

# Atlas of Commercially-Zoned Properties in Peterborough, New Hampshire



Prepared by the Office of Community Development

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# ATLAS OF COMMERCIALY-ZONED PROPERTIES IN PETERBOROUGH, NEW HAMPSHIRE

The purpose of this Atlas is to provide basic information on all of the properties in the Town of Peterborough that are zoned for commercial use. Note that this Atlas does not include those properties currently being used for business activity in a zoning district that has not been specifically created for this purpose. Peterborough has eight zoning districts that allow for commercial and/or industrial uses; they are as follows:

- Commercial District
- Business/Industrial District
- Commerce Park District
- Office District
- Village Commercial District
- West Peterborough District
- Downtown Commercial District
- Monadnock Community Healthcare District

It is the intent of the Office of Community Development that this Atlas will further the mission of the Peterborough Economic Development Authority, which is to foster economic vitality in Our Town. We hope to do that by making the Atlas available to people who are looking to locate in Peterborough or to those who are already here but looking for another business site.

The Atlas is organized into three sections. The first section provides a brief overview of the town, including some advantages to doing business in Peterborough. The second section examines the parcels in the predominantly business-oriented Commercial, Business/Industrial, Commerce Park and Office Districts. The third section examines the parcels in what we call our mixed-use districts, since they encourage residential and non-residential development on the same parcel, subject to certain standards; these are the Village Commercial, West Peterborough, Downtown Commercial and Monadnock Community Healthcare Districts. Each section provides information on the permitted uses for each district and presents mapping that displays the parcels designated for that district.

Copies of The Atlas are available to the public through the Office of Community Development, the Peterborough Chamber of Commerce and/or the New Hampshire Department of Resources and Economic Development. The information is also available from the Town's website at [www.townofpeterborough.com](http://www.townofpeterborough.com)

For further information please contact the Office of Community Development at (603) 924-8000 x104 or at [ocd@townofpeterborough.us](mailto:ocd@townofpeterborough.us).

# PART ONE: OVERVIEW OF PETERBOROUGH

Peterborough is located in the southwestern part of the state, on the eastern edge of what is known as the Monadnock Region. Originally a mill town, Peterborough has long been the economic center for its region, and a major site for New Hampshire business and industry. Home of New Hampshire Ball Bearings, internationally known publishing corporations, and the corporate office of Eastern Mountain Sports, Peterborough has proven to be as profitable a location as it is a welcoming community.

Peterborough's proximity to the Manchester-Boston Regional Airport and Pease International Tradeport, as well as to Boston, New York and Canadian markets, places it at an advantage geographically. With the environment and quality of life of utmost importance, there exists a great opportunity for business and industry in the Town of Peterborough. Low crime, exceptional quality of life and education make it superior to most towns its size, and available national and regional broadband carriers make Peterborough highly effective in the International Market.

Numerous foreign-affiliated companies have discovered that New Hampshire is the gateway to the profitable Northeast market of the United States. New Hampshire contributes to the handling and processing of goods by offering the advantages of a Foreign Trade Zone (FTZ). Reduced customs duties and improved cash flow are just two of the many advantages of a FTZ. New Hampshire's FTZ No. 81 has four sites, including the Port of New Hampshire-Portsmouth, and the Manchester Airport, only 81 and 35 miles away, respectively. The State of New Hampshire offers assistance in establishing an exporting service or expanding your present domestic company into an international business. New Hampshire's exported products and services are shipped all over the world. Machinery, computer equipment and software, and publications have been the most successful exports from Peterborough.

For firms seeking a more rural setting, Peterborough has industrial sites available in an environment whose quality of life is second to none. New Hampshire's excellent transportation and communications systems allow easy access to metropolitan resources. Peterborough sits at the intersection of U.S. Route 202 and N.H. State Routes 101 and 123. Interstate Routes 293 and 95 provide multi-lane access to many parts of New Hampshire. Route 293 is 30 minutes away. Interstate Route 91 provides access to Vermont, Massachusetts, Connecticut and New York. New Hampshire roads are well maintained year round, allowing easy access to and from Peterborough. Peterborough is well served by all major delivery services. We have some of the most convenient pick-up times in the state.

### Approximate Distances from Major Cities:

Albany, NY	151	Montreal, PQ	253	Boston, MA	70	Chicago, IL	954	Philadelphia, PA	337
Baltimore, MD	419	New York, NY	235	Buffalo, NY	433	Cleveland, OH	618	Pittsburgh, PA	575
Bangor, ME	222	Norfolk, VA	595	Burlington, VT	148	Detroit, MI	789	Portland, ME	86
Providence, RI	97	Quebec City, PQ	318	Toronto, ON	520	Washington, DC	456	Hartford, CT	129

## ADVANTAGES TO DOING BUSINESS IN PETERBOROUGH

Peterborough values its vibrant business community and recognizes the contribution that businesses, from small retailers to large corporations, make to the character and economic vitality of Our Town.

### **Location, Location, Location:**

Located in the heart of New England  
Close proximity to Boston, New York and Canada  
Close to Manchester-Boston Regional Airport

### **Favorable Tax Policies:**

No general sales, use, income, inventory or capital gains taxes  
Research and development tax incentives

### **Low Crime Rates:**

Peterborough has one of the lowest crime rates in the country  
Low crime rates keep insurance rates low

### **Technology Infrastructure:**

National and regional broadband carriers  
Wi-Fi in downtown area  
Wireless carrier coverage

### **Our Educated Workforce:**

Population 25 years and older with:

High school degree or higher	94.3%
Bachelor degree or higher	57.4%

### **Population:**

Commuting to another NH town or county	38.7%
Working in county of residence	56.7%
Between 20-59 years old	47.4%
Median Family Income (dollars)	\$81,484
Population Growth between 2000 and 2010	6.5%

### **A Few of *Our Town's* Top Employers:**

- New Hampshire Ball Bearing 550
- Monadnock Community Hospital 668
- Peterborough Public School System 272

### **GIS Services Offered:**

- Customized Maps (Hard Copy)
- CAD/GIS Data for Site Design/Drafting
- Internet Mapping Sites displaying all Peterborough GIS Data available in Town House



Adams Playground is located across from the Peterborough Recreation Department.



The Town House in Downtown Peterborough



Downtown Peterborough

## **PART TWO: COMMERCIAL, BUSINESS/INDUSTRIAL, COMMERCE PARK AND OFFICE DISTRICTS**

In Part Two of this Atlas the Commercial, Business/Industrial, Commerce Park and Office Districts are identified. Following each district heading is a list of permitted uses for that district.

The descriptions of these districts are separated according to the parts of Town in which they are located. The area of Town being described is indicated at the top of the page accompanying an aerial photograph (year 2010) with parcel and district boundaries. Along with these, a locus map showing the location of the parcel within the town boundaries is shown. The images were designed to show any prominent features of the natural landscape that occur on or near the listed properties.

Each page of mapping is followed by a list of data relevant to the area's parcels. This list of information includes zoning, acreage, zoning dimensional requirements (frontage and setbacks), availability of municipal services and the current use of the parcel, if known.

## Permitted Uses by Zoning District

### **Commercial District:**

#### Permitted Uses:

- (1) Lodging Establishments.
- (2) Retail Establishments.
- (3) Restaurants.
- (4) Conference Facilities.
- (5) Personal and Professional Services.
- (6) Health Care Facilities.
- (7) Museums, Theaters and Galleries.
- (8) Public or Private Recreational Facilities.
- (9) Public/Semi-Public Uses.
- (10) Gasoline filling stations; convenience stores with gasoline pumps.
- (11) Motor vehicle sales, service, or restoration businesses.
- (12) Self-Storage Facilities.
- (13) Car Wash Facilities.
- (14) Light Industrial Uses.
- (15) Residential uses only if they:
  - a. are incidental to a principal business use;
  - b. do not use storefront space; and
  - c. do not occupy more than 30% of the floor area of the building.
- (16) Associated Accessory Uses.

#### Lot and Yard Standards:

- (1) Lot Size: no minimum.
- (2) Frontage: fifty (50) feet.
- (3) Building Setbacks:
  - a. Front
    - i. Thirty (30) feet if on a state highway.
    - ii. Fifteen (15) feet if on a town street.
  - b. Side & Rear – fifteen (15) feet.

## **Business/Industrial District:**

### Permitted Uses:

- (1) Retail and restaurants only if incidental to a principal business use.
- (2) Lodging Establishments, except Bed & Breakfast Establishments.
- (3) Conference Facilities.
- (4) Assisted Living Facilities.
- (5) Public or Private Recreational Facilities.
- (6) Public/Semi-Public Uses.
- (7) Motor vehicle sales, service, or restoration businesses.
- (8) Self-Storage Facilities.
- (9) Light Industrial Uses.
- (10) Industrial Uses.
- (11) Warehousing, Storage and Distribution
- (12) Residential uses only if associated with a principal business use permitted by this section.
- (13) Associated Accessory Uses.

### Lot and Yard Standards:

- (1) Lot Size: no minimum.
- (2) Frontage: fifty (50) feet.
- (3) Building Setbacks:
  - (a) Front
    - i. Fifty (50) feet if on a state highway.
    - ii. Twenty-five (25) feet if on a town street.
  - (b) Side & Rear – twenty-five (25) feet, except when abutting residential uses where it shall be fifty (50) feet.

## **Commerce Park District:**

### Permitted Uses:

- (1) Manufacturing, processing and treatment.
- (2) Warehousing and storage.
- (3) Distribution and transportation.
- (4) Research laboratories, if located in a building which is at least 8000 square feet gross floor area.
- (5) Executive, administrative, business or professional offices if located in a building which is at least 8000 square feet gross floor area.
- (6) Public utilities.
- (7) Indoor and Outdoor recreation.
- (8) Earth removal, as authorized under Chapter 238 of the Town Code.
- (9) Farms or gardens and the selling of products there from.
- (10) Auto repair garage (but not filling station).
- (11) Community service provided by a non-profit organization (e.g. Humane Society).
- (12) Retail facilities for the sale of products manufactured or warehoused on the site, which are secondary and incidental to the principal use of the site.
- (13) Health clinic, educational or cultural facilities.
- (14) Churches
- (15) Accessory Uses:
  - (a) Personal services such as cafeterias and convenience stores; health, fitness, and daycare facilities; and banking services, provided that there are no exterior signs identifying the use.
  - (b) Accessory parking, signs, storage, and other accessory buildings and uses.

### Lot and Yard Standards:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum building and parking lot setbacks:
  - (a) Front: Twenty-five (25) feet.
  - (b) Side and rear: Twenty (20) feet, except not less than one hundred (100) feet when abutting a residential district boundary.
- (3) Frontage on the nearest ROW: One hundred (100) feet.
- (4) Maximum building height: Thirty-five (35) feet, except up to fifty (50) feet at locations designated for such height on a General Concept Plan approved under §245-10.1G.
- (5) There shall be a two hundred (200) foot buffer between the edge of the right-of-way of Route 202 and any buildings, parking lots, or storage areas. The two hundred (200) foot buffer area shall either remain in its natural state if natural vegetation is sufficient to provide screening, or shall be landscaped to minimize the visibility of buildings, parking areas, and other elements of the development.

