

WESTMORELAND COMMUNITY FORUM

Zoning/Housing Information

Saturday, November 9, 2024

RESOURCES

Town of Westmoreland, NH Web Page

<https://westmorelandnh.com/>

- Go to: Boards & Departments
- Go to: Planning & Zoning
- Town Ordinances
- Master Plan 2016
- Zoning Map

Southwestern Regional Planning Commission

<https://swrpc.org>

2023 SWRPC Regional Housing Needs Assessment (135 Page Document)

[https://www.swrpc.org/wp-content/uploads/2023/04/Southwest NH Regional Housing Needs Assessment Public Review Final Draft.pdf](https://www.swrpc.org/wp-content/uploads/2023/04/Southwest%20NH%20Regional%20Housing%20Needs%20Assessment%20Public%20Review%20Final%20Draft.pdf)

Current Ordinances allow for:

- One family dwellings
- Two family dwellings
- Multi-family dwellings
- ADU's
- Mobile homes
- Mobile home parks

Definitions:

Single Family Homes – the most common type of housing both in town and in the region. One issue relating to single family homes is affordability. The current building trend has been larger houses which are more expensive. Another issue is what the requirements for lot size are which varies by land use zone.

Accessory Dwelling Units - ADUs are accessory, small, self-sufficient dwelling units on lots with existing single-family homes. Whether these structures are new or adapted, detached or attached, ADUs are designed to blend into existing neighborhoods. Westmoreland added ADU's in 2016 prior to the state law requiring their adoption. In 2020 Westmoreland expanded the ordinance to allow ADU's in detached accessory structures. ADU's empowers individual homeowners to create housing on their own property while also keeping their neighborhood's "feel." ADU's help to increase a community's housing density without needing to develop new land.

Apartments – These are similar to an ADU in that they are also self-contained dwelling units but don't have some of the ADU constrictions such as size, accessory classification, and owner residing. It can be a single apartment in an existing house. Other configurations include:

- Duplex/triplex/fourplex – these tend to be more affordable than a single unit detached home but can be designed to fit in well with the character of neighborhoods that are predominantly single-unit detached housing. These can be oriented vertically stacked, side by side, or a combination.
- Apartment building or multifamily housing – usually 5 or more apartments in a larger structure. This is unlikely to be an application for Westmoreland currently as we do not have municipal water or sewer and the cost for a large system is prohibitive for a developer.

Condominiums – a building or development with multiple dwelling units where each unit has separate ownership. External maintenance is usually the responsibility of the condominium association and each owner pays set fees into the association to cover these costs.

Conservation Subdivision - is a style of development in which homes are grouped closer together on a site and the remaining land is shared open spaces that is protected with a conservation easement. It increases density while also preserving natural resources, providing high quality open space amenities, and reducing the ecological impact of new development. Having homes closer together minimizes impervious surface and site grading; reduces the cost of construction and maintenance of infrastructure; protects important views and vistas for the community; improves storm water management; and provides outdoor recreation opportunities.

Commercial/Industrial District (“C/I”)

This district allows for the establishment of manufacturing employment opportunities in the community. An area must be provided for this type of development taking into consideration truck access and the availability of utilities. Research and development and other high-density employment, along with wholesale activities, should be concentrated in this area.

Forestry Residential District (“FR”)

This district allows for open space, conservation, forested areas, and occasional residential use. These are areas in the community unserved with adequate facilities and utilities, of subsoil conditions that cause problems in development to the community and should be conserved because of their scenic values in order to obtain the community’s goal by keeping this an attractive community allowing adequate open space. A maximum density of development is permitted with one family per ten acres.

Medium Density Residential District (“MDR”)

This principal residential area is designated for land where no central water and sewer facilities are available, but where the installation of these facilities could become feasible. Residential and other compatible and complementing uses are permitted in this district. This district is intended to house the majority of the community’s permanent residents in areas and at densities consistent with the utilities provided.

Rural Residential District (“RR”)

This area is limited to agricultural, forestry, and certain other non-intensive land uses in addition to low-density residential use. Related uses are permitted in cases where it would not be inconsistent with the Master Plan. The purpose of this is to retain certain areas for non-intensive uses, to prevent development where it would be a burden on the community, and to retain areas for open space. A density of one (1) family per five (5) acres is permitted. Accessory dwelling units are allowed by special exemption. See section 407.2 Accessory Dwelling Units.

Village Center District (“VC”)

This is a district in the center of subcommunities, and is designed to continue the New England character providing services and shopping opportunities to the residents of that subcommunity. It is a district that is designed to promote the pleasant residential characteristics of a neighborhood, the density of which is permitted at (1) one family per acre.

TABLE 502

“C/I” – Commercial/Industrial

Site plan approval is required

Permitted Uses

1. One-Family Dwelling must meet requirements of Areas & Dimensions as set forth in Table 505–Rural Residential.
2. Home Based Occupation

Allowed by Special Exception

1. Community Center/Private Club
2. Public Utility
3. Bank
4. Office
5. Places of public assembly, entertainment and recreation
6. Hotel/Motel
7. Gas station/Car wash
8. Drive-Through/Drive Up Establishments
9. Restaurant, Bar
10. Service Establishment
11. Retail store or services
12. Agriculture and Forestry use
13. Mortuary
14. Motor vehicle, mobile home, trailer, farm implement, contractor’s equipment sales & service.
15. Freight or trucking terminal
16. Commercial parking lot
17. Enclosed manufacturing industry
18. Enclosed warehouse or wholesale use
19. Mine, quarry, sand or gravel pit
20. Animal hospital, clinic or kennel, provided that any structures for the housing of animals be at least 200’ from any residential property lines
21. Accessory Use
22. Stables, Commercial
23. Home Business
24. Other commercial uses, upon the finding by the Planning Board that such use is of the same general character as those permitted, and which will not be detrimental to the other uses within the district or to the adjoining land uses
25. Commercial Indoor Recreation
26. Commercial Outdoor Recreation

Areas and Dimensions

<u>Minimum Lot Size:</u>	2 acres	<u>Frontage:</u>	200’	<u>Depth:</u>	150’
<u>Minimum Yard Setback in Feet:</u>		Front Yard:	30’	Each Side Yard:	20’
		Rear:	20’		
<u>Maximum Lot Coverage in Percent:</u>			75%		
<u>Maximum Height in Feet:</u>			35’		

TABLE 504

“MDR” – Medium Density Residential

**Site plan approval is required for non-residential,
And two-family dwelling**

UsesPermitted Uses

1. Agricultural & Forest Uses
2. One-Family Dwelling
3. School
4. Accessory Use
5. Home Based Occupation
6. Mobile Home

Allowed by Special Exception

1. Public Utility Substation
2. Mobile Home Park
3. Home Business
4. Stable, Commercial
5. Professional Residence - Office
6. Public Outdoor Recreation
7. Commercial Outdoor Recreation
8. Camping Area
9. Religious Institution
10. Two-Family Dwelling*

Areas and Dimensions

<u>Minimum Lot Size:</u>	2 acres	<u>Frontage:</u>	300'	<u>Depth:</u>	200'
<u>Minimum Yard Setback in Feet:</u>		Front Yard: 50'	Each Side Yard: 20'	Rear: 20'	
<u>Maximum Lot Coverage in Percent:</u>	15%				
<u>Maximum Building Height:</u>		35' or 3 stories, whichever is less. Accessory building – 15'			

*Two-Family Dwelling units must provide 500' frontage and 4 acres of land, and meet all other requirements

TABLE 503

“FR” - Forestry Residential

Site plan approval is required for non-residential

Uses

Permitted Uses

1. Agricultural & Forest Uses
2. Wildlife Refuge
3. Accessory Use
4. One-Family Dwelling
5. Home Based Occupation

Allowed by Special Exception

1. Public Utility
2. Stable, Commercial
3. Professional Residence – Office
4. Home Business
5. Public Outdoor Recreation
6. Public Indoor Recreation
7. Commercial Indoor Recreation
8. Reservoir

Areas and Dimensions

Minimum Lot Size: 10 acres

Frontage: 500'

Depth: 400'

Minimum Yard Setback in Feet:

Front Yard: 50'

Each Side Yard: 20'

Rear: 20'

Maximum Lot Coverage in Percent:

15%

Maximum Building Height:

35'

No height limit for agricultural use

TABLE 505

“RR” – Rural Residential

Site plan approval is required for non-residential

Uses

Permitted Uses

1. One-Family Dwelling
2. Agricultural and Forest Use
3. Accessory Use
4. Home Based Occupation
5. Mobile Home
6. Wildlife Refuge

Allowed by Special Exception

1. Quarry
2. Mobile Home Park
3. Stable, Commercial
4. Professional Residence - Office
5. Tourist Home &/or Boarding House
6. Religious Institution
7. School
8. Public Outdoor Recreation
9. Home Business

Areas and Dimensions

Minimum Lot Size: 5 acres

Frontage: 500'

Depth: 200'

Minimum Yard Setback in Feet:

Front Yard: 50'

Each Side Yard: 20'

Rear: 20'

Maximum Lot Coverage in Percent:

15%

Maximum Building Height:

35'

No height limit for agricultural uses

TABLE 506

“VC” – Village Center District

**Site plan approval is required for non-residential,
two-family residential and multi-family residential uses**

Uses

Permitted Uses

1. One-Family Dwelling
2. Two-Family Dwelling*
3. Accessory Use
4. School (Public)
5. Home Based Occupation

Allowed by Special Exception

1. Other neighborhood retail business upon the finding by the Planning Board that such use is of the same general character as those permitted, and which will not be detrimental to the other uses within the district or to the adjoining land uses
2. Home Business
3. Multi-Family Dwelling*
4. Agriculture and Forestry use
5. Retail Store and Services
6. Religious Institution
7. Mortuary, Funeral Home
8. Business Office
9. Professional Residence – Office
10. Public Indoor Recreation
11. Commercial Indoor Recreation

Areas and Dimensions

<u>Minimum Lot Size:</u>	1 acre	<u>Frontage:</u>	200'	<u>Depth:</u>	200'
<u>Minimum Yard Setback in Feet:</u>		Front Yard: 50'	Each Side Yard: 20'	Rear: 20'	
<u>Maximum Lot Coverage in Percent:</u>	25%				
<u>Maximum Building Height:</u>	35'				

*Provided there is one (1) acre allowed for each dwelling unit

Town of Westmoreland, NH

Zoning Map

Approved March 12th, 2002

- Zoning Districts**
- Commercial/Industrial
 - Forestry Residential
 - Medium Density Residential
 - Rural Residential
 - Village Center
- DOT Road Classification**
- Class I
 - Class II
 - Class V
 - Class VI
- Town Boundaries**
- Waterbodies
 - Wetland Areas
 - Watercourses
- 20-ft Contours**
- Railtrail**
- Trail**



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