

TOWN OF CORNISH, NEW HAMPSHIRE, ZONING ORDINANCE
ARTICLE IV USE REGULATION AND GENERAL PROVISIONS

A. General – Except as otherwise provided by law or in this Ordinance, no building, structure or land shall be constructed, occupied or used except where and as permitted in this Article.

B. Uses Permitted by Right and Uses Permitted by Special Exception – Table 4.1 lists permitted uses and uses allowed by special exception in the Village, Residential, and Rural Districts. Such uses are subject to the general provisions and additional standards and use provisions for overlay districts in this Article. All uses shall be consistent with the objectives of the districts in which they are located. Only uses listed in Article IV and existing legal non-conforming uses shall be allowed.

TABLE 4.1

	Village	Residential	Rural
<u>Agriculture & Forestry</u>			
Wood lots & Tree Farms	Y	Y	Y
Agriculture	Y	Y	Y
<u>Residential</u>			
Single Family Dwellings	Y	Y	Y
Accessory Apartments	Y	Y	Y
Two Family Dwellings	Y	Y	SE
Multifamily Conversions	SE	SE	SE
Boarding/Lodging House	Y	SE	SE
Cluster Development	Y	Y	Y
<u>Institutional</u>			
Government	SE	SE	SE
Cemetery	SE	SE	SE
School	SE	SE	SE
Place of Worship	SE	SE	SE
Post Office	SE	SE	SE
<u>Business Use</u>			
Automotive Repair Garage	SE	SE	SE
Bank	Y	N	N
Bed & Breakfast	SE	SE	SE
Campground	N	SE	SE
Construction Trailer/Office*	Y	Y	Y
Cottage Industry	SE	SE	SE
Country Inn	SE	SE	SE
Day Care Facility	SE	SE	SE
Extraction of Sand or Gravel	N	SE	SE
Fuel/Oil Stations	SE	N	N

Funeral Parlor	SE	SE	SE
General Store	SE	N	N
Home Occupation	Y	Y	Y
Manufacture of goods for retail sale on premises	Y	N	N
Multi-Use Conversion	SE	SE	SE
Neighborhood Store	SE	SE	N
Office	Y	SE	SE
Outdoor Recreation	SE	SE	SE
Restaurant	SE	SE	SE
Rest Home	SE	SE	SE
Retail Sales of antiques, art pieces, crafts, and/or handiwork	Y	SE	SE
Sawmill	N	N	SE
Service Establishments	Y	N	N
Summer Camp	N	N	SE
Theatre, Indoor	SE	SE	SE
Utility Structure	SE	SE	SE
Veterinarian	SE	SE	SE
Expansion of Non- Conforming Uses & Structures	SE	SE	SE
<u>Non-Business Use</u>			
Private Campsite*	Y	Y	Y
<u>Telecommunication Facilities</u>			
New Tower Construction (1)	N	N	SE
Co-location on a Pre-existing Tower (2)	Y	Y	Y
Co-location on an Existing Structure which is not a tower	SE	SE	SE

(1) An antenna may be located on a tower, newly constructed, under this article.

(2) An antenna may be located on a preexisting tower, constructed prior to the adoption of this article.

* Limited time periods; excepting the provisions of IV.8a, Subsection (10) permit shall be required from Cornish Selectboard

Y = Use permitted by right, provided that all other requirements of State Law and this Ordinance have been met and a Zoning Permit has been issued.

SE = Use permitted by special exception provided that approval has been granted by the Zoning Board of Adjustment.

N = Use not permitted.