

# South Bow Mixed Use District

## I. Authority

This article is adopted pursuant to the provisions of RSA 674:21, Innovative Land Use Controls and shall be administered by the Planning Board.

## II. Purpose

The purpose of this article is:

- A. To expand the Town's tax base and allow high value development in the southern part of town close to Route 3A and Interstate 93
- B. To permit the development of a walkable community with a mix of compatible residential, commercial, and industrial uses to help meet the demands of the current and future market,
- C. To allow flexibility in development, and
- D. To promote cooperation between the Towns of Bow and Hooksett and encourage the sharing of municipal resources when feasible.

## III. Permitted Uses

Uses permitted by right, by special exception, or conditionally are listed in Article 5, Table of Use Regulations

## IV. Dimensional Requirements

- A. Minimum tract size: 3 acres
- B. Minimum road frontage: 300' for any lot fronting a public street, 200' for lots fronting a private street
- C. Maximum building height: 55 feet
- D. Maximum number of stories: 4
- E. Maximum lot coverage: 80 %
- F. Maximum floor to area ratio (FAR): 0.80
- G. Minimum setbacks, front, rear, and side: 10 feet

## V. General Provisions

The following standards shall be applied to any new or expanded development within the District and may be waived by the Planning Board under Section 11 of the Bow Site Plan Review Regulations:

#### A. Access and Parking

1. The minimum parking requirements found in Appendix A of the Bow Site Plan Review Regulations shall apply. To allow design flexibility and encourage efficiency, parking spaces may be located on-site or off-site within 600 feet of the principle use to be served and reasonable shared parking arrangements can be used to meet the minimum requirement.
2. Parking areas shall be located primarily behind and to the side of buildings, as well as below grade and in parking structures as appropriate. No more than 50 % of the parking spaces provided shall be located between the building to be served and the public or private road providing access.
3. A traffic impact assessment in accordance with Section 6.01 of the Bow Site Plan Regulations shall be required for all developments exceeding the threshold.
4. The Planning Board encourages and may require the construction of shared access and cross access connections between adjacent lots, as well as easements for future connections.
5. Accommodations for pedestrian circulation between businesses, residences, and parking areas shall be provided and connections to adjacent sites shall be made when feasible.
6. The incorporation of transit facilities, such as a bus pull-out, may be required by the Planning Board at its discretion.
7. All access improvements shall be designed to meet guidelines set forth by the American Association of State Highway and Transportation Officials (AASHTO) and best engineering practices.

#### B. Building Design

The standards found in Section 15.10 of the Bow Zoning Ordinance shall apply.

#### C. Landscaping

The standards found in Section 15.09 & 15.11 of the Bow Zoning Ordinance shall apply.

#### D. Lighting

The standards found in Section 15.15 of the Bow Zoning Ordinance shall apply.

## E. Residential Uses

1. Residential units shall be located primarily above commercial floor space; not more than 25 % of the total proposed ground-level floor space may be designated for residential use.
2. For each residential unit, the following minimum space dedication shall be required:
  - a) Public open space: A minimum of 600 square feet (sf) per unit of outdoor area, which is defined as land that is accessible to residents and contains recreational amenities, excluding all parking areas and sidewalks.
  - b) Private open space: A minimum of 80 sf for each unit of outdoor area which is defined as outdoor space with private access, including decks, balconies, porches, and gated patios
  - c) Common building area: A minimum of 30 sf/unit
3. Residential developments shall have appropriately scaled recreational facilities, such as trails, fitness centers, tennis courts, or swimming pools.

## F. New Uses

In order to protect existing uses, at the Planning Board's discretion, new uses may require more extensive screening, buffering, or other forms of mitigation to make such uses compatible with the surrounding area.

## G. Review Process

The review process is established in the Bow Site Plan Review and Subdivision Regulations, as applicable.

## H. Signs

The standards found in Article 8 of the Bow Zoning Ordinance shall apply.

## I. Nonconforming lots, structures, and uses

The provisions of Section 2.09 and Article 11 of the Zoning Ordinance shall apply. All legal lots of record that existed prior to adoption of this ordinance are exempt from the minimum tract size requirement, but no new lot shall be created that does not meet the minimum tract size.

PRINCIPAL USES	DISTRICTS											Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
A. RESIDENTIAL												
1. Single Family	P	P	P	-	-	-	-	-	-	-	P	
2. Duplex or Two-Family	P	P	-	-	-	-	-	-	-	-	P	Section 7.05
3. Multi-Family	S	S	-	-	-	-	-	-	-	-	P	Section 7.05
4. Housing for the Elderly	P	P	P	-	-	-	P	-	-	-	P	Section 7.05
5. Manufactured Housing Park	C	-	-	-	-	-	-	-	-	-	-	Section 7.03
6. Manufactured Housing Subdivision	P	-	-	-	-	-	-	-	-	-	-	Section 7.03
7. Boarding or Rooming House	S	S	S	-	-	-	-	-	-	-	-	
8. Open Space Residential Development	P	P	P	-	-	-	-	-	-	-	-	Section 7.02

Legend of Districts

RU = Rural  
R = Residential  
R-1 = Residential One Family  
C = Commercial  
CV = Civic

Legend of Districts

I-1 = Limited Industrial  
I-2 = General Industrial  
IN = Institutional  
BD = Business Development  
SB = South Bow Mixed Use

Legend of Uses

dash = Not permitted  
C = Conditional Use Permit required  
P = Permitted Use  
S = Special Exception required  
\* = no more than 20% of floor space

PRINCIPAL USES	DISTRICTS											Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
<b>B. PUBLIC AND INSTITUTIONAL</b>												
1. Churches	S	S	S	S	S	S	S	S	S	S	S*	
2. Public or Private Schools	S	S	S	S	S	S	S	S	P	S*		
3. Hospitals	-	-	-	P	P	P	-	P	P	P		
4. Residential Care Facility	S	S	S	P	P	P	P	P	P	P	RSA 151:2 I(e)	
5. Child Day Care Center	-	-	-	S	S	S	P	P	P	P	Section 7.08	
6. Adult Day Care Facility	-	-	-	S	S	S	-	S	P	P	RSA 151:2 I (f)	
7. Libraries and Museums	-	-	-	S	P	P	P	P	P	S*		
8. Social, Fraternal Clubs and Lodges	-	-	-	P	P	P	S	S	P	S*		
9. Municipal & Public Works Facilities	S	S	S	P	P	P	P	P	P	P		
10. Cemeteries	S	S	S	S	S	S	S	S	S	S		
11. Essential Public Utilities and Appurtenances	S	S	S	P	P	P	P	P	P	P	Section 7.12	
12. Home Based Day Care (see RSA 672:1V-a)	P	P	P	S	S	S	S	S	S	P		

PRINCIPAL USES	DISTRICTS										Supplementary Regulations Reference	
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
<b>C. RECREATION AND ENTERTAINMENT</b>												
1. Publicly Owned Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	
2. Commercial Outdoor Recreational Facility	S	S	S	P	P	P	-	-	P	P		
3. Indoor Commercial Recreational Facility	-	-	-	P	P	P	C	-	P	P		
4. Movie Theater or Concert Hall	-	-	-	P	P	P	S	S	P	P		
5. Campgrounds or Youth Camps	S	-	-	-	-	-	-	-	-	-	Section 7.21	
6. Golf Courses	S	S	S	S	S	S	-	-	S	-		

<b>D. OFFICES</b>											
1. General Professional, Business, Financial, or Government Offices	-	-	-	P	P	P	P	P	P	P	
2. Medical, Dental or Health Care Offices	-	-	-	P	P	P	P	P	P	P	
3. Banks	-	-	-	P	P	P	P	P	P	P	

PRINCIPAL USES	DISTRICTS										Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB	
<b>E. COMMERCIAL</b>											
1. Retail Sales and Rental of Goods and Merchandise											
a. Less than 6000 SF of floor area	-	-	-	P	P	P	P	P	P	P	
b. No floor area limit	-	-	-	P	P	P	S	S	P	P	
2. Personal and Business Services	-	-	-	P	P	P	P	P	P	P	
3. Hotels, Motels, and Inns	-	-	-	P	P	P	S	S	P	P	
4. Animal Hospital	-	-	-	P	P	P	-	-	P	P	Section 7.09
5. Commercial Kennels	-	-	-	S	S	S	P	P	S	P	Section 7.09
6. Mortuary or Funeral Homes	-	-	-	S	-	S	-	S	S	P	
7. Auction and Auction Houses	-	-	-	P	P	P	S	S	P	P	
8. Mini-Storage	-	-	-	S	P	P	-	-	P	P	
<b>F. RESTAURANTS</b>											
1. Within a fully enclosed structure	-	-	-	P	P	P	P	P	P	P	
2. With service outside	-	-	-	P	S	P	S	S	P	P	

PRINCIPAL USES	DISTRICTS										Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB	
<b>G. AUTOMOTIVE &amp; TRANSPORTATION</b>											
1. Motor Vehicle Sales and Rental	-	-	-	P	S	S	-	-	S	P	
2. Sales and Installation of Vehicle Parts and Accessories	-	-	-	P	S	P	-	-	P	P	
3. Motor Vehicle Repairs and Maintenance	-	-	-	P	S	P	-	-	P	P	
4. Gasoline Sales	-	-	-	P	S	S	-	-	S	P	
5. Car Wash and Truck Wash	-	-	-	P	S	S	S	S	S	P	
6. Motor or Rail Freight Terminal	-	-	-	S	S	P	-	-	P	P	
7. Bus or Train Station	-	-	-	P	S	P	-	-	P	P	
8. Sales or Rental of Recreational Vehicles, Camping Trailers, or Boats, including Servicing & Repair	-	-	-	P	S	S	-	-	S	P	
9. Marina (including the servicing and repair of boats)	-	-	-	P	S	P	-	-	P	P	
10. Heliport and Airstrip	-	-	-	S	S	S	S	S	S	S	Section 7.19



PRINCIPAL USES	DISTRICTS										Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB	
<b>H. INDUSTRIAL</b>											
1. Manufacturing, Processing, Repairing, and Assembling Goods and Merchandise	-	-	-	S	P	P	-	-	P	P	Section 7.12
2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods	-	-	-	S	P	P	-	-	P	P	Section 7.12
3. Bulk Storage of Fuels, Chemicals, or Flammable Materials	-	-	-	-	S	S	-	-	S	-	Section 7.12
4a. Sales of Construction Equipment and/or Materials with Outdoor Display or Storage	-	-	-	S	-	P	-	-	P	P	
4b. Sales of Construction Equipment and/or Materials up to 15,000 SF with no Outdoor Display or Storage	-	-	-	P	P	P	-	-	P	P	
5. Materials Recycling Center	-	-	-	-	S	S	-	-	S	S	
6a. Removal and Excavation of Earth Materials	S	-	-	-	S	S	-	-	S	S	Section 7.14

PRINCIPAL USES	DISTRICTS											Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
<b>H. INDUSTRIAL</b>												
6b. Minor / Pre-development Excavation of Earth Materials	C	C	C	C	C	C	C	C	C	C	C	Section 7.14
7. Processing of Earth Materials	-	-	-	-	S	S	-	-	S	S		
8. Planing Mill or Sawmill	S	-	-	-	-	S	-	-	S	S	Section 7.13	
9a. Contractor's Yard	-	-	-	-	-	P	-	-	S	S		
9b. Tradesman's Shop	-	-	-	P	P	P	-	-	P	P		
10. Laboratory or Research Facility	-	-	-	P	P	P	-	-	P	P		
11. Junk Yard	-	-	-	-	-	S	-	-	S	-	Section 7.17	
12. Commercial Electricity Generation	-	-	-	S	S	P	S	S	P	P		

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<b>I. AGRICULTURAL</b>											
1. Farming and Agricultural Operations											
a. Agricultural	P	S	S	S	S	S	S	S	S	S	S
b. Horticultural	P	S	S	S	S	S	S	S	S	S	S
c. Livestock	P	P	P	-	-	-	-	-	-	-	Section 7.18
2. Silvicultural Operations	P	P	P	P	P	P	P	P	P	P	
3. Stables and Equestrian Facilities	C	S	S	-	-	-	-	-	-	P	Section 7.18
4. Commercial Greenhouses including Wholesale and Retail Sales	S	S	S	P	P	P	-	-	P	P	
<b>J. MISCELLANEOUS</b>											
1. Condominium Conversion	S	S	S	S	S	S	S	S	S	S	
4. Radio or Television Tower or Antenna or Personal Wireless Service Facility	C	C	C	C	C	C	C	C	C	C	Section 7.10
3. Sexually Oriented Businesses	-	-	-	-	-	C	-	-	-	-	Section 7.11

ACCESSORY USES	DISTRICTS										Supplementary Regulations Reference	
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
A. RESIDENTIAL												
1. Home Occupation	P	P	P	P	P	P	P	P	P	P	P	Section 7.06
2. Cottage Industry	S	S	S	S	S	S	S	S	S	S	P	Section 7.07
5. Storage of Equipment / Surplus Associated with an Off-Premise Occupation	S	S	S	S	S	S	-	-	S	S		
6. Accessory Structures and Facilities including but not limited to Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	Section 7.15
7. Grazing, Care, Raising, and/or Keeping of Livestock for Personal Use	P	P	P	S	S	S	S	S	S	S	S	Section 7.18
6. Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	Section 7.04
8. Home Based Day Care (RSA 672:1 V-a)	P	P	P	P	P	P	P	P	P	P	P	Section 7.08
9. Storage and Use of a Registered Boat, Recreational Vehicle, Camping Trailer, or Motor Vehicle	P	P	P	P	P	P	P	P	P	P	P	Section 7.17

ACCESSORY USES	DISTRICTS											Supplementary Regulations Reference
	RU	R	R-1	C	I-1	I-2	CV	IN	BD	SB		
<b>B. NON-RESIDENTIAL</b>												
1. Drive In or Drive Through	-	-	-	S	S	S	S	S	S	S	S	
10. Dwelling Unit for Resident Caretaker or Security Personnel	-	-	-	S	S	S	S	S	S	S	S	Section 7.26
3. Farm or Roadside Stand	P	P	P	P	P	P	-	-	P	P	P	Section 7.15

<b>C. RESIDENTIAL AND NON-RESIDENTIAL</b>												
1. Signs		P	P	P	P	P	P	P	P	P	P	Article 8
2. Child Day Care Center	S	S	S	P	P	P	P	P	P	P	P	Section 7.08
3. Small Wind Energy Systems	P	P	P	P	P	P	P	P	P	P	P	Section 7.25
4. Small Electricity Generation	P	P	P	P	P	P	P	P	P	P	P	

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