3-12-2019; 3-8-2022; 3-28-2023; 3-11-2025]

(All dimensions are in feet unless otherwise noted.)

Use	Zoning District										
	Residential and Agricultural (RA)	General Residential (GR)	Apartment Residential (AR)	Civic and Institutional (CI)	Commercial (CO)	Commercial-2 (CO-2)	Office (OF)	Neighborhood Commercial (NC)	Highway Commercial (HC)	Service Industrial (SI)	Performance Standards (PZ)
Residential											
Single dwelling	P	P	—	—	—	—	—	—	—	—	—
Duplex dwelling	—	—	p ¹	—	—	—	—	—	—	—	—
Garden style multifamily	—	—	p ³⁵	—	—	—	—	—	—	p ³⁵	p ³⁵
Manufactured housing unit	P	P	—	—	—	—	—	—	—	—	—
Cluster residential development	p ²	p ²	—	—	—	—	—	—	—	—	—
Home occupations	p ⁴	p ⁴	—	—	—	—	—	—	—	—	p ³²
Accessory attached apartment	p ²⁷	p ²⁷	—	—	—	—	—	—	—	—	—
Accessory detached apartment	CU ⁴²	—	—	—	—	—	—	—	—	—	—
Senior housing	p ³³	p ³³	p ²⁸	—	—	—	—	—	—	—	p ²⁸
Boarding, lodging or rooming house	—	—	—	—	—	—	—	—	—	—	—
Townhouse	—	p ³⁵	p ³⁵	—	—	—	—	—	—	p ³⁵	p ³⁵
Cottage court housing	—	CU ⁴³	—	—	CU ⁴³	CU ⁴³	CU ⁴³	—	—	—	CU ⁴³
Short-term rental housing	—	—	—	—	—	—	—	—	—	—	—

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	Residential and Agricultural (RA)	General Residential (GR)	Apartment Residential (AR)	Civic and Institutional (CI)	Commercial (CO)	Commercial-2 (CO-2)	Office (OF)	Neighborhood Commercial (NC)	Highway Commercial (HC)	Service Industrial (SI)	Performance Standards (PZ)
Commercial											
Bank or financial institution	—	—	—	—	P	P	P	—	—	—	P
Retail sales establishment	—	—	—	—	p ⁵	p ⁵	p ⁶	p ⁷	p ⁸	—	p ³⁷
Business office	—	—	—	—	P	P	P	—	—	—	P
Professional office	—	—	—	—	P	P	P	—	—	—	P
Medical or dental clinic	—	—	—	—	p ⁴⁰	p ⁴⁰	p ⁴⁰	—	—	—	p ⁴⁰
Personal service establishment	—	—	—	—	P	P	—	P	P	—	P
General service and repair establishment	—	—	—	—	p ²³	p ²³	—	—	P	—	P
Business center development	—	—	—	—	p ⁹	p ⁹	P	—	—	—	P
Restaurant	—	—	—	—	P	P	—	—	P	—	P
Restaurant, fast food	—	—	—	—	p ³⁴	p ³⁴	—	—	P	—	P
Funeral home	—	—	—	—	S ³	S ³	—	—	—	—	p ³
Parking lot, garage	—	—	—	—	S	S	—	—	P	—	—
Commercial recreation facility/Health club	—	—	—	P	P	P	—	—	—	P	P
Membership club	—	—	—	P	S ¹¹	S ¹¹	—	—	—	—	p ¹¹
Hotel	—	—	—	—	p ⁹	p ⁹	—	—	—	—	P
Motel	—	—	—	—	p ⁹	p ⁹	—	—	—	—	P
Event/conference center	—	—	—	P	P	P	P	—	—	—	P
Gasoline service station	—	—	—	—	—	—	—	—	p ¹²	—	CU ¹²
Automobile and vehicle repair	—	—	—	—	—	—	—	—	P	—	P
Wholesaling	—	—	—	—	—	—	—	—	—	P	P
Rental and service of tools equipment	—	—	—	—	—	—	—	—	—	p ²²	P
Sale of building materials	—	—	—	—	—	—	—	—	—	P	P
Adult entertainment businesses	—	—	—	—	—	—	—	—	—	—	p ³⁰
Kennel	—	—	—	—	P	P	—	—	—	—	P

