

TOWN OF WINCHESTER
NEW HAMPSHIRE

ZONING
ORDINANCE

ADOPTED: JANUARY 14, 1971

AMENDED:

MARCH 5, 1974
MARCH 10, 1981
MAY 12, 1984
MAY 13, 1986
MAY 12, 1987
MAY 10, 1988
MARCH 14, 1989
MARCH 13, 1990
MARCH 12, 1991
MARCH 10, 1992

MARCH 8, 1994
MARCH 12, 1996
MARCH 11, 1997
MARCH 10, 1998
MARCH 9, 1999
MARCH 13, 2001
MARCH 12, 2002
MARCH 11, 2003
MARCH 9, 2004
MARCH 8, 2005

MARCH 14, 2006
March 14, 2007
March 11, 2008
March 10, 2009

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ARTICLE I

PREAMBLE

Pursuant to authority conferred by Chapter 31, Section 60-89, New Hampshire Revised Statutes Annotated, 1955, and/or Chapters 672-677, New Hampshire Revised Statutes Annotated, 1984, and for the purpose of promoting the health, safety and welfare of the inhabitants, the following Ordinance is hereby adopted by the Town of Winchester, New Hampshire, in the Town convened.

ARTICLE II

DISTRICTS

For the purpose of this Ordinance, the Town of Winchester is divided into the following districts as shown on the official Zoning Map, filed with the Town Clerk and dated January 14, 1971, and as amended March 5, 1974; March 10, 1981; May 8, 1984; May 13, 1986; May 12, 1987; May 10, 1988; March 14, 1989; March 13, 1990; March 12, 1991; March 10, 1992; March 12, 1996; March 11, 1997; March 10, 1998; March 9, 1999; March 13, 2001; March 12, 2002; March 11, 2003; March 9, 2004; March 8, 2005; March 14, 2006, March 11, 2008,

- A. Agricultural
- B. Residential
- C. Rural Residential
- D. Central Business
- E. Commercial
- F. Highway Commercial
- G. Forest Lake
- I. Shoreland Protection
- J. Flood Plain
- K. Wetlands District
- L. Historic District
- M. Aquifer Protection District

ARTICLE III

GENERAL PROVISIONS

A building may be erected, altered or used, and a lot may be occupied in accordance with the following provisions:

- A. Building Permit: Any person, firm, corporation, municipality, public agency, or institution desiring to operate, maintain, offer for rent, lease or tenancy any site, lot, field, tract of ground for location of any building, trailer or manufactured

housing, or other similar conveyance, place or abode for shelter, or any other form of development, (as defined in this Ordinance), shall obtain a written operating building permit from the Building Inspector. If the Town does not have a Building Inspector then the Board of Selectmen. A building permit is required for but not limited to: additions, alterations, new construction, foundations, sheds, decks, pools, barns, garages, signs, porches, and fences over 6 feet. A permit is required for the upgrade of plumbing, electrical, and mechanical systems. Erosion control and sedimentation plans may be required with a building permit application and approved by the building inspector or authorized agent.

A fee to be set annually by the Building Inspector and or the Board of Selectmen, payable to the Town of Winchester is required with the issuance of each permit. When permits are not used within one (1) year from the date of issuance, application for a new permit must be made, and, if granted, will not entail the payment of a new fee.

All building permits are issued for a period of one year. All new construction shall be completed within 18 months of issuance of the permit unless the Selectboard has granted an extension.

Where applicable, it would be necessary to have received and to show proof of having received an "Approval of Construction" granted by the New Hampshire Department of Environmental Services, Water Supply and Pollution Control Division for the construction of any septic tank system (or, where applicable, a Certificate of Availability from the Winchester Board of Sewer Commissioners) before a building permit or permit to park a trailer or manufactured housing shall be issued.

- B. No more than one (1) building or structure shall be used for dwelling purposes on any single lot. (This paragraph shall not apply to Manufactured Housing Parks, Apartment Houses, Condominiums, or other multiple housing dwellings where their construction has been approved.)
- C. No owner or occupant of land shall permit fire, disaster, or condemned ruins to be left, but within one (1) year of the fire, disaster, or condemnation shall remove, rebuild or replace the structure where permitted by this ordinance. This time period may be extended by the Board of Selectmen in the event that insurance adjustment etc., create a hardship for the owner.
- D. Home Occupations. Home Occupations, as defined in Article XXI, shall be permitted in all districts, subject to the following conditions:
 - 1. The use shall be conducted only on the premises of a single-family dwelling, and may be carried out in the dwelling or within a building or structure accessory to it.
 - 2. The use shall be carried out by a member or members of the family residing in the dwelling, and up to two outside employees.
 - 3. Other than one sign no larger than 6 square feet in area, there shall be no exterior display nor any change in the residential character of the property.

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