

# ZONING

## 275 Attachment 3

### Town of Bedford

**Table 3  
Table of Performance Dimensional Standards  
[Amended 3-8-2016; 3-9-2021]**

For Properties Located On	Minimum Lot Area (acres)	Minimum Lot Frontage (feet)	Maximum Building Height (feet)	Minimum Front Structure Setback (feet)	Minimum Side Structure Setback (feet)	Minimum Rear Structure Setback (feet)	Maximum Impervious Cover (%)
U.S. Route 3:							
With municipal water and sewer	3.0	300 <sup>1,2</sup>	60	1:2 <sup>6,8</sup>	1:1 <sup>6,7</sup>	1:1 <sup>6</sup>	75% <sup>9</sup>
Without municipal water and/or sewer	3.0 <sup>4,5</sup>	300 <sup>1,2</sup>	48	1:2 <sup>6,8</sup>	1:1 <sup>6,7</sup>	1:1 <sup>6</sup>	75% <sup>9</sup>
Local roads or U.S. Route 3 when private shared access drives are used: <sup>10</sup>							
With municipal water and sewer	1.0 <sup>3</sup>	75 <sup>1,2</sup>	60	1:2 <sup>6,8</sup>	1:1 <sup>6,7</sup>	1:1 <sup>6</sup>	75% <sup>9</sup>
Without municipal water and sewer	1.5 <sup>3,4,5</sup>	150 <sup>1,2,3</sup>	48	1:2 <sup>6,8</sup>	1:1 <sup>6,7</sup>	1:1 <sup>6</sup>	75% <sup>9</sup>

**FOOTNOTES:**

- <sup>1</sup> Lots with frontage on both U.S. Route 3 and a local road shall be accessed from the local road.
- <sup>2</sup> Minimum frontage requirement to be satisfied at street providing access to lot.
- <sup>3</sup> Required lot area and frontage for lots without sewer may be reduced to the required dimensions for lots with water and sewer if all of the following are met: lot meets requirements of NHDES lot sizing criteria; subdivider contributes to a Town-administered fund kept for the future sewer extensions; has a municipal water supply. In addition, the Planning Board may waive the soils-and-slopes-based lot requirements contained within the Subdivision Regulations for the Town of Bedford.
- <sup>4</sup> Subject to NHDES lot sizing criteria.
- <sup>5</sup> Subject to Town of Bedford soils-and-slopes-based lot criteria.

- <sup>6</sup> Calculated as a ratio of one foot of maximum building height to one foot of required building setback.
- <sup>7</sup> No side structure setback shall be in excess of 20 feet.
- <sup>8</sup> No front structure setback requirement shall be in excess of 60 feet from any road.
- <sup>9</sup> May be increased by an amount equal to the area of easement dedicated to future widening of U.S. 3. [See Figure 3, Incentive Bonus Formulas for Route 3 Easement.]
- <sup>10</sup> “Private shared-access drives” shall mean common access points to U.S. Route 3 providing access to two or more properties having a total combined frontage on U.S. Route 3 of not less than 300 feet.
- <sup>11</sup> Building height for calculation of setbacks shall be determined as the vertical distance from the average existing ground level of a building footprint to the soffit (or highest horizontal support) of the building. [Added 3-14-1995]