

ARTICLE V - ESTABLISHMENT OF ZONES

Section 501 Types of Zones

For the purpose of this Ordinance, the Town of Allenstown is hereby divided into the following types of use zones:

- a. Open Space and Farming Zone (which includes the area encompassing Bear Brook State Park).
- b. Residential zones as follows:
 - ~ Residential Zone I being all that land served by Town water and Town sewer.
 - ~ Residential Zone II being all that land not being served by Town water and Town sewer.
- c. Business Zone
- d. Industrial Zone
- e. Commercial/Light Industrial Zone
- f. Suncook Village Zone

Section 502 Location of Zones

The zones described in Section 501 are located and bounded as shown on the official zoning map, which, together with all explanatory matter thereon, is adopted and made part of this Ordinance. The zone in which the majority of buildable square footage is located will control the zoning of the entirety of the parcel.

Section 503 Official Zoning Map

Regardless of the existence of other printed copies of the Zoning Map, which from time to time may be made or published, the Official Zoning Map which shall be located in the Town Hall Office of the Selectmen shall be the final authority as to the current zoning status of the land and water areas, building and other structures in the Town. The official zoning map of the Town of Allenstown is dated March 14, 2017 and is entitled "Official Zoning Map of the Town of Allenstown", as prepared by the Central New Hampshire Regional Planning Commission.

Section 504 Interpretation

Any use which is not expressly permitted in a zone shall be deemed forbidden in the zone.

Section 505 Prior Non-Conforming Uses

Prior lawful building and uses, which are rendered non-conforming by the Ordinance or any amendment thereto, may be continued indefinitely to the extent that such buildings and uses are provided such action does not increase the degree of non-compliance, but may not be:

ARTICLE X - COMMERCIAL/LIGHT INDUSTRIAL ZONE

Section 1001 Uses

In a Commercial/Light Industrial Zone, land may be used and buildings erected or used for:

- a. Hospitals
- b. Municipal Uses
- c. Schools
- d. Filling stations and motor vehicle garages
- e. Garden nursery/Commercial Greenhouse
- f. Newspaper or job printing plants
- g. Professional Offices
- h. Banks
- i. Public Recreation (Indoor or Outdoor)
- j. Restaurants
- k. Retail Sales of goods
- l. Lumber Yards/Timber Operations
- m. Retail Landscape Supply
- n. Warehouses/self storage units
- o. Food/Beverage processing
- p. Building/Contractor Yard
- q. Veterinary Office/Hospital
- r. Personal Service of any size
- s. Marine Sales/Service
- t. Adult Daycare/Nursing Home/Assisted Living
- u. Office Park
- v. Lab/Research and Development/Biotechnology Research
- w. Auto Sales
- x. Car Wash
- y. Outdoor Flea Markets in accordance with Section 1120 of this Ordinance
- z. Large Animal/Equine/Livestock Veterinary Facility
- aa. Consumable Manufacturing
- bb. Accessory Small-Scale Solar

Section 1002 Exceptions

- a. Telecommunications Towers

Section 1003 Uses Not Permitted

In a Commercial/Light Industrial Zone, no land, building, structure, or premises shall be used for a coal yard, or for any other purpose injurious, noxious or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, noise or other cause.

Section 1004 Dimensional Restrictions

The following restrictions apply in a Commercial/Industrial Zone: