

**WETLANDS** — All land area defined as wetlands by the New Hampshire Department of Environmental Services, Water Division, Wetlands Bureau, as may be amended. **[Amended 10-14-1997 by Ord. No. 10.97.10]**

**WHOLESALE DISTRIBUTION CENTER** — A facility used for the packaging and distribution of materials and goods to retailers, business users, other wholesalers or merchandise agents or brokers. **[Added 5-22-2000 by Ord. No. 05.2000.05]**

**YACHT CLUB** — Any shoreland property owned and operated as a nonprofit organization for the benefit of its members and providing access to public waters for uses similar to a commercial marina.

**YARD SALE** — The sale of one's personal possessions from a residence.

**ZONING BOARD OF ADJUSTMENT** — The Zoning Board of Adjustment for the City of Laconia.

### ARTICLE III Districts; Zoning Map

#### § 235-14. Districts established.

The City is hereby divided into the following base districts as shown on the Official Zoning Map which, with all explanatory information thereon, is hereby adopted and made part of this chapter.<sup>10</sup>

- A. Residential Rural (RR1) District. The Residential Rural District shall be designed to accommodate residential uses in what is commonly recognized as being a rural environment. Generally, the property included within this district will not have sewer and water facilities available. Agriculture, open space and other low-intensity uses shall also be permitted. **[Amended 10-14-1997 by Ord. No. 10.97.10]**
- B. Residential Rural Corridor (RR2) District. The Residential Rural Corridor District is intended to recognize the historic, scenic and agricultural values of the areas associated with Parade, Meredith Center and White Oaks Roads. Further, public health and safety considerations will be enhanced by allocating for on-site sewer and water systems since the majority of these areas are not served by municipal water and sewer. This district is defined as the area extending 400 feet from either side of the center line of the right-of-way of the above-mentioned roadways, excluding those areas in the Commercial Resort District.
- C. Residential Single-Family (RS) District. The Residential Single-Family District shall be designed to establish and maintain attractive areas used solely for single-family residences and closely related supporting facilities such as schools and churches.
- D. Shorefront Residential (SFR) District. The Shorefront Residential District is designed to recognize the unique characteristics of the residential community associated with Lake Winnepesaukee and Weirs Beach.

---

<sup>10</sup>. Editor's Note: Said map is on file in the office of the City Clerk.

- E. Residential General (RG) District. The Residential General District is designed to allow a variety of housing types and supporting facilities, including recreational, educational and religious uses, which complement and make more practical medium densities of residential development. This district shall normally be located with relatively easy vehicular and/or pedestrian access to business or commercial areas, and public utilities shall be available prior to the time of zoning.
- F. Residential Apartment (RA) District. The Residential Apartment District is designed primarily to allow moderate- to high-density multifamily developments of varying sizes and types in areas where such advantages as public facilities, utilities, transportation facilities, places of employment and/or commercial facilities are present, coupled with an attractive or particularly convenient site.
- G. Professional (P) District. The Professional District is designed to provide attractive professional areas outside the retail commercial core. This district contemplates allowing professional office facilities to be located adjacent to important access routes in reasonably close proximity to the higher-density residential zones, with minimal change to the outward physical appearance of the areas involved.
- H. Business Central (BC) District. The Business Central District is established in recognition of the fact that commerce and business tend to concentrate in a central area. This area is intended primarily for retail, office, civic, financial and cultural uses, coupled with limited apartment, transient residential, recreational and comparable supporting facilities.
- I. Commercial Resort (CR) District. The Commercial Resort District is primarily intended to set aside areas where establishments catering to the dining, lodging and recreational needs of tourists or seasonal residents may be located. Also to be permitted in this district are such commercial residential uses as garden apartments and condominiums. The district shall generally be located adjacent to major tourist routes and attractions. Development will be encouraged which is characterized by open space, attractive landscaping and ample off-street parking areas. It is anticipated that small shops and retail stores may be located within this district as they meet the intent and requirements of this chapter.
- J. Commercial (C) District. This district is intended to provide an area for those commercial or restricted industrial facilities with an attraction and customer service area which goes beyond the immediate neighborhood. Development contemplated within this district shall be required to provide adequate off-street parking areas on lots which relate in size to the contemplated building area. Availability of utilities shall be an important consideration.
- K. Business Central/Industrial (BCI) District. This district is intended to recognize specific areas within the City that have served as core areas for development. These areas are generally characterized by the presence of older, large industrial buildings with surrounding commercial areas. The intent of this district is to permit expansion of both industrial and commercial uses.
- (1) Lakeport area. The following described property meaning and intending to include the following Map/Street/Lot Nos.: 32-82-8A, 32-82-8, 32-71-4, 32-14-4A,

32-14-4, 29-71-2, 32-82-8B, 32-82-4, 32-82-2, 32-71-2 and 32-14-2. **[Added 1-8-1996 by Ord. No. 01-96.1]**

Beginning at a point at the intersection of the center line of Elm Street and the center line of the Boston and Maine Railroad right-of-way;

Thence turning and running in a southerly direction along the center line of the Boston and Maine Railroad right-of-way a distance of 1,160 feet, more or less, to the intersection of said right-of-way and center line of Bridge Street;

Thence following the center lines of Bridge Street and Moulton Street a distance of 290 feet, more or less, to the boundary of Map/Street/Lot Nos. 29-71-2 and 28-166-8;

Thence turning and running in a northwesterly direction along said lot boundary to the shore of Lake Opechee;

Thence turning and running northerly, northeasterly and northwesterly along the shore of Lake Opechee to the Elm Street Bridge;

Thence crossing the outlet of Lake Opechee at the Elm Street Bridge and continuing southwesterly and westerly along the shore of Lake Opechee to the boundary between Map/Street/Lot Nos. 32-82-10 and 32-82-8;

Thence turning and running in a northerly direction along said lot boundary to the center line of Franklin Street;

Thence turning and running easterly along the center line of Franklin Street to the intersection with the center line of Elm Street;

Thence turning and running southeasterly along the center line of Elm Street to the point of beginning.

- L. Industrial Park (IP) District. The Industrial Park District is intended to encourage development of an industrial park area for industries which have operations primarily within a building, minimal outside storage and abundant off-street parking facilities; such industries shall be located on spacious lots where utilities are available in an attractive setting.
- M. Industrial (I) District. The Industrial District is intended to recognize, where feasible, existing industrially used areas and to permit controlled expansion of these industries; to provide for new transportation-related industrial uses; and to provide for smaller industrial sites in a variety of locations.
- N. Airport Industrial (AI) District. The Airport Industrial District is created to recognize the geographical relationship between the industrial district at the airport in Gilford and land in Laconia adjacent to the Gilford district. The district provides expanded industrial opportunities from Route 11C (Lily Pond Road). The district is defined as that land bounded to the west by the easterly edge of the PSNH power line right-of-way, to the east by the Gilford/Laconia municipal boundary, to the north by the lot boundary between Lot Nos. 80B-79-4 and 80B-244-6, and to the south by the Commercial District associated with Rich's Plaza.

- O. Downtown Riverfront (DR) District. The Downtown Riverfront District is created to provide opportunities, incentives and requirements to acknowledge and respect the Winnepesaukee River in the downtown area between Lake Opechee and Lake Winnisquam. The river is a focal point in the City's history and heritage and should be a critical factor in any redevelopment within the district. The district is defined as outlined on the official Zoning Map. **[Added 5-22-2000 by Ord. No. 05.2000.05]**

**§ 235-15. Official Zoning Map.**

- A. The Official Zoning Map of the City of Laconia shall be kept in the office of the City Clerk and shall be signed by the Mayor and attested to by the City Clerk.
- B. Amendments to the Official Zoning Map. Amendments to the Official Zoning Map shall be in accordance with Article XIV, Amendments, of this chapter.
- C. District boundaries.
- (1) Interpretation of location. The location of district boundaries shall be as described in the boundary descriptions above and as shown on the Official Zoning Map and shall, where applicable, be the center lines of street or railroad rights-of-way, the middle of the channel of waterways or such lines extended.
- (2) Lots of record bisected by district boundaries. Where a lot of record existing at the time of the adoption of this chapter is bisected by a district boundary and the frontage of the lot is located in the less restrictive of the districts, the less restrictive district requirements may be applied to the land area for a distance of 100 feet within the more restrictive district, measured from the shared district boundary. **[Amended 8-13-2001 by Ord. No. 05.2001.05]**

**§ 235-16. Winnepesaukee Urban Renewal Project.**

Development within the Winnepesaukee Urban Renewal Project area is solely the function of the Laconia Housing and Redevelopment Authority until September 2, 2005.

ARTICLE IV  
**Overlay Districts**

**§ 235-17. Wetlands Conservation and Water Quality (WC) Overlay District.**

- A. Authority. The WC Overlay District is established in accordance with the provisions of RSA 674:21, Innovative Land Use Controls and is considered to be an innovative land use control. Within the WC District, the Planning Board is authorized to administer and grant conditional use permits for certain types of development. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
- B. Purpose and intent. The purpose of this chapter, in the interest of public health, safety and general welfare, is to protect and regulate the land adjacent to water bodies, the use