## **Office District:**

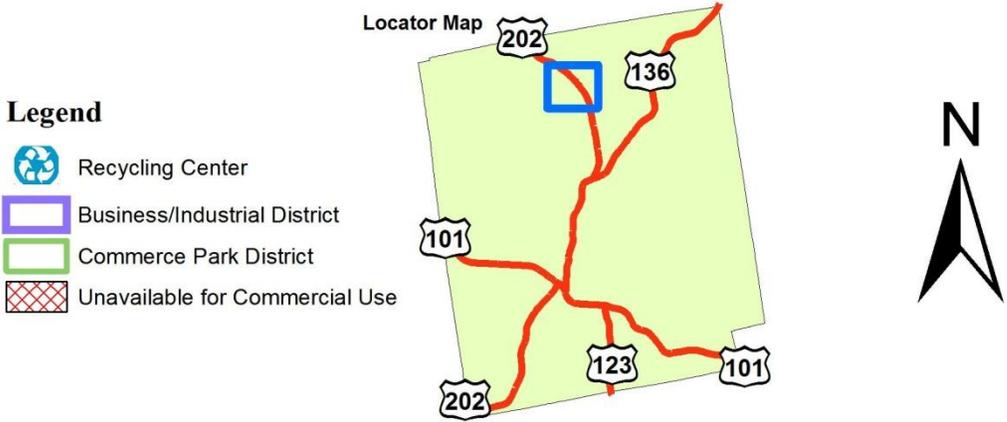
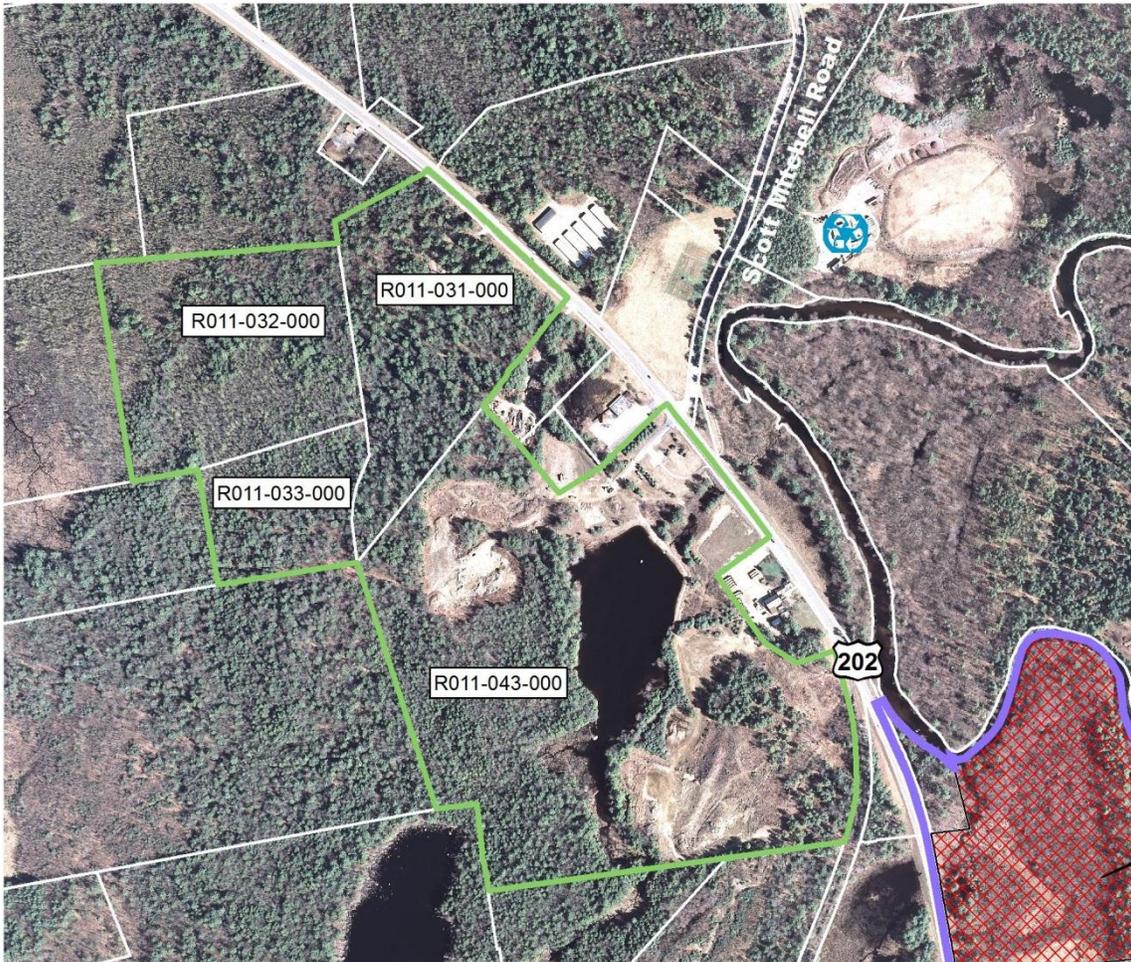
### Permitted Uses:

- (1) Any office building or buildings, which may be occupied by one (1) or more companies, regardless of whether the premises are owned or leased by the occupant; day-care centers, and churches.
- (2) Uses allowed by special exception:
  - (a) Warehousing and distribution operations in conjunction with corporate offices may be allowed if such use of the property, especially in regards to major trucking traffic, is determined by the Zoning Board of Adjustment to have no appreciable adverse impact on the surrounding properties or the normal traffic flow of the highway which is used for primary access.
  - (b) Research facilities which are integral to a corporate office may be allowed if such facilities are used solely for research and not for the manufacturing of goods, there is no appreciable increase in the type or amount of traffic generated by the facility as a result of the research facilities, and if the research use is determined by the Zoning Board of Adjustment to have no appreciable adverse impact on the surrounding properties.

### Lot and Yard Standards:

- (1) The minimum lot size for an individual office building is one (1) acre and for an office park is five (5) acres.
- (2) The minimum building setback for an office building on its own lot shall be one hundred (100) feet if the lot is over ten (10) acres in size, and shall be fifty (50) feet front and thirty (30) feet side and rear if the lot is ten (10) acres or less in size. The minimum building setback for perimeter boundary lines of an office park shall be one hundred (100) feet.
- (3) All office park developments shall have a minimum buffer of one hundred (100) feet on all property lines. No development shall take place within the buffer, with the exception of access roads; and as much of the natural vegetation as is practical shall remain undisturbed. The Planning Board may require that part or the entire buffer be landscaped to provide an attractive and effective visual screen to the development.
- (4) The maximum amount of coverage on any site within this district is seventy percent (70%) of the total land area of the site, which shall include all impervious surfaces (buildings, roads, parking lots, etc.). The provisions of overlay zoning districts may supersede this requirement.

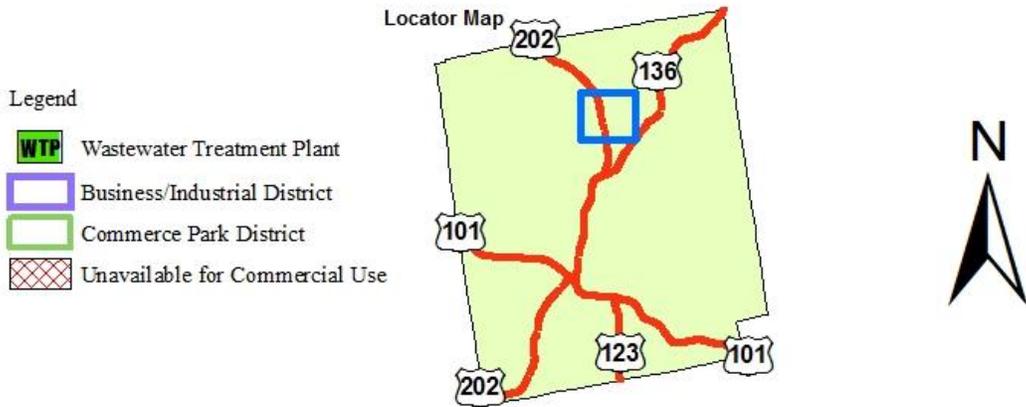
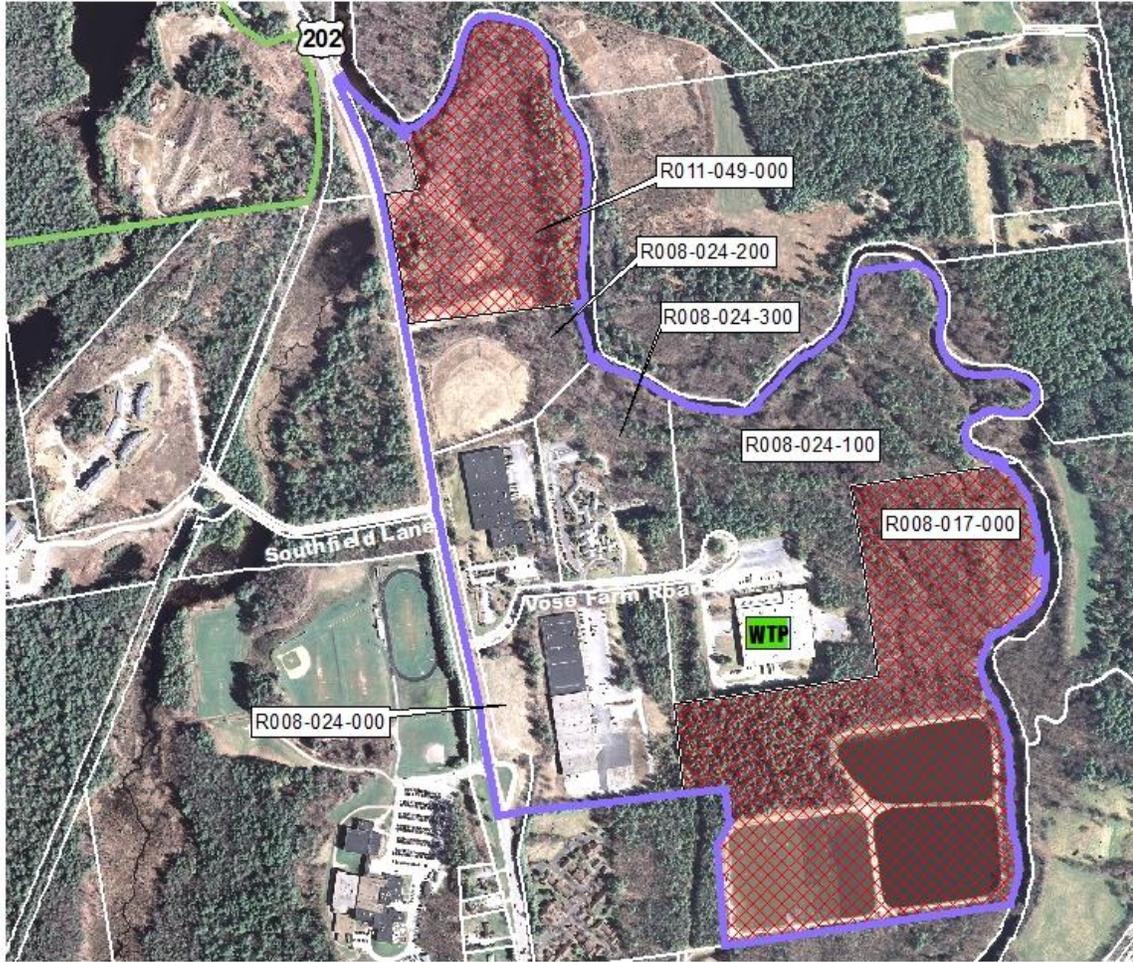
# Route 202 North Commerce Park



## Route 202 North Commerce Park

R011-031-000	Zoning: Commerce Park 19.89 acres Frontage: 855ft on Route 202	No municipal water or sewer No existing buildings Current use: Vacant
R011-032-000	Zoning: Commerce Park 23.5 acres Frontage: none	No municipal water or sewer No existing buildings Current use: Vacant
R011-033-000	Zoning: Commerce Park 9.0 acres Frontage: none	No municipal water or sewer No existing buildings Current use: Vacant
R011-043-000	Zoning: Commerce Park 75.42 acres Frontage: 745ft on Route 202 Pond located on property	No municipal water or sewer No existing buildings Current use: Vacant

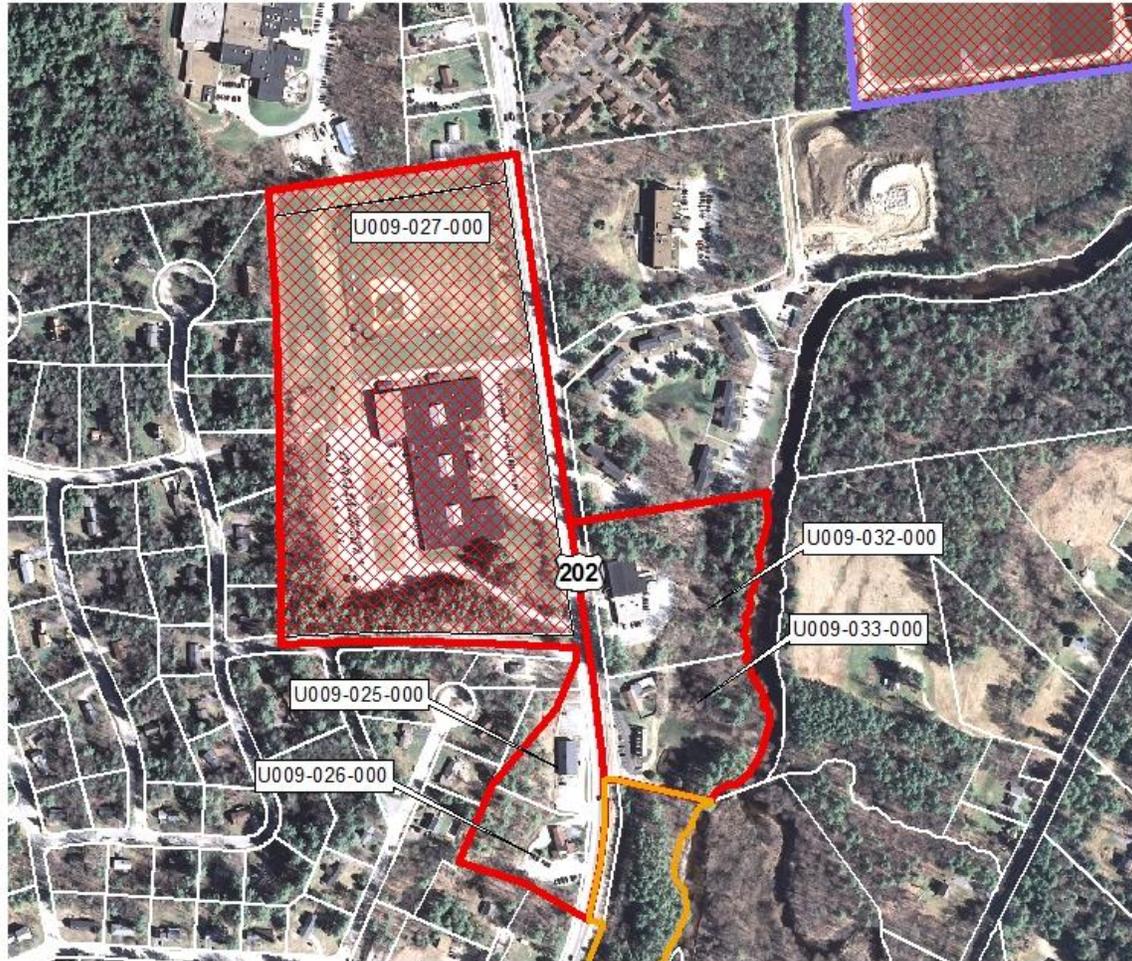
# Route 202 North Industrial District



## Route 202 North Industrial Park

R011-049-000	Zoning: Business/Industrial 27.3 acres Frontage: 753ft on Route 202 Borders Contoocook River <b>Unavailable for Commercial Use</b>	No municipal water or sewer No existing buildings Current use: Town owned
R008-024-200	Zoning: Business/Industrial 10.0 acres Frontage: 267ft on Route 202 Borders Contoocook River	Municipal water Sewer lines connected Current use: Eastern Mountain Sports (retail and office)
R008-024-300	Zoning: Business/Industrial 15.4 acres Frontage: 523ft on Vose Farm Rd. Borders Contoocook River	Municipal water Sewer lines connected Current use: (offices)
R008-024-100	Zoning: Business/Industrial 47.06 acres Frontage: 329ft on Vose Farm Rd. Borders Contoocook River	Municipal water Sewer lines connected Current use: Property for Sale
R008-024-000	Zoning: Business/Industrial 21.18 acres Frontage: 434ft on Route 202	Municipal water Sewer lines connected Current use: Property for sale
R008-017-000	Zoning: Business/Industrial 61.75 acres Frontage: none <b>Unavailable for Commercial Use</b>	Municipal water Sewer lines connected No existing bldg. Current use: Town wastewater treatment site

# Route 202 North Commercial Properties



- Legend**
- Business/Industrial District
  - Commercial District
  - Office District
  - Unavailable for Commercial Use



## Route 202 North Commercial Properties

U009-027-000	Zoning: Commercial 24.0 acres Frontage: 1488ft on Route 202 <b>Unavailable for Commercial Use</b>	Municipal water Sewer lines connected Current use: Public School
U009-032-000	Zoning: Commercial 5.38 acres Frontage: 481ft on Route 202 Borders Contocook River	Municipal water Sewer lines connected Current use: Office units
U009-033-000	Zoning: Commercial 3.62 acres Frontage: 310ft on Route 202	Municipal water Sewer lines connected Current use: Retail/office units
U009-025-000	Zoning: Commercial 1.45 acres Frontage: 247ft on Route 202	Municipal water Sewer lines connected Current use: Retail units, restaurant, Office units
U009-026-000	Zoning: Commercial 1.95 acres Frontage: 284ft on Route 202	Municipal water Sewer lines connected Current use: Dentist's office, Vacant bank building

# Route 202 North Office District



Locator Map



**Legend**

-  Commercial District
-  Office District



## Route 202 North Office District

U008-025-000

Zoning: Office District  
2.0 acres  
Frontage: 904ft on Route 202  
Borders Contoocook River

Municipal Water  
Sewer lines connected  
Current use: Residence  
(Single Family)

U009-025-000

Zoning: Commercial  
1.54 acres  
Frontage: 247ft on Route 202

Municipal water  
Sewer lines connected  
Current use: Retail units 1<sup>st</sup> floor,  
apartments 2<sup>nd</sup> floor