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	Residential and Agricultural (RA)	General Residential (GR)	Apartment Residential (AR)	Civic and Institutional (CI)	Commercial (CO)	Commercial-2 (CO-2)	Office (OF)	Neighborhood Commercial (NC)	Highway Commercial (HC)	Service Industrial (SI)	Performance Standards (PZ)
Alternative treatment center (non-cultivation location)	—	—	—	—	—	—	—	—	—	—	CU ³⁸
Medium-scale ground-mounted solar energy system	CU ⁴¹	CU ⁴¹	CU ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	CU ⁴¹	CU ⁴¹	P ⁴¹	P ⁴¹
Large-scale ground-mounted solar energy system	CU ⁴¹	—	—	P ⁴¹	CU ⁴¹	CU ⁴¹	CU ⁴¹	—	—	P ⁴¹	CU ⁴¹
Industrial											
Manufacturing	—	—	—	—	—	—	—	—	—	—	P
Light manufacturing	—	—	—	—	—	—	—	—	—	P ^{13, 24}	P
Excavation operations	—	—	—	—	—	—	—	—	—	—	—
Warehousing	—	—	—	—	—	—	—	—	—	P	P
Mini-warehousing/self-storage facility	—	—	—	—	—	—	—	—	—	P	—
Truck terminal	—	—	—	—	—	—	—	—	—	P ¹⁴	P ¹⁴
Wholesale and rental trades	—	—	—	—	—	—	—	—	—	P	P
Research and development facility	—	—	—	—	—	—	P	—	—	P ²⁴	P
Information processing	—	—	—	—	—	—	P	—	—	P ²⁴	P
Alternative treatment center (cultivation location)	—	—	—	—	—	—	—	—	—	CU ³⁹	—
Public/Institutional											
Church or other place of worship	P	P	—	P	—	—	—	—	—	—	P
Educational institution	P	P	S	P	P	P	—	—	—	—	P
Hospital; sanatorium	—	—	—	—	—	—	—	—	—	—	P
Nursing homes and assisted living	—	—	—	—	P ¹⁶	P ¹⁶	—	—	—	—	P
Public parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P
Day-care facility	P ^{4, 17}	P ^{4, 17}	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷
Cemeteries	—	—	—	P	—	—	—	—	—	—	—
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	Residential and Agricultural (RA)	General Residential (GR)	Apartment Residential (AR)	Civic and Institutional (CI)	Commercial (CO)	Commercial-2 (CO-2)	Office (OF)	Neighborhood Commercial (NC)	Highway Commercial (HC)	Service Industrial (SI)	Performance Standards (PZ)
Golf course/country club	—	—	—	P	—	—	—	—	—	—	P
Community center	—	—	—	P	S	S	—	—	—	—	P
Agricultural											
Gardens, nurseries, and greenhouses	P	p ¹⁸	—	—	—	—	—	—	—	—	P
General farming	P	—	—	—	—	—	—	—	—	—	—
Livestock and poultry raising	p ¹⁹	—	—	—	—	—	—	—	—	—	—
Accessory use											
Warehousing facilities	—	—	—	—	—	—	P	—	—	P	P
Helicopter operation	p ²⁰	—	—	—	—	—	—	—	—	—	—
Customary accessory uses	P	P	P	P	P	P	P	P	P	P	P
Business office	—	—	—	—	P	P	P	P	P	p ²⁴	P
Water-dependent structures	—	—	—	—	—	—	—	—	—	—	P
Light manufacturing	—	—	—	—	—	—	p ¹³	—	—	P	P
Roof-mounted solar energy system	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹
Small-scale ground-mounted solar energy system	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹
Medium-scale ground-mounted solar energy system	CU ⁴¹	CU ⁴¹	CU ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	p ⁴¹	CU ⁴¹	CU ⁴¹	p ⁴¹	p ⁴¹
Telecommunications											
Wireless telecommunications facilities	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹	p ³¹

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FOOTNOTES:

1. (Reserved)
2. Provided that such development complies with Article V, Cluster Residential Development.
3. Funeral homes shall not include a crematorium as an accessory use.
4. Provided that such complies with § 275-21F(1), Home occupations, of this chapter.
5. Including retail clothing, appliance, hardware and department stores; automotive accessory, drug and variety stores; grocery and supermarkets; cocktail lounges and liquor stores. Excluding the sale of automobiles, trucks, motorcycles, boats, snowmobiles, trailers, mobile homes, camping vehicles, and similar types of vehicles. Also excluded are oil, lubrication, car wash establishments, and automotive maintenance retail establishments.
6. Retail businesses are permitted only as an accessory use to, and located within, a building that contains a use that is permitted by right within this district.
7. Limited to the selling of groceries, meats, produce, drugs, stationery, hardware, baked foods (outlet only), floral arrangements, and household appliances.
8. Limited to the selling of general merchandise, appliances or automobile supplies, trucks, motorcycles, boats, snowmobiles, trailers, manufactured housing, camping vehicles and similar types of vehicles.
9. Provided that the lots have a minimum area of two acres and minimum frontage of 25 feet.
10. (Reserved)
11. Excluding clubs for gunning, trap shooting, trapping, or other similar purposes.
12. Gasoline service stations, with or without accessory service bays for repairs to automobiles, are permitted, but shall not include body or fender repair, painting, or used car sales or storage. A gasoline service station is not permitted to be located within two miles of an existing station in the Highway Commercial Zones. In the PZ Zone, gas stations are permitted only by a conditional use permit granted by the Planning Board. Parcels of land used for gasoline service stations may also contain a convenience food store.
13. Limited to the manufacturing or fabricating of parts from previously prepared materials.
14. Provided that the site shall be enclosed on all sides by a fence or wall at least six feet in height, and the parking area shall be paved and protected by barriers or wheel stops. The site shall be limited to one entrance and one exit no wider than 30 feet each.
15. (Reserved)
16. Provided that the lot has a minimum area of five acres and minimum frontage of 400 feet.
17. Provided that on the same lot there is not less than 50 square feet of play area for each child and that activities associated with such use are properly screened or fenced from adjoining properties.
18. Only customary agricultural operations, including gardens, nurseries, and greenhouses, will be permitted for home use only.
19. No commercial hog raising is permitted.
20. Shall be permitted as residential accessory use subject to the following:
 - a. The resident's lot upon which the helicopter is housed upon shall contain at least five acres;
 - b. The New Hampshire Aeronautics Commission and the Federal Aviation Administration shall have approved the resident's lot for a private, noncommercial helipad;
 - c. The helicopter shall be used for noncommercial purposes only;
 - d. The helicopter shall be flown such that it be at normal operating altitude before flying directly over any residence; and
 - e. The area where the helicopter is housed shall be appropriately screened such that the helicopter is not readily visible by abutters.
21. (Reserved)
22. Excluding facilities for repair or maintenance of equipment, appliances, and vehicles having internal combustion engines.
23. Excluding shops for the repair or maintenance of automobiles, trucks, motorcycles, boats, snowmobiles, trailers, mobile homes, camping vehicles, and similar type vehicles.
24. The amount of floor space dedicated to office functions in research and development operations, information processing operations, and light manufacturing operations shall not exceed 40% of total floor area of each separate unit unless approved by the Planning Board. Approval of general office use greater than 40% of total floor area, but not to exceed 65%, will be based on a request by the owner of the property where the building is located. In evaluating this request the Planning Board will consider the following factors.
 - a. Impact of the additional office space on municipal roads, sewer, and water systems.
 - b. The availability on the site for additional parking, if required, and traffic movement.
 - c. The impact of creating additional parking within buffers or "green areas" around the site and plant materials located adjacent to existing parking areas.
25. (Reserved)
26. (Reserved)
27. Subject to the standards set forth in § 275-21I.
28. See § 275-21B.
29. (Reserved)
30. Adult entertainment businesses shall be permitted subject to the standards found in § 275-72 of this chapter and all other applicable zoning and site plan requirements.
31. Wireless telecommunications facilities shall be permitted subject to the standards found in § 275-21A, Uses permitted by right, and § 275-21C, Uses permitted by special exception of this chapter and all other applicable zoning and site plan requirements.
32. Only Level 1 home occupations will be permitted.
33. Allowed only in cluster residential developments subject to § 275-34J, Design standards for single attached dwellings for elderly and workforce housing.
34. Fast-food restaurants in the Commercial (CO) and Commercial-2 (CO-2) Zoning Districts shall not provide drive-up or drive-through service facilities and shall not provide curb service or outside drive-up or walk-up service windows.

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35. Townhouse and garden style multifamily workforce housing shall be subject to the provisions of § 275-21B(4) of this chapter.
36. (Reserved)
37. Excluding the sale of automobiles, trucks, motorcycles, boats, snowmobiles, trailers, tractors, commercial construction equipment, mobile homes, camping vehicles, and similar types of vehicles.
38. Alternative treatment center (non-cultivation location) shall be subject to the provisions of § 275-21H of this chapter.
39. Alternative treatment center (cultivation location) shall be subject to the provisions of § 275-21H of this chapter.
40. Medical clinics in the Performance Standards Zone shall be limited to no more than two stories, including below grade, with a total building size not to exceed 20,000 square feet.
41. Roof-mounted solar energy systems, small-scale ground-mounted solar energy systems, medium-scale ground-mounted solar energy systems, and large-scale ground-mounted solar energy systems shall be subject to the provisions of § 275-21K of this chapter.
42. Accessory detached apartments shall be subject to the provisions of § 275-21J of this chapter.
43. Cottage court housing shall be subject to the provisions of § 275-21L of this chapter.