

ZONING

235 Attachment 3

City of Laconia  
Table II

Table of Dimensional Requirements

[Amended 10-14-1997 by Ord. No. 10.97.10; 3-23-1998 by Ord. No. 03.98.03; 5-22-2000 by Ord. No. 05.2000.05; 10-25-2004 by Ord. No. 05.2004.05; 8-26-2019 by Ord. No. 2019-235; 4-27-2020 by Ord. No. 235-Tables]

**DIMENSIONAL STANDARDS: RESIDENTIAL USES**

District	Minimum Land Area <sup>c</sup>			Maximum Residential Density Units/Acre	Minimum Lot Frontage <sup>a</sup>		Setback requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District
	NO Municipal Utilities	With Municipal Water or Sewer	Municipal Water and Sewer		No or One Utility	Water and Sewer	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback			
RR1	2 acres	2 acres	2 acres		250	250	40	25	40	35	65	RR1
RR2	2 acres	2 acres	2 acres		250	250	75	35	50	35	65	RR2
RS	2 acres	40,000	10,000		100	80	25	10	15	35	60	RS
SFR	2 acres	40,000	10,000	6.0	100	80	25	10	15	35	65	SFR
RG	2 acres	40,000	10,000	6.0	100	80	15	10	15	35	60	RG
RA			10,000	9.0		80	15	10	15	60	60	RA
CR	2 acres	40,000	10,000	6.0	160	80	15	10	15	35	60	CR
C		40,000	8,000	6.0	150	80	15	10	25	60	20	C
UC			8,000	(A)		Exempt <sup>d</sup>	5**	5**	5** <sup>f</sup>	60	10**	UC

GENERAL NOTES:

- \*\* Developed parcels as of January 1, 2019; setbacks and green area are equal to their existing conditions. Any new construction must meet new setback and green area.
- (A) If new construction: 20; if existing building as of January 1, 2019, 1 per 1,000 square feet of floor space to be used as residential.
- <sup>a</sup> Shore frontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. See §§ 235-19 and 235-40B for exceptions for conventional cluster subdivision.
- <sup>b</sup> Properties which abut railroad rights-of-way may reduce the required setback adjacent to the railroad ROW to 10 feet.
- <sup>c</sup> See § 235-32D, Buildable land area, residential, for additional dimensional requirements. Residential development in UC is exempt.
- <sup>d</sup> Property must have deeded access to a street.
- <sup>e</sup> See § 235-36, Green space, for additional provisions in the Urban Commercial (UC).
- <sup>f</sup> If a lot zoned Commercial or Urban Commercial abuts a residential lot, minimum rear setback is 25 feet for structures or additions built after January 1, 2019.

LACONIA CODE

**Table II  
Table of Dimensional Requirements  
City of Laconia**

**DIMENSIONAL STANDARDS: NONRESIDENTIAL USES**

District	Minimum Land Area <sup>c</sup>			Minimum Lot Frontage <sup>a</sup>		Setback Requirements <sup>b</sup>			Maximum Structure Height	Minimum Green Area Required (%)	Zoning District
	No or One Utility	With Municipal Water or Sewer	Municipal Water and Sewer	No or One Utility	Municipal Water and Sewer	Minimum Front Setback <sup>4</sup>	Side Setback <sup>4</sup>	Minimum Rear Setback <sup>4</sup>			
RR1	2 acres	40,000	20,000	160	125	40	25	40	35	65	RR1
RR2	2 acres	2 acres	2 acres	250	250	75	35	50	35	65	RR2
RS	2 acres	40,000	10,000	100	80	25	25	25	35	60	RS
SFR	2 acres	40,000	10,000	100	80	25	25	25	35	65	SFR
RG	2 acres	40,000	10,000	100	80	25	10	25	35	60	RG
RA			10,000		80	25	10	25	60	60	RA
AI	1 acre	1 acre	1 acre	100	100	50	25	25	35 <sup>3</sup>	20	AI
CR	2 acres	40,000	8,000	160	50	Exempt	Exempt	25	60	25	CR
C		40,000	8,000	150	80	10	Exempt	20	60	20	C
UC			Exempt		Exempt <sup>d</sup>	5**	5** <sup>f</sup>	5** <sup>f</sup>	60	10 <sup>e</sup>	UC
IP			60,000		200	35	35 <sup>2</sup>	25 <sup>2</sup>	35	20	IP
I			20,000		100	25	20 <sup>2</sup>	25 <sup>2</sup>	35	20	I

**NONRESIDENTIAL USE NOTES:**

- \*\* Developed parcels as of January 1, 2019; setbacks and green area are equal to their existing conditions. Any new construction must meet new setback and green area.
- <sup>1</sup> For multi-family buildings the setback shall be 1½ feet for every vertical foot of building height over 35 feet.
- <sup>2</sup> Where industrial districts abut a residential district, boundary side and rear yards shall be increased to 50 feet.
- <sup>3</sup> Except as governed by the Laconia Airport Authority and the FAA.
- <sup>4</sup> 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 UC are exempt)

**GENERAL NOTES:**

- <sup>a</sup> Shorefrontage. Any new lot created on public waters shall have a minimum frontage along the shoreline of 150 feet. New lots in UC are exempt. See §§ 235-19 and 235-40B for exceptions for conventional cluster subdivision.
- <sup>b</sup> Properties which abut railroad rights-of-way may reduce the required setback adjacent to the railroad ROW to 10 feet. Minimum setback for structures in the UC District is 15 feet from the high-water mark. See § 235-35F, Building setbacks in the UC District, for additional restriction.
- <sup>c</sup> Residential development is exempted from § 235-32D, Buildable land area, residential.
- <sup>d</sup> Property must have deeded access to a street.
- <sup>e</sup> See § 235-36, Green space, for additional provisions in the Urban Commercial (UC).
- <sup>f</sup> If a lot zoned Commercial or Urban Commercial abuts a residential lot, minimum rear setback is 25 feet for structures or additions built after January 1, 2019.