

**SECTION III: ESTABLISHMENT OF DISTRICTS**

3.1 The Town of Jaffrey is hereby divided into districts of ~~seven-five (75)~~ types, to be known as:

Mountain

Rural

~~Residential~~

~~Residence A (RA)~~

~~Residence B (RB)~~

~~Downtown~~

~~General Business (GB)~~

~~General Business A (GBA)~~

Industrial (IND)

The Town also has overlay districts as follows:

~~Jaffrey Center~~ Historic District

~~Main Street Program Area~~

Shoreland District

Floodplain Development District

Wetlands Conservation District

3.2 The boundaries of these districts are defined in the Guide to Zoning Districts, which is Section XII of this ordinance.

**SECTION IV: DISTRICT REGULATIONS AND PERMITTED USES**

4.2 Residential

Purpose Statement:

The Residential District is adjacent to the Downtown and Jaffrey Center. Some areas are served by both water and sewer infrastructure and can accommodate a higher density of development in close proximity to services and employment opportunities. The remainder of

this District relies on private well and septic systems. Together these areas provide opportunities for a variety of housing types that help meet the needs of a variety of residents.

**4.2 Residence A:**

**Permitted Uses:**

4.2.1 Detached single-family dwellings.

4.2.2 Two-family dwellings. (See Section 6.5)

4.2.3 Multi-family dwellings. (See Section 6.3)

4.2.4 (Religious Institutions) Churches, parish houses, religious schools, religious reading rooms, schools, public libraries and museums.

4.2.5 Customary home occupations, as defined and governed by Section II and 5.17.

4.2.6 Short term rentals by special exception. (2023)

4.2.7 Nursery school or other agency for the day care of children.

4.2.8 Group homes by special exception and in accordance with the provisions of Section IV and 5.15.

4.2.9 Signs, as regulated by Town Ordinances.

4.2.10 Open Space Development Plan, subject to the provisions of Sections VI and XIII, and having a minimum tract area of acres 10 acres. (Amended 2000, March 8, 2005, 2017)

4.2.11 Funeral homes and mortuaries.

4.2.12 Bed and Breakfast establishments, short term rentals and rooming houses by special exception. (2023)

4.2.13 Manufactured housing/mobile home subdivisions that must have received subdivision approval in accordance with the Jaffrey rules and regulations to control subdivision.

4.2.14 Manufactured housing/mobile home parks are permitted in accordance with the provisions of the Jaffrey mobile home park ordinance.

4.2.15 Nursing homes in accordance with the provisions of Section V. SE?

(Other uses added from the Use Table – for consideration)

**Commented [sw1]:** Could the uses in this Residential District be streamlined like the new Downtown District?

- Residential
- Civic
- Other (via Conditional Use Permit (CUP))

- Multi-family (Apartments) Conversions
- Accessory Dwelling Units (Accessory Apartments) – SE?
- Inns/Hotels – SE
- Home Occupation – P
- Home Based Business – SE
- Non-profit/Civic/Hospital/Medical - SE
- Museums/Libraries – P
- Nursery School/Daycare – P (listed above differently)
- Utilities/Telecom – SE
- Government Uses – SE
- Private Clubs, Lodges, non-profit
- Senior/Workforce Density Bonus – CUP
- Small Wind Energy – CUP
- Innovative Land Use Plan - CUP

**SECTION VI: AREAS AND SETBACKS FOR BUILDINGS ALL DISTRICTS**

6.1 Dimensional Table

Residential (with town water/sewer)

Lot Size: 10,000 square feet

Frontage: 125-75'

Front Setback: 3015'

Side Setback: 3015'

Rear Setback: 3015'

Off-Street Parking: 2/unit-1.5 per unit

The Planning Board may waive these frontage and setback provisions to reflect the pattern of adjoining properties.

Residential (without town water/sewer)

Lot Size: 43,560 / 1 ac or as determined by NHDES

Frontage: 125

Front Setback: 30

**Commented [sw2]:** These dimensional requirements were reduced based on the GIS analysis.  
The other option suggested by the Committee was to use the same dimensional standards as the new Downtown District to provide even greater flexibility

**Commented [sw3]:** This should be changed to match the state statute and should be removed from Zoning.

Side Setback: 30

Rear Setback: 30

Off-Street Parking: ~~2/unit~~ 1.5 per unit

Commented [sw4]: This should be changed to match the state statute and should be removed from Zoning.

The Planning Board may waive these frontage and setback provisions to reflect the pattern of adjoining properties.

Commented [sw5]: We need to ensure this is workable and well documented in the Zoning if it remains.

Accessory structures should not be required to meet setback requirements.

## Central Downtown Zoning District – Draft Standards

*Note: The following draft District was informed by the existing General Business and General Business A Districts, and the Main Street Overlay. It was also informed by the 2023 Master Plan Executive Summary.*

### District Purpose Statement:

Jaffrey's **Central Downtown District** serves as the town's economic and cultural hub, fostering a pedestrian-friendly, mixed-use environment that supports commercial, residential, and civic activities. The district aims to preserve Jaffrey's historic downtown character while encouraging growth through multi-story mixed-use development, improved walkability, and adaptive reuse of historic buildings. Key priorities include promoting business expansion, enhancing public spaces, and improving traffic management. The district also seeks to diversify housing options to accommodate residents of all ages and income levels while revitalizing the downtown as a hub for commerce, tourism, and community life.

### Permitted Uses:

*Note: The Permitted Use list to the right matches the uses currently allowed in the GB and GB-A Districts.*

*Another option would be to simplify the uses further as follows:*

- Residential (except manufactured)
- Lodging
- Professional Offices/Services/Commercial
- Eating & Drinking
- Retail/Personal Services
- Artisan Workshops/Studios (or handle under CUP)
- Civic
- Other (via Conditional Use Permit (CUP))

Definitions? These are not defined in other communities – to provide flexibility and encourage collaboration. The focus of an approach like this is focused more on the building location, and less on the uses.

### Dimensional Requirements:

*Note: Based on Main Street Program Area*

- Lot Size (Sq. Ft.): N/A
- Frontage (linear feet): N/A

Commented [sw1]: No maximum unit density

- Front Setback (linear feet): *Align where possible, w/existing buildings, to preserve the streetscape edge.*
- Side Setback (linear feet): *15 feet from adjacent buildings*
- Rear Setback (linear feet): *15 feet from adjacent buildings*
- Height 45'
- Off-street Parking

Commented [sw2]: Move to site plan, and reduce to 1.5 spots per units – or delete parking requirement

6.12 Within the “Main Street” Program Area: Commercial establishments must demonstrate adequate and appropriate parking capability for employees and customers. In this context, a reasonable portion (not dedicated) of municipal parking may be considered. Residential units must have dedicated parking, with one space required for a one-bedroom unit and two spaces for all others. Where possible, the parking area should be at the rear of the lot. (Amended 2002)

Commented [sw3]: Move to site plan

**District Map:**

Draft District Map Created

**Site Plan Regulations:**