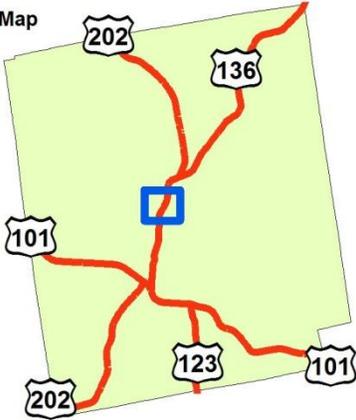
# Concord Street Commercial Properties



Locator Map

**Legend**

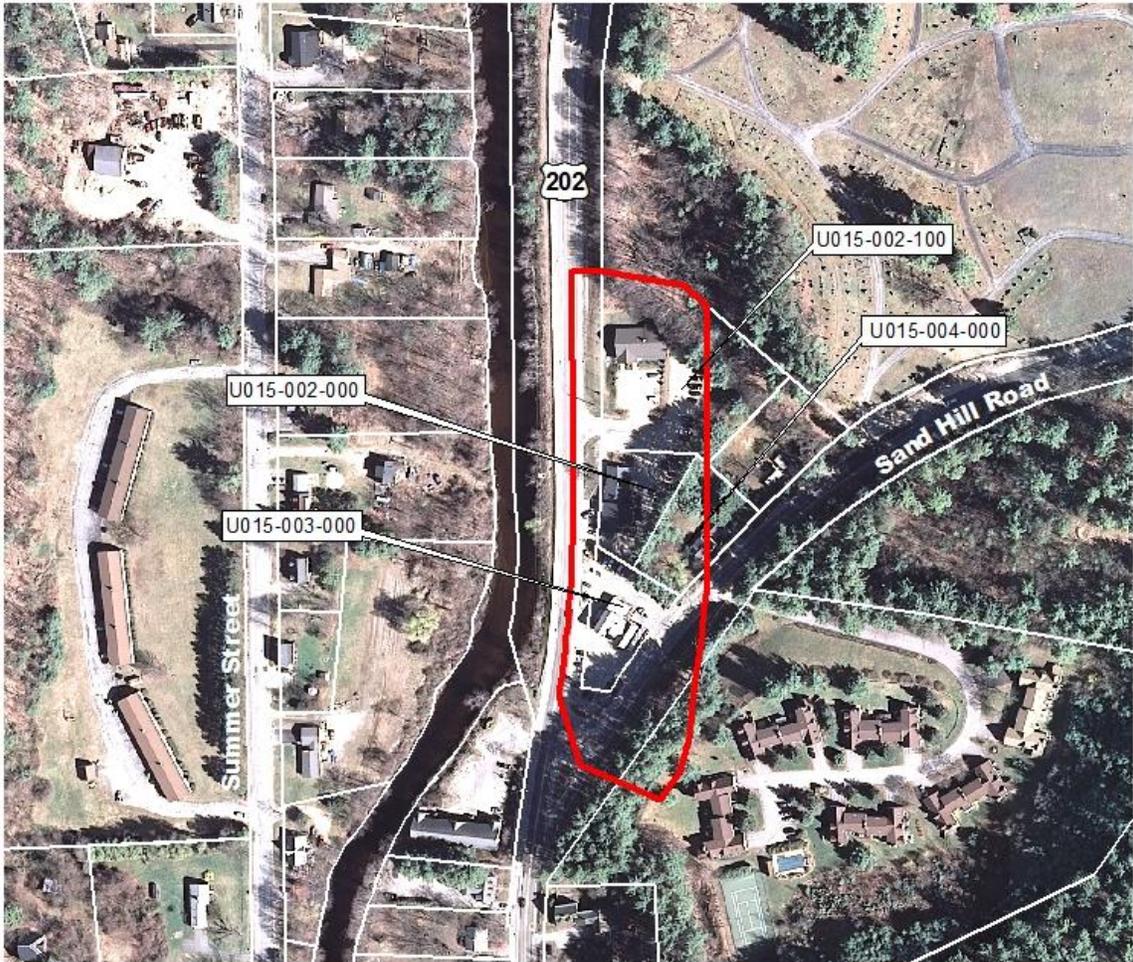
-  Hospital
-  Commercial District



## Concord Street Commercial Properties

U013-005-000	Zoning: Commercial 11.86 acres Frontage: 548ft on Route 202 Borders Contoocook River	Municipal water Sewer lines connected No existing buildings Current use: Vacant
U013-004-000	Zoning: Commercial 4.24 acres Frontage: 315ft on Route 202	Municipal water available Sewer lines connected Current use: Indoor Tennis Club
U013-003-000	Zoning: Commercial .45 acres Frontage: 128ft on Route 202	Municipal water Sewer lines connected Current use: Sterling Business Print Service
U013-001-000	Zoning: Commercial 2.21 acres Frontage: 322ft on Route 202	Municipal water available Sewer lines connected Current use: Shopping plaza
U013-002-000	Zoning: Commercial 4.12 acres Frontage: 240ft Borders Contoocook River	Municipal water Sewer lines connected Current use: Belletete's (Hardware and Building Supplies)
U015-001-100	Zoning: Commercial 1.14 acres Frontage: 200ft on Route 202	Municipal water Sewer lines connected Current use: Retail
U015-001-000	Zoning: Commercial 1.36 acres Frontage: 388ft on Route 202	Municipal water Sewer lines connected Current use: Multiple units, Office uses

# Concord Street at Sand Hill Road



**Legend**  
 Commercial District



## Concord Street at Sand Hill Road

U015-002-100	Zoning: Commercial 1.23 acres Frontage: 243ft on Route 202	Municipal water available No sewer lines connected Current use: Veterinarian Office
U015-002-000	Zoning: Commercial .38 acres Frontage: 147ft on Route 202	Municipal water Sewer lines connected Current use: Retail
U015-003-000	Zoning: Commercial .39 acres Frontage: 202ft on Route 202	Municipal water Sewer lines connected Current use: Auto repair shop
U015-004-000	Zoning: Commercial (in part) .42 acres Frontage: 170ft on Sand Hill Road	Municipal water Sewer lines connected Current use: Residence (Parcel Zoning Split)

# Route 101/Elm Street Commercial Properties



- Legend**
-  DPW Highway Garage
  -  Commercial District
  -  Unavailable for Commercial Use



## Route 101/Elm Street Commercial Properties

U023-033-000	Zoning: Commercial 26.72 acres Frontage: 198ft on Elm Street	Municipal water Sewer lines connected Current use: Town Highway Dept.
U023-023-100	Zoning: Commercial 4.2 acres Frontage: 455ft on Route 101	Municipal water Sewer lines connected Current use: Grocery store
U023-023-000	Zoning: Commercial 3.0 acres Frontage: 473ft on Route 101	Municipal water Sewer lines connected Current use: Pharmacy
U023-024-000	Zoning: Commercial 1.35 acres Frontage: 514ft on Route 101, 128ft on Elm Street <b>Unavailable for Commercial Use</b>	Municipal water available No sewer lines connected No existing building Current use: Land holding by Harris Center for conservation easement
U023-024-100	Zoning: Commercial 2.01 acres Frontage: 180ft on Elm Street <b>Unavailable for Commercial Use</b>	Municipal water available No sewer lines connected No existing buildings Current use: Land holding by Harris Center for conservation easement
U023-025-000	Zoning: Commercial 4.22 acres Frontage: 397ft on Elm Street	Municipal water Sewer lines connected Current use: The Community Center
U023-026-000	Zoning: Commercial .51 acres Frontage: 150ft on Elm Street	Municipal water Sewer lines connected Current use: Office space, 3 units
U023-019-000	Zoning: Commercial/Family District 1.35 acres Frontage: 337ft on Elm Street	Municipal water Sewer lines connected Current use: Bowling alley
U023-020-000	Zoning: Commercial/Family District 2.69 acres Frontage: 231ft on Elm Street	Municipal water Sewer lines connected Current use: Auto repair shop
U023-021-000	Zoning: Commercial/Family District 5.58 acres Frontage: 647ft on Route 101, 236ft on Elm Street	Municipal water Sewer lines connected Current use: Office building, approximately 15 units

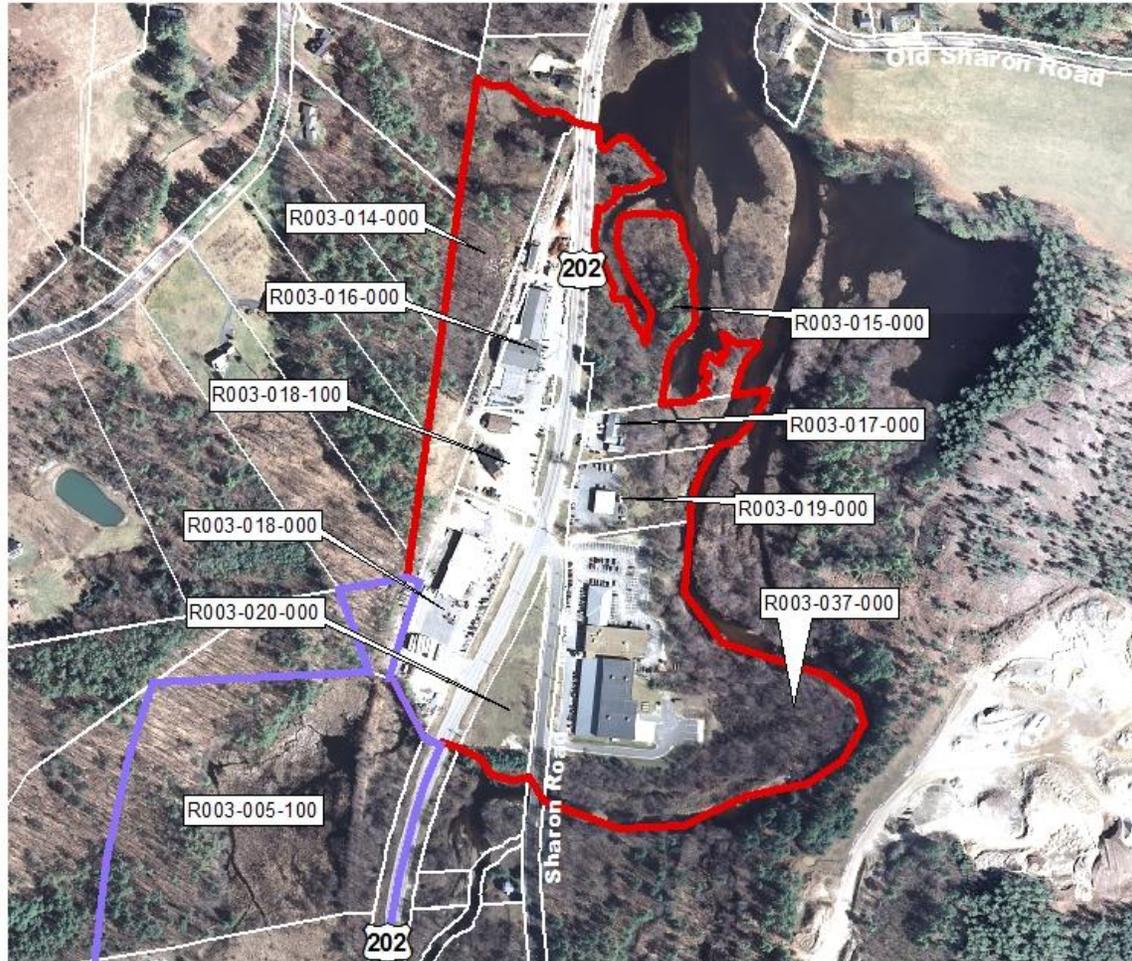
# Route 202/ Cabana Drive Commercial Properties



## Route 202/Cabana Drive Commercial Properties

U020-024-000	Zoning: Commercial 14.86 acres Frontage: 1464ft on Route 202, 211ft on Old Sharon Rd. Bisected by Contoocook River	Municipal water Sewer lines connected Current use: Noone Falls Plaza
U020-015-000	Zoning: Commercial .26 acres Frontage: 78ft on Route 202, 263ft on Cabana Dr.	Municipal water Sewer lines connected No existing building Current use: Vacant
U020-020-000	Zoning: Commercial .19 acres Frontage: 56ft on Route 202, 175ft on Cabana Dr.	Municipal water available No sewer lines connected Current use: Our Town Kennels

# Route 202/Sharon Road Commercial Properties



Locator Map



## Legend

-  Business/Industrial District
-  Commercial District



## Route 202/Sharon Road Commercial Properties

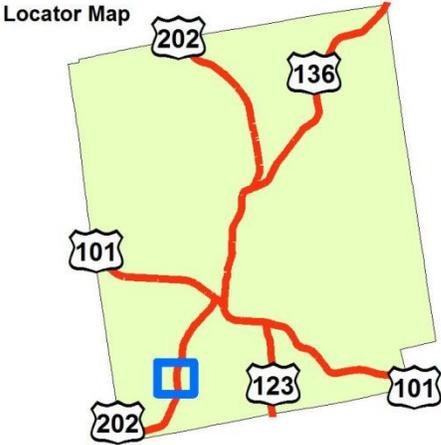
R003-014-000	Zoning: Commercial 3.85 acres Frontage: None	Municipal water available No sewer lines connected No existing buildings Current use: Vacant
R003-016-000	Zoning: Commercial 2.75 acres Frontage: 653ft on Route 202	Municipal water Sewer lines connected Current use: Agway
R003-015-000	Zoning: Commercial 3.58 acres Frontage: 653ft on Route 202 Borders Contoocook River	Municipal water available No sewer lines connected No existing buildings Current use: Vacant
R003-017-000	Zoning: Commercial 1.4 acres Frontage: 135ft on Route 202 Borders Contoocook River	Municipal water Sewer lines connected Current use: Kitchen store
R003-019-000	Zoning: Commercial 1.6 acres Frontage: 214ft on Route 202 Borders Contoocook River	Municipal water Sewer lines connected Current use: Tires Unlimited (retail)
R003-037-000	Zoning: Commercial 8.42 acres Frontage: 363ft on Sharon Rd. Borders Contoocook River	Municipal water Sewer lines connected Current Use: Staff Development for Educators
R003-020-000	Zoning: Commercial 1.23 acres Frontage: 244ft on Route 202, 311 ft on Sharon Rd.	Municipal water available No sewer lines connected No existing buildings Current use: Vacant
R003-018-000	Zoning: Commercial 2.69 acres Frontage: 545ft on Route 202	Municipal water Sewer lines connected Current use: Vacant
R003-018-100	Zoning: Commercial 1.23 acres Frontage: 313ft on Route 202	Municipal water Sewer lines connected Current use: Hair Salon, Restaurant, and Office space

# Route 202 South Industrial District



**Legend**

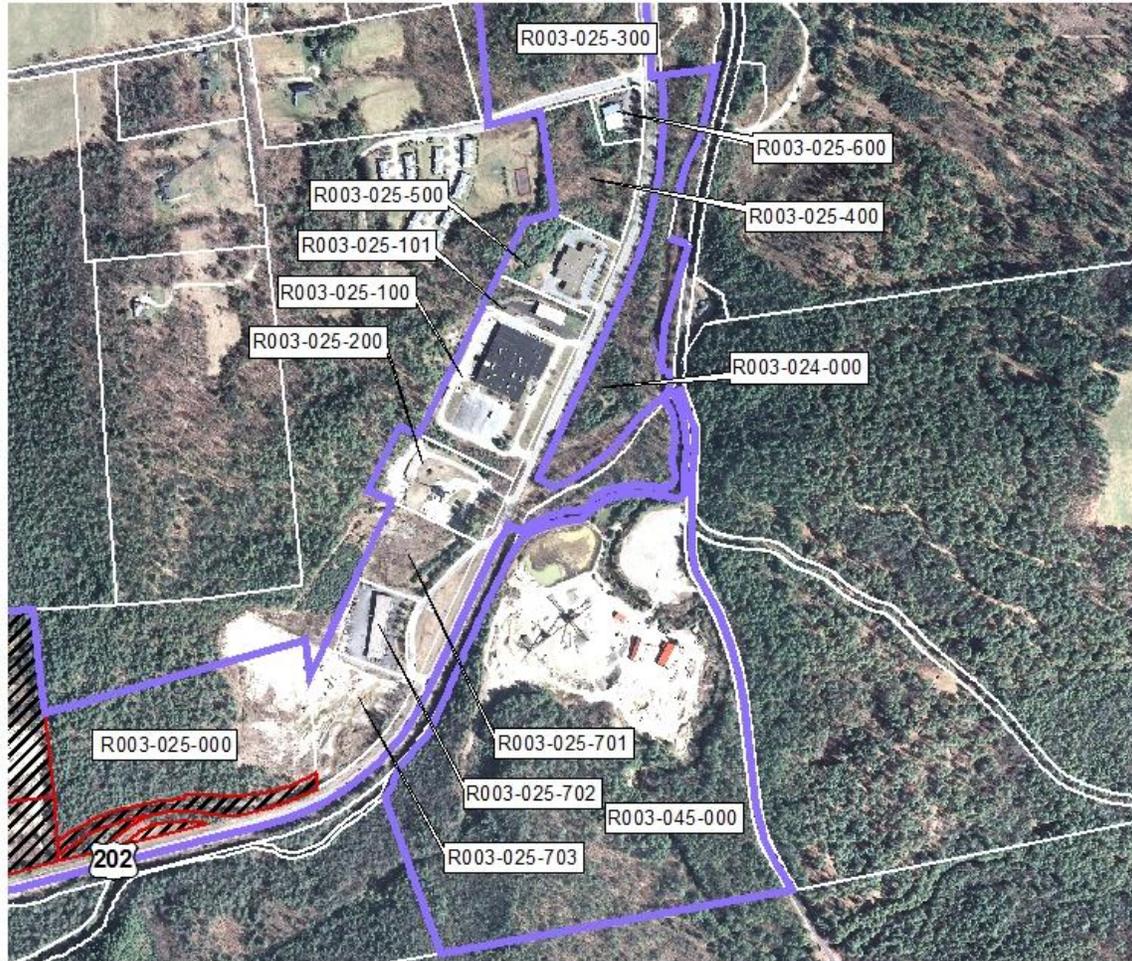
-  Business/Industrial District
-  Commercial District



## Route 202 South Industrial District

R003-005-100	Zoning: Business/Industrial (in part) 20.7 acres Frontage: 525ft on Route 202	No municipal sewer, water No existing buildings Current use: Vacant
R003-022-000	Zoning: Business/Industrial 25.28 acres Frontage: 1042ft on Route 202	Municipal water and sewer Current use: NH Ball Bearing
R003-025-300	Zoning: Business/Industrial 10.18 acres Frontage: 442ft on Route 202	No municipal sewer, water No existing building Current use: Vacant

# Route 202 South Industrial District (continued)



Locator Map

**Legend**

-  Business/Industrial District
-  Industrial Use - Must have Water/Sewer Extended



## Route 202 South Industrial District (continued)

R003-025-600	Zoning: Business/Industrial 1.27 acres Frontage: 160ft on Route 202	Municipal sewer and water Current use: Fitness Center
R003-025-400	Zoning: Business/Industrial 5.86 acres Frontage: 506ft on Route 202	Municipal sewer No water No existing building Current use: Vacant
R003-025-500	Zoning: Business/Industrial 4.26 acres Frontage: 335ft on Route 202	Municipal water, sewer Current use: Bard Chiropractic, other office use
R003-025-101	Zoning: Business/Industrial 1.84 acres Frontage: 160ft on Route 202	Municipal water and sewer Current use: Micro Bends Corp.
R003-025-100	Zoning: Business/Industrial 8.16 acres 711ft on Route 202	Municipal water and sewer Current use: Business Incubation
R003-025-200	Zoning: Business/Industrial 4.76 acres Frontage: 375ft on Route 202	No municipal water or sewer Current use: Carroll Concrete
R003-025-701	Zoning: Business/Industrial 3.47 acres Frontage: 400ft on Route 202	Municipal water No sewer lines connected No existing building Current use: Vacant
R003-025-702	Zoning: Business/Industrial 3.08 acres Frontage: 281ft on Route 202	Municipal water No sewer lines connected Current use: Cutter Construction
R003-025-703	Zoning: Business/Industrial 4.73 acres Frontage: 550ft on Route 202	No municipal water or sewer No existing buildings Current use: Vacant
R003-024-000	Zoning: Business/Industrial 10.65 acres Frontage: 2025ft on Route 202	No municipal water or sewer No existing buildings Current use: Vacant
R003-045-000	Zoning: Business/Industrial 64.25 acres Frontage: 4316ft on Sharon Rd, 2872ft on Route 202	No municipal water or sewer No existing building Current use: Harris Construction

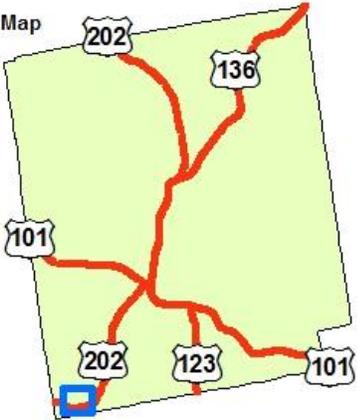
# Route 202 South Industrial District (continued)



**Legend**

-  Business/Industrial District
-  Industrial Use - Must have Water/Sewer Extended

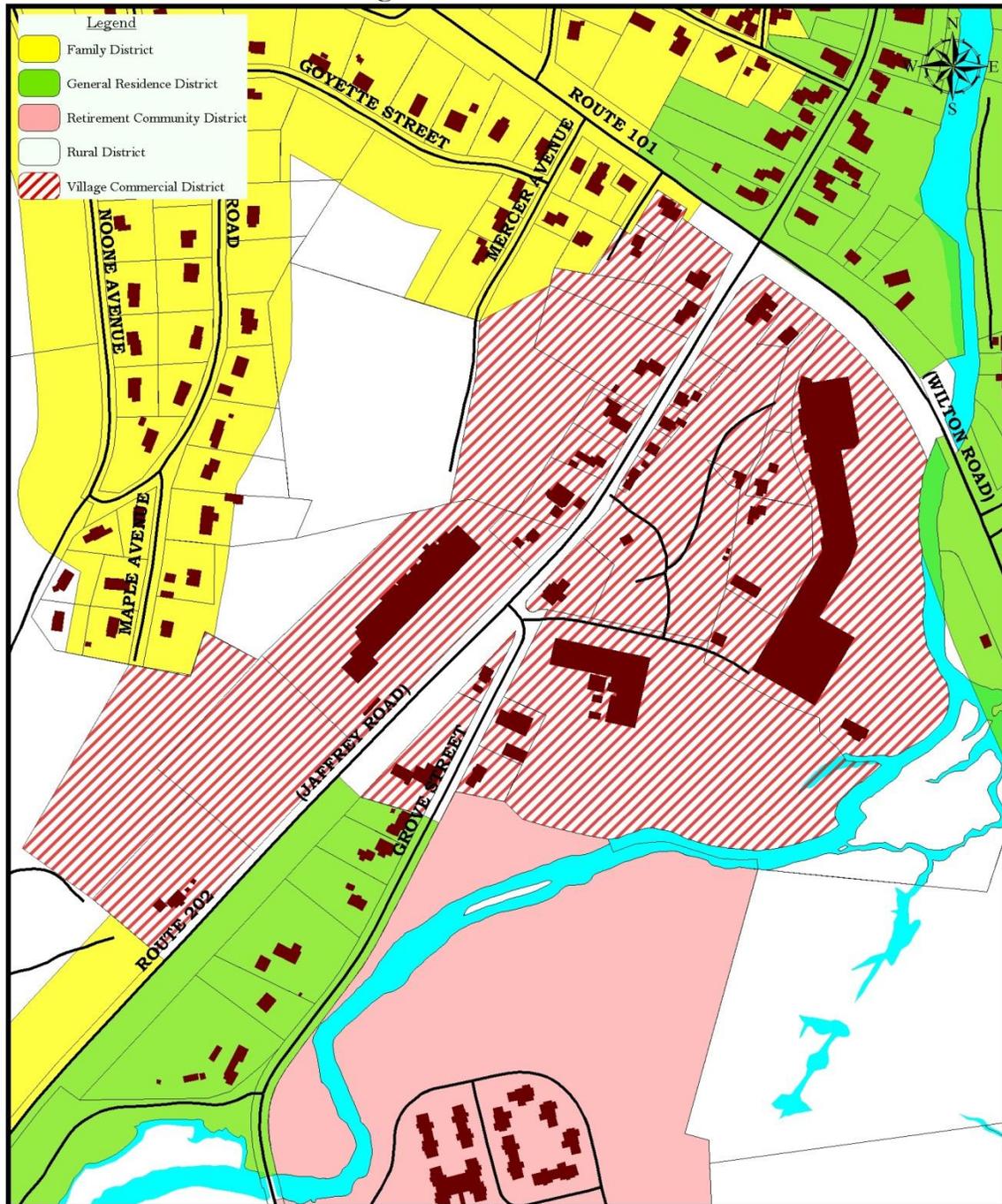
Locator Map



## Route 202 South Industrial District (continued)

R003-029-000	Zoning: Business/Industrial 12.0 acres Frontage: None Industrial Use - Must have Water/Sewer Extended	No municipal water or sewer No existing building Current use: Vacant
R003-030-000	Zoning: Business/Industrial 12.0 acres Frontage: None Industrial use – Must have Water/Sewer Extended	No municipal water or sewer No existing building Current use: Vacant
R003-028-000	Zoning: Business/Industrial 7.05 acres Frontage: 1030ft on Route 202 Industrial Use - Must have Water/Sewer Extended	No municipal water or sewer No existing building Current use: Vacant

# Village Commercial District



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

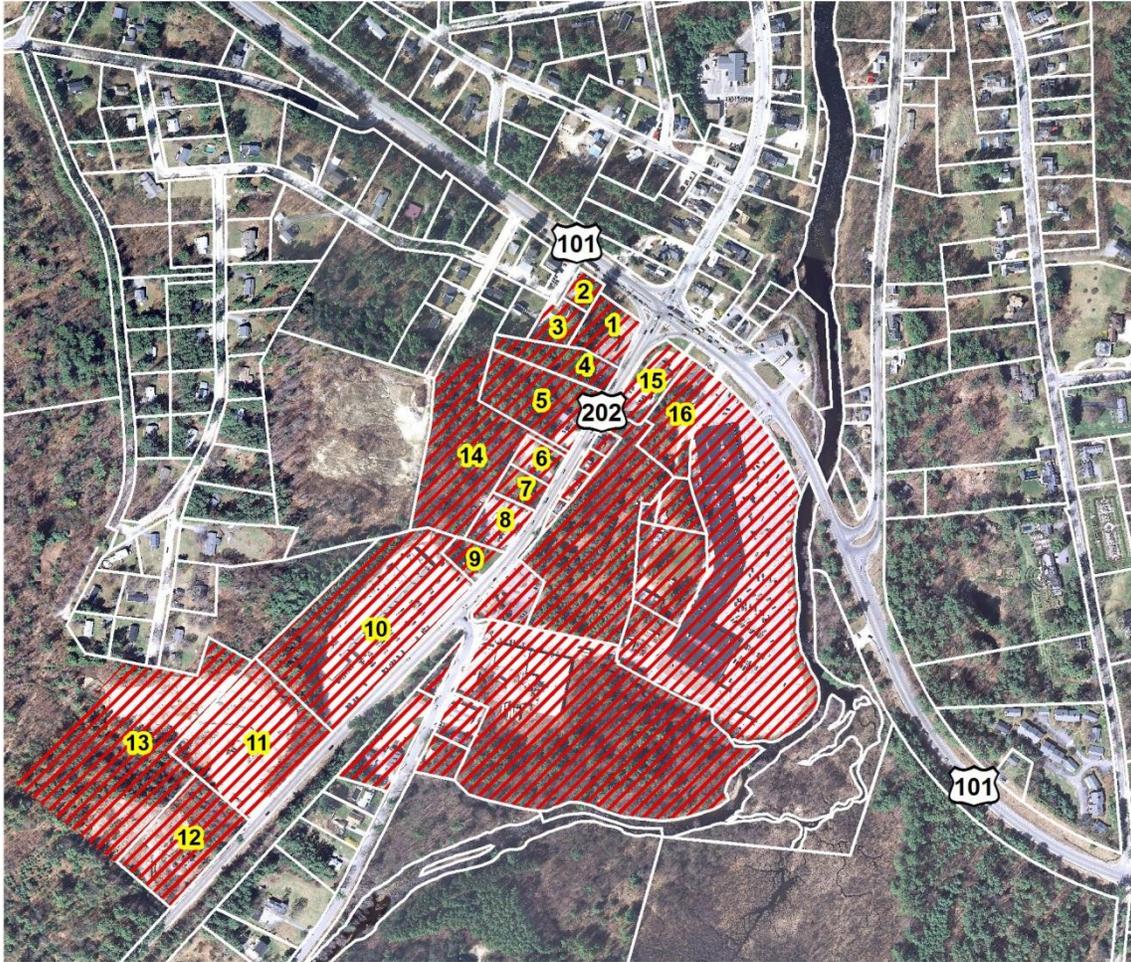
## **PART THREE: VILLAGE COMMERCIAL, WEST PETERBOROUGH, DOWNTOWN COMMERCIAL AND MONADNOCK COMMUNITY HEALTHCARE DISTRICTS**

In Part Three of this Atlas the Village Commercial, West Peterborough, Downtown Commercial and Monadnock Community Healthcare Districts are identified. These are mixed-use districts, meaning they are not solely designated for commercial use. Therefore, these districts are presented in the following way:

Each zoning district is identified first by a map or maps of the entire zoning district, and then further explained on the following page. This page indicates the purpose of these zones as well as their permitted uses and additional zoning language. The Village Commercial District section has additional information not provided for the other three districts. The reason for this difference is that the quantity of parcels within the West Peterborough and Downtown Commercial Districts is very high and would not be manageable for the purpose of this atlas. The Hospital District is the Monadnock Community Health Care District.

The Village Commercial District additionally provides maps identifying the location of the parcel and any prominent landscape features. The mapping is followed by information concerning the district purpose, permitted uses, and data relevant to the area's parcels. This list of information includes zoning, acreage, zoning dimensional requirements (frontage and setbacks), availability of municipal services and current use.

# Village Commercial District (1)



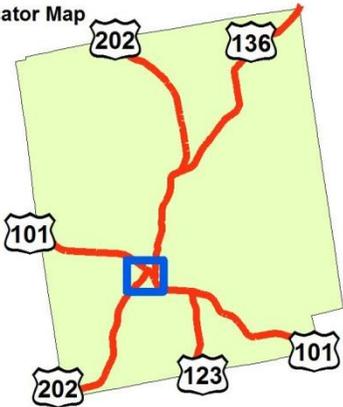
**Legend**

 Village Commercial District

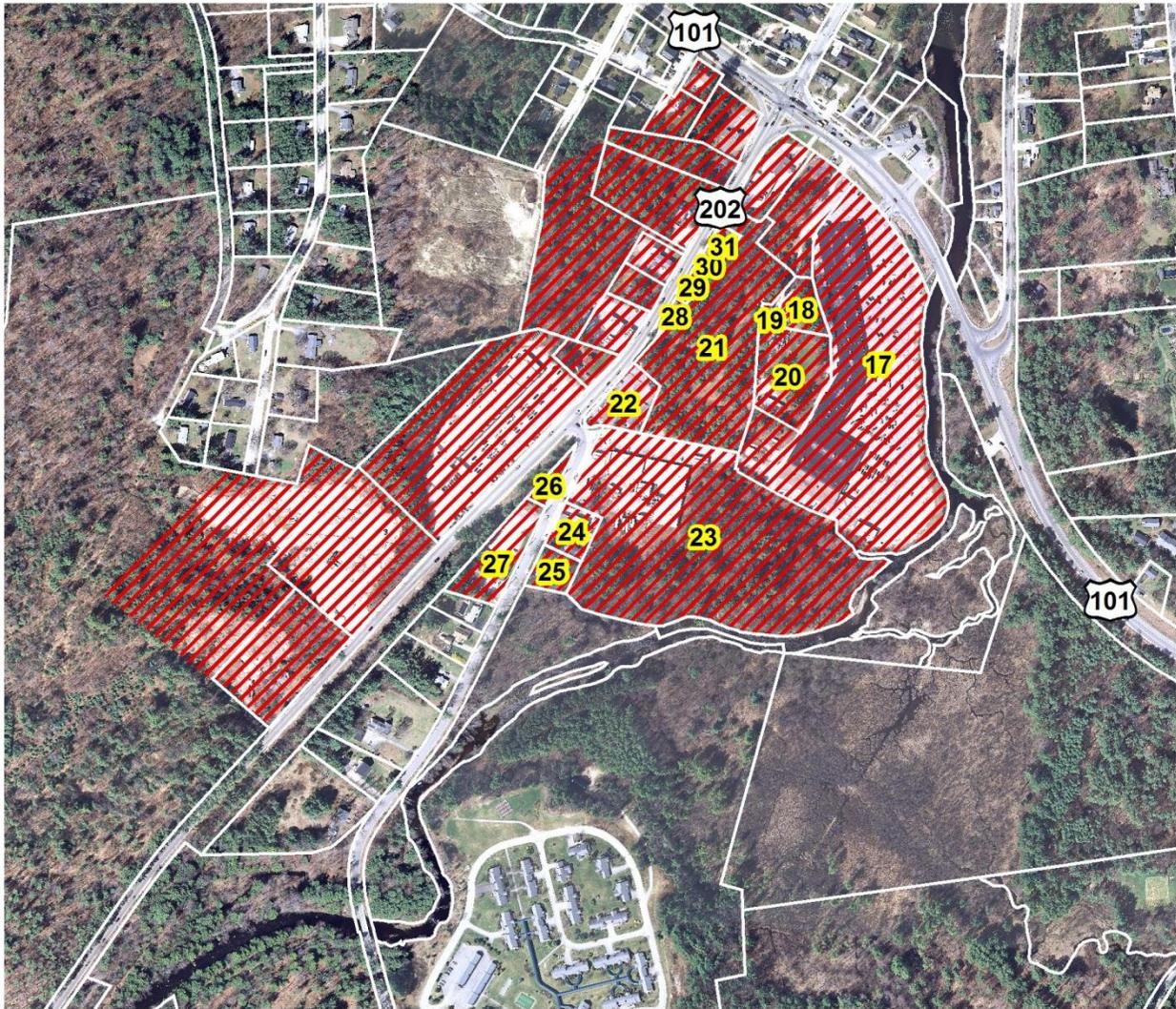
**Village Comm number legend**

- 1) U018-069-100
- 2) U018-070-000
- 3) U018-071-000
- 4) U018-067-000
- 5) U018-067-000
- 6) U018-066-000
- 7) U021-023-000
- 8) U021-022-000
- 9) U021-021-000
- 10) U021-020-000
- 11) U022-035-001
- 12) U021-019-000
- 13) U022-035-000
- 14) U021-006-000
- 15) U018-063-000
- 16) U018-062-000

**Locator Map**



## Village Commercial District (2)



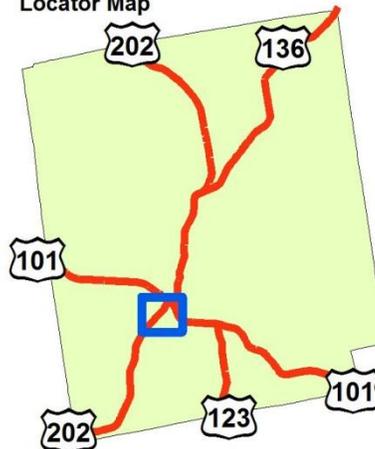
### Legend

 Village Commercial District

### Village Comm number legend

- 17) U018-062-100
- 18) U021-001-000
- 19) U021-001-100
- 20) U021-002-000
- 21) U021-007-000
- 22) U021-034-000
- 23) U021-008-000
- 24) U021-009-000
- 25) U021-010-000
- 26) U021-018-000
- 27) U021-016-000
- 28) U021-006-000
- 29) U021-005-000
- 30) U021-004-000
- 31) U018-065-000

### Locator Map



## Village Commercial District

**Purpose and Intent:** The purpose of the Village Commercial District (VCD) is to implement the Vision Section of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed-use land development and walkable communities that increase accessibility for people of all ages. Specifically, the goals of this section are to:

- (1) Concentrate development;
- (2) Allow and encourage a vibrant mix of land uses;
- (3) Encourage infill development and higher densities; and
- (4) Provide a pedestrian-friendly environment.

### **Permitted Uses:**

- (1) In the Village Commercial District, land may be used and buildings may be erected, altered, or used in accordance with applicable regulations for the following:
  - (a) Residential.
  - (b) Commercial.
  - (c) Public/semi-public.
  - (d) Light industrial.

Except that gasoline stations or the storage or handling of any volatile or hazardous materials are not allowed within one thousand (1,000) feet of the Contoocook River.

- (2) Any of these uses may be located independently on a lot, however a mix of uses in one building or on one (1) lot is strongly encouraged.

### **Lot and Yard Standards:**

- (1) There are no minimum lot sizes, setbacks, or frontages required. However, the lot must be wide enough and configured so as to accommodate adequate access for fire and emergency equipment, appropriate setbacks, and buffering as required by the Planning Board during Site Plan Review.
- (2) In order to provide groundwater recharge and green space in the District, no lot may have more than eighty percent (80%) impervious cover. In the event that a proposal involves more than one (1) lot, the eighty percent (80%) would not be applied to each lot, but the entire subject area would be treated as one lot.
- (3) Floor Area Ratio: The maximum FAR shall be 2.4 to 1.

### **Parcel Information:**

The number in parentheses on the side of each zone area (ex. U018-069-100) represent where they are located on the map of Village Commercial.

(1) U018-069-100	Zoning: Village Commercial .78 acres Frontage: 175ft on Route. 202	No water or sewer lines connected Current use: Vacant gas station
(4) U018-068-000	Zoning: Village Commercial .87 acres Frontage: 104ft on Route. 202	Municipal water and sewer Current use: Residence
(5) U018-067-000	Zoning: Village Commercial 1.91 acres Frontage: 232ft on Route. 202	Municipal water and sewer Current use: Office/Retail
(6) U018-066-000	Zoning: Village Commercial .40 acres Frontage: 108ft on Route. 202	Municipal water and sewer Current use: Retail
(12) U021-019-000	Zoning: Village Commercial 2.2 acres Frontage: 400ft on Route. 202	Municipal water No sewer lines connected Existing bldg: abandoned house Current use: Vacant
(7) U021-023-000	Zoning: Village Commercial .39 acres Frontage: 92ft on Route. 202	Municipal water and sewer Current use: Residence
(8) U021-022-000	Zoning: Village Commercial .63 acres 174ft on Route. 202	Municipal water and sewer Current use: Gas station and Convenience store
(9) U021-021-000	Zoning: Village Commercial .41 acres Frontage: 150ft on Route. 202	Municipal water and sewer Current use: Residence
(10) U021-020-000	Zoning: Village Commercial 5.71 acres Frontage: 700ft on Route. 202	Municipal water and sewer Current use: Shopping plaza (15 retail spaces)
(11) U022-035-001	Zoning: Village Commercial 3.53 acres Frontage: 418ft on Route. 202	No water or sewer lines connected No existing buildings Current use: Vacant
(26) U021-018-000	Zoning: Village Commercial .20 acres Frontage: 257ft on Route. 202, 248ft on Grove St.	Municipal water and sewer Current use: Residence
(27) U021-016-000	Zoning: Village Commercial 1.05 acres Frontage: 413ft on Route. 202, 366ft on Grove St.	Municipal water and sewer Current use: Vacant
(25) U021-010-000	Zoning: Village Commercial .40 acres Frontage: 150ft on Grove St.	Municipal water and sewer Current use: Residence

(24) U021-009-000	Zoning: Village Commercial .47 acres Frontage: 150ft on Grove St.	Municipal water and sewer Current uses: Vacant building and Auto repair shop
(23) U021-008-000	Zoning: Village Commercial 10.8 acres Frontage: 288ft on Grove St.	Municipal water and sewer Current use: Peterborough Basket Factory
(22) U021-034-000	Zoning: Village Commercial .7 acres Frontage: 237ft on Route. 202	Municipal water and sewer Current use: TD Bank
(21) U021-007-000	Zoning: Village Commercial 5.27 acres Frontage: 196ft on Route. 202	No water or sewer connected No existing buildings Current use: Vacant
(17) U018-062-100	Zoning: Village Commercial 10.2 acres Frontage: 645ft on Route. 101/202	Municipal water and sewer Current use: Shopping plaza
(20) U021-002-000	Zoning: Village Commercial 1.93 acres Frontage: None	Municipal water No sewer lines connected Current use: Residence
(16) U018-062-000	Zoning: Village Commercial 1.38 acres Frontage: 158ft on Route. 101/202	Municipal water and sewer Current use: Vacant
(15) U018-063-000	Zoning: Village Commercial .80 acres Frontage: 110ft on Route. 101/202 282ft on Rte. 202/ Grove St.	Municipal water and sewer Current use: People's Bank
(31) U018-065-000	Zoning: Village Commercial .13 acres Frontage: 80ft on Route. 202/Grove St.	Municipal water and sewer Current use: Vacant
(30) U021-004-000	Zoning: Village Commercial .11 acres Frontage: 80ft on Route. 202/Grove St.	Municipal water and sewer Current use: Vacant
(29) U021-005-000	Zoning: Village Commercial .11 acres Frontage: 100ft on Route. 202/Grove St.	Municipal water and sewer Current use: Vacant
(28) U021-006-000	Zoning: Village Commercial .08 acres Frontage: 100 ft on Route. 202/Grove St.	No water or sewer lines connected Current use: Residence
(18) U021-001-000	Zoning: Village Commercial 3.92 acres Frontage: None	Municipal water No sewer lines connected Current use: Residence



## West Peterborough District



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

# West Peterborough Village District

## ***Purpose and Intent:***

Purpose and Intent. The purposes of the West Peterborough District are: to preserve the historic development pattern of West Peterborough; to allow development in the area to respond to changing lifestyles; to allow uses that are currently not permitted by the ordinance; and to implement the Vision of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed use land development, and walkable communities that increase accessibility for people of all ages. Specifically, the goals of this section are to:

- (1) Concentrate development;
- (2) Allow and encourage a vibrant mix of land uses appropriate to the area;
- (3) Encourage infill development and higher densities; and
- (4) Provide a pedestrian-friendly environment.

## ***Permitted Uses:***

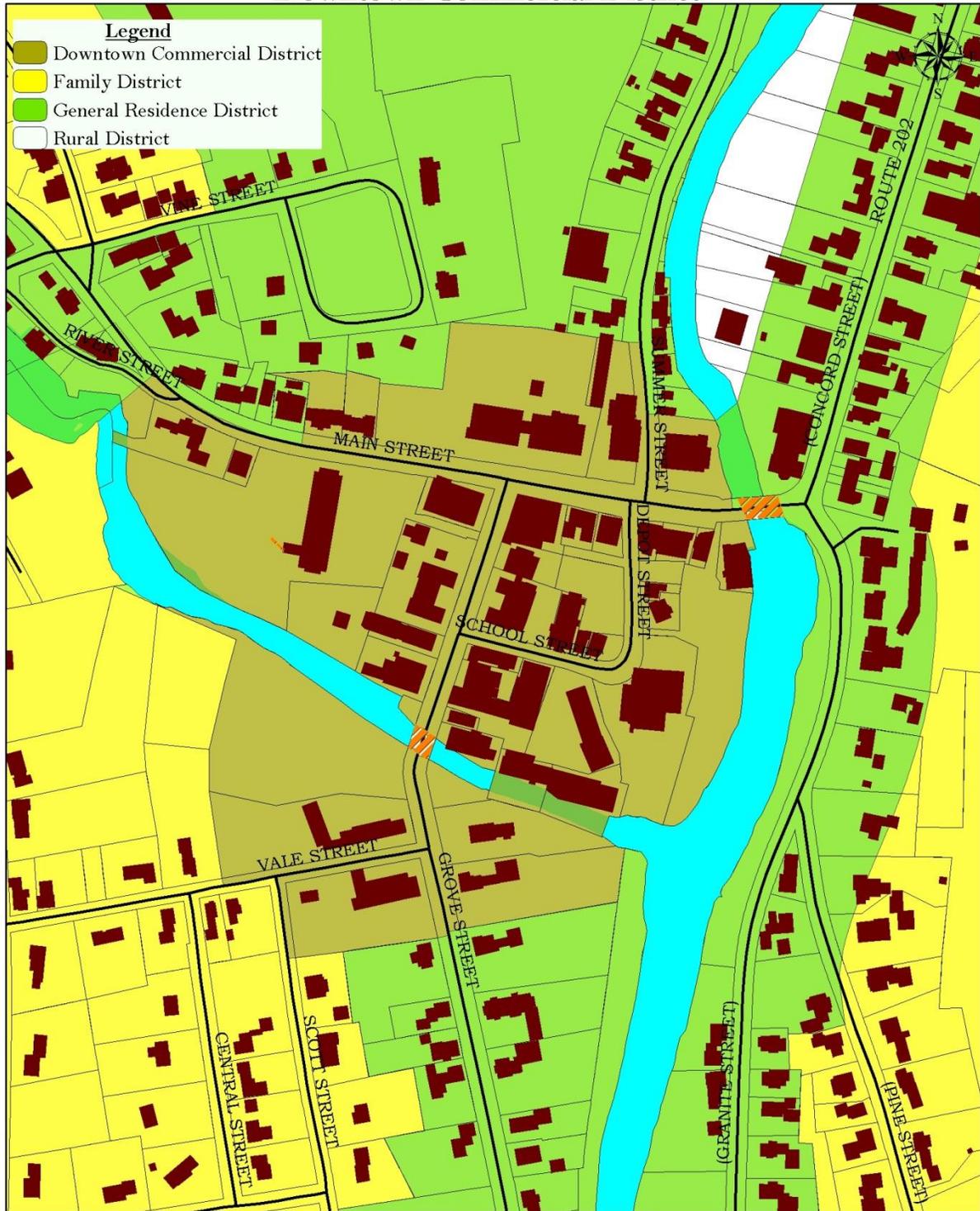
(1) In the West Peterborough District, land may be used and buildings may be erected, altered or used in accordance with applicable regulations for the following uses. All proposals for development, however, will be reviewed with consideration for the scale and character of the area, which includes, among other things, the type and amount of traffic that would be generated by the use. Any of these uses may be located independently on a lot. A mix of uses in one (1) building or on one (1) lot is also permitted, provided the site can adequately accommodate the activity.

- (1) Residential Development – single-family, two-family, multi-family
- (2) Retail Sales and Service.
- (3) Personal and Professional Services and Offices.
- (4) Restaurants.
- (5) Lodging.
- (6) Light Industry.
- (7) Public/Semi-Public Uses.
- (8) Associated Accessory Uses.

## **Lot and Yard Standards:**

- (1) There are no minimum lot sizes or frontages required. However, the lot must front on an approved street and be wide enough and configured so as to site structures in accordance with the required setbacks.
- (2) A minimum setback of ten (10) feet from side and rear property lines is required. In addition, for non-residential uses, appropriate buffering will be provided, as determined by the Planning Board during Site Plan Review.
- (3) In order to provide groundwater recharge and green space in the District, no lot may have more than eighty percent (80%) impervious cover. In the event that a proposal involves more than one lot, the eighty percent (80%) would not be applied to each lot, but the entire subject area would be treated as one lot.

## Downtown Commercial District



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

# Downtown Commercial District

## ***Purpose and Intent:***

The purpose of the Downtown Commercial District is to provide for a mix of mutually supporting uses, both business and residential, serving local, regional, and visitor markets within a pedestrian-oriented environment and a storefront character, doing so compatibly with the existing community character. A defining characteristic of this District is that it is pedestrian-oriented.

## ***Permitted Uses:***

- (1) Residential Uses.
- (2) Lodging Establishments.
- (3) Retail Establishments.
- (4) Restaurants.
- (5) Conference Facilities.
- (6) Personal and Professional Services.
- (7) Health Care Facilities.
- (8) Museums, Theaters and Galleries.
- (9) Public or Private Recreational Facilities.
- (10) Public/Semi-Public Uses.
- (11) Parking facilities not associated with a permitted use.
- (12) Light industry, provided the use occupies no more than 5,000 square feet of the gross floor area and is entirely enclosed within buildings.
- (13) Associated Accessory Uses.

## ***Uses Permitted by Special Exception:***

Special Exception Criteria: The following shall be the basis for decisions on special exceptions, except as may be more specifically provided elsewhere in this Chapter. Special exceptions shall be granted only if the Zoning Board of Adjustment determines that the proposal's benefits to the Town, neighborhood, and applicant will outweigh any adverse effects for the Town or the neighborhood, after consideration of the following preferred qualities, among other things.

- (1) Location.
  - (a) Providing adequate water, sewerage, and drainage for this location should pose no special public problems.
  - (b) The site should be able to accommodate the proposal without substantial environmental damage due to wetland loss, habitat disturbance, or damage to valuable trees or other natural assets.
  - (c) The use and location proposed should result in minimal risk to air, land, or water resources because of planned processes or unplanned contingencies.
  - (d) If economically viable alternatives exist, the use should not preempt land having special qualities suiting it for other uses, such as agriculture on prime agricultural soils.
  - (e) Adjoining premises and the general neighborhood should not be negatively affected by impacts, including those cited below.

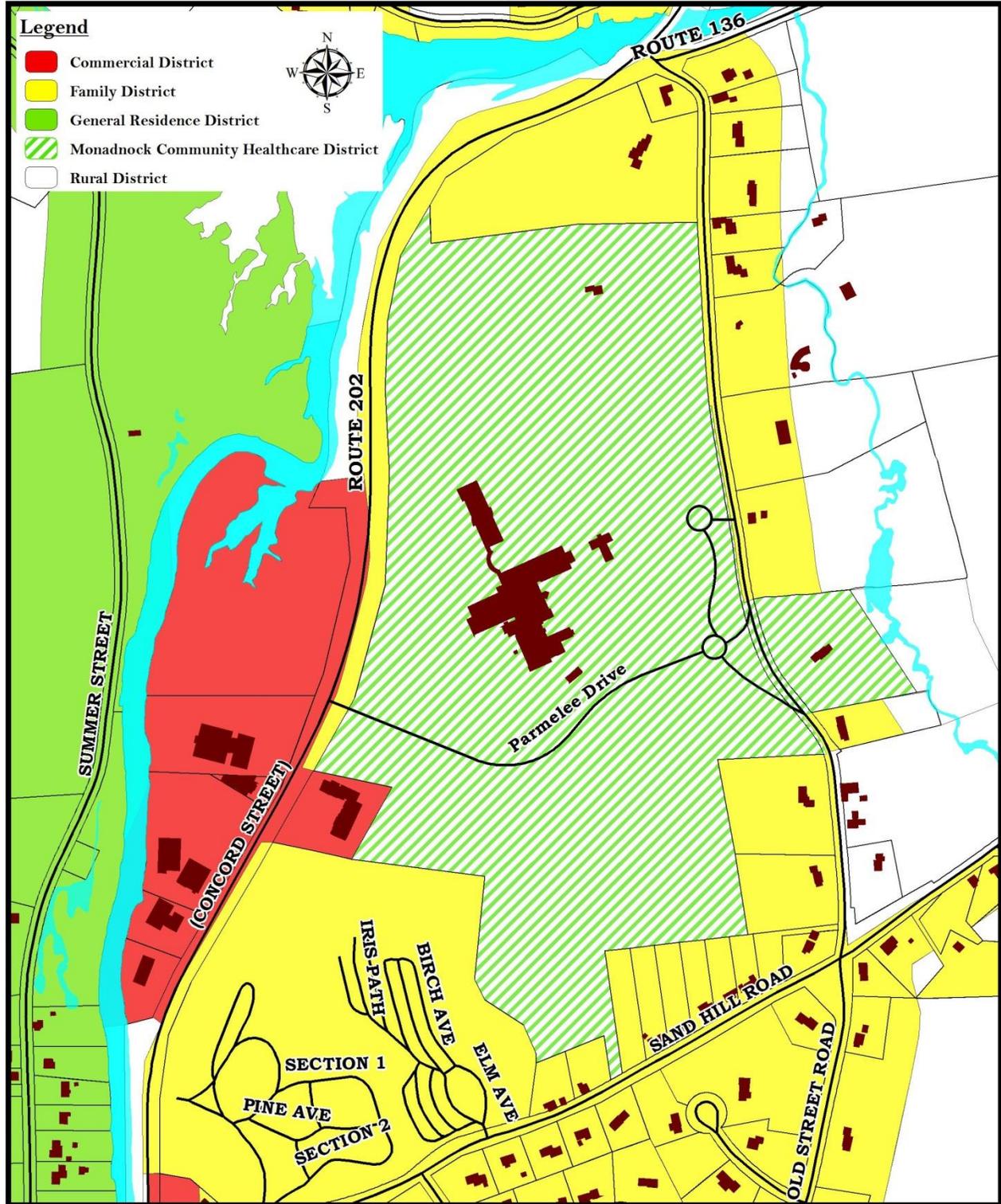
- (2) Activity type and mix.
  - (a) Residential proposals should serve housing needs of local residents, or broaden the diversity of housing within the Town.
  - (b) Non-residential proposals which serve a market larger than Peterborough are particularly beneficial if they reflect special qualities of this Town, its character, and its tradition.
- (3) Visual consequences.
  - (a) Views from public ways and developed properties should be considerably treated in the site arrangement and building design. Views of hillsides and other visual assets should be protected where they exist, and opened where they can be.
  - (b) Visibility of parking and service areas from public streets should be minimized through site arrangement.
  - (c) Departure from the architectural scale of buildings on nearby premises should be minimized, except where the departure would serve some community design purpose.
- (4) Access.
  - (a) Access to the location should not entail congestion or hazard, taking into consideration any special access provisions committed by the applicant, such as ride-sharing.
  - (b) Pedestrian and vehicular movement to, from, and within the site should be safe and convenient, and arranged so as not to disturb abutting properties.
- (5) Process.
  - (a) Where possible, the proposal should have been developed in consultation with those likely to be substantially impacted by it.
  - (b) When a proposed use will create negative effects on abutters or other parties, including the Town, then compensatory actions must be taken to lessen the negative consequences of the proposal.

**Lot and Yard Standards:**

- (1) Lot Size: no minimum.
- (2) Frontage: no minimum.
- (3) Building Setbacks shall be as follows:
  - (a) Front: Five (5) feet. May be reduced to zero (0) by the Planning Board during Site Plan Review if the Board finds that the proposed building placement will allow for adequate open spaces and green spaces.
  - (b) Side and Rear: Fifteen (15) feet. May be reduced to zero (0) by the Planning Board during Site Plan Review, except where abutting a Family or General Residence District, provided there is adequate access to any interior yards for emergency vehicles, and that provisions have been made for use of party or common walls with an abutting property.



# Monadnock Community Healthcare District



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

# Monadnock Community Health Care District

## ***Purpose and Intent:***

Purpose: The purpose of the Monadnock Community Health Care District is to provide for orderly development of facilities providing health care to the public and associated supporting services for these facilities. The integrated and interdependent nature of health care and the importance of accessibility of health care to the public are consistent with the Vision of the Master Plan, which recognized the importance of the hospital to Peterborough's economic vitality.

## ***Permitted Uses:***

In this District, land may be used and buildings may be erected, altered, or used for the following purposes only:

- (1) Hospitals
- (2) Clinics
- (3) Emergency Services
- (4) Health Care Professional and Administrative Offices
- (5) Housing for Staff or Students
- (6) Elderly Housing
- (7) Continuing Care Retirement Facilities
- (8) Nursing Homes
- (9) Community Health Education
- (10) Medical Laboratories or Research Facilities.

## ***Uses Permitted by Special Exception:***

The following uses are considered accessory to the principal permitted uses, and intended for residents and staff of the facilities and not for the general public:

- (1) Child Care Facilities
- (2) Restaurant/Cafeteria
- (3) Gift Shop, News Stand, Barber Shop or other personal services
- (4) Rehabilitation or fitness centers
- (5) Helipad.

Lot and Yard Standards:

- (1) **Tract Size.** A proposed site shall consist of at least twenty-five (25) acres of contiguous land in single or consolidated ownership.
- (2) **Density.**
  - (a) **Residential Development:** Four (4) dwelling units per acre.
  - (b) **Nursing Homes:** One hundred (100) beds per acre.
  - (c) **Continuing Care Retirement Facilities:** Eight (8) dwelling units per acre.
- (3) **Lot Coverage.** Impervious coverage of any lot in the District shall not exceed eighty percent (80%) of the total land area.
- (4) **Setbacks.** No building or structure shall be closer than seventy-five (75) feet to the perimeter of the District. Internal setbacks shall be a minimum of 10 feet, or greater, as determined by the Planning Board during Site Plan Review.
- (5) **Buffers.** Buffering of an appropriate type and depth, as determined by the Planning Board during Site Plan Review, shall provide year-round protection for abutting properties from traffic, buildings, structures, lighting, noise, or other activity.
- (6) **Parking.** Parking for this District shall be provided in the following manner and shall be in compliance with the appropriate subsections of §245-32, Off-Street Parking:
  - (a) **Residential.**
    - [1] Two (2) spaces per unit.
  - (b) **Nursing Home.**
    - [1] One (1) space per hospital bed.
    - [2] One (1) space per each four (4) nursing home beds.
  - (c) **Continuing Care Retirement Facilities.**
    - [1] One (1) space per dwelling unit.
  - (d) **Employees.**
    - [1] One (1) space per employee on duty for the largest shift.