



# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

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## Building Inspector Review for Setback of Property Lines

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map & Lot: \_\_\_\_\_

Zone \_\_\_\_\_

I have reviewed the above property for zoning setback compliance and determined that it meets the setback requirement.

This review shall become part of the building permit application process.

Signature: \_\_\_\_\_  
Charles A. Bodien, Jr., Building Inspector

**Article V**  
**Lot Dimensions and Area**

5.01 **Minimum Area, Yard, Height, Frontage and Coverage Standards.** Subject to other provisions within this Ordinance, the following table presents the minimum area, yard, height, the frontage, and coverage requirements.

**TABLE 2 Minimum Dimensional and Area Requirements**

(a) (b) (c) see footnotes following tables.

Lot Area/Dwelling Unit (in Thousands of Square Feet)		Zoning Districts						VD
		AR	R1	R2	C	I	M R D	
	<i>One Unit</i>	120	80	40	40	-	*	40
	With either water or sewer (a)	80	40	20	30	-	*	40
	With both water and sewer (a)	40	40	10	20	-	*	40
	<i>Two Units</i>	120	80	40	40	-	*	40
	With either water or sewer (a)	80	60	30	30	-	*	40
	With both water and sewer (a)	60	40	20	20	-	*	40
	<i>Three Units</i>	160	120	60	60	-	*	See VD
	With either water or sewer (a)	120	80	40	40	-	*	See VD
	With both water and sewer (a)	80	60	30	30	-	*	See VD
	<i>Four Units</i>	180	140	80	80	-	*	See VD
	With either water or sewer (a)	140	100	60	60	-	*	See VD
	With both water and sewer (a)	100	80	40	40	-	*	See VD
	<i>Each Additional Unit</i>	20	20	20	20	-	*	See VD
	With either water or sewer (a)	20	20	15	15	-	*	See VD
	With both water and sewer (a)	20	20	10	10	-	*	See VD
	<i>Commercial and Industrial Uses</i>	120	-	-	80	80	*	See VD
<b>Yard (Setback) - Requirements (in feet) (b)</b>								
	Front	50	40	30	50	50	*	See VD
	Side	25	20	10	10	10	*	See VD
	Rear	50	40	10	20	20	*	See VD
<b>Height Limits (in feet) (c)</b>		35	35	35	50	50	*	See VD
<b>Frontage Requirements (in feet)</b>		200	150	100	100	200	*	See VD
	With either water or sewer (a)	160	125	80	100	200	*	See VD
	With both water and sewer (a)	120	125	80	100	200	*	See VD
<b>Coverage limits (percentage of lot covered with Buildings or structures)</b>		20	25	30	40	40	*	75

- a) As used here, water and sewer mean municipal water and/or sewer service or an approved community water and/or sewer service system.
- b) Where more than one principle structure is located on a single lot, each structure shall meet the yard requirements as if it were on a single lot.
- c) Height limits do not apply to spires, belfries, cupolas, clerestories, antennas, satellite dishes, water towers or tanks, chimneys or smokestacks, solar collectors, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

Churches, schools, hospitals, nursing or retirement homes, or publicly owned buildings may exceed the height limits if the yard (setback) requirements are exceeded by one foot for each one foot by which the structure exceeds the height limit.

- \* Per the adoption at the March, 1998 Town Meeting, the required "Lot Area/Dwelling Unit" for all lots with water and sewer in the "Mill Redevelopment District" (MRD) that have preexisting buildings is a minimum of 10,000 square feet of lot area with 100 foot frontage, allowable by Special Exception only. Furthermore, "grand-fathering" of side and rear setbacks to accommodate the subdivision of pre-existing buildings along their natural architectural divisions is allowed.