

TOWN OF CORNISH, NEW HAMPSHIRE, ZONING ORDINANCE

ARTICLE V DIMENSIONAL STANDARDS

A. Summary Table. The dimensional controls set forth in this Ordinance and in Table 5.1 establish minimum lot size, road frontage, yard dimensions, maximum building size, maximum lot coverage and minimum setbacks. Refer to the definition of lot size for purposes of determining lot size, building footprints and lot coverage.

Table 5.1

	Village	Residential	Rural
Minimum Lot Size (acres)	1	2	5
Two Family Dwellings	2	4	6
Minimum Road Frontage (feet)	100	----suitable frontage****---	
Minimum Front Setback (feet) measured from road r.o.w.	30	30	30
Minimum Side & Rear Setback measured from property line	10	30	30
Maximum Building Footprint**	10%	6%	2%
Maximum Lot Coverage***	20%	12%	4%

** As a percentage of lot size but not to exceed 4500 square feet in the Village District or 7000 square feet in other districts, other than agricultural buildings in the Rural District and except as otherwise permitted by special exception in connection with cluster development and mixed use development.

*** As a percentage of lot size but not to exceed 9000 square feet in Village Districts or 14,000 square feet in the other districts, other than agricultural buildings in the Rural District and except as otherwise permitted by special exception in connection with cluster development and mixed use development. Driveways do not apply in calculating in the Rural District.

**** See RSA 674:41

B. Lot Shape and Boundaries

1. Lot Shape – Lot shape shall be as regular as practicable so as to accommodate uses consistent with those permitted in the zoning district given the character of the land.
2. Boundaries – For the purpose of this Ordinance, a lot of land divided by a public highway or right of way cannot be considered as more than one lot.

C. Setback

1. The minimum distance between sewage disposal systems and water bodies, watercourses and wetlands shall be: The minimum distance between sewage disposal

systems and water bodies, watercourses and wetlands shall be: a) 100 feet measured from the mean high water mark of the water feature; b) 100 feet measured from the top of the bank; or c) the edge of the Regulatory Flood Plain, whichever distance provides the greatest setback from the water feature.

2. The minimum distance between roads, drives and parking areas and water bodies, water courses and wetlands shall be 100 feet except as permitted by special exception.
3. The setback requirements with respect to sewage disposal systems, water bodies, water courses and wetlands shall not be reduced except in accordance with the provisions of Section VII C-5.
4. Any yard adjoining a road shall be considered a front yard for purposes of the setback requirements of this ordinance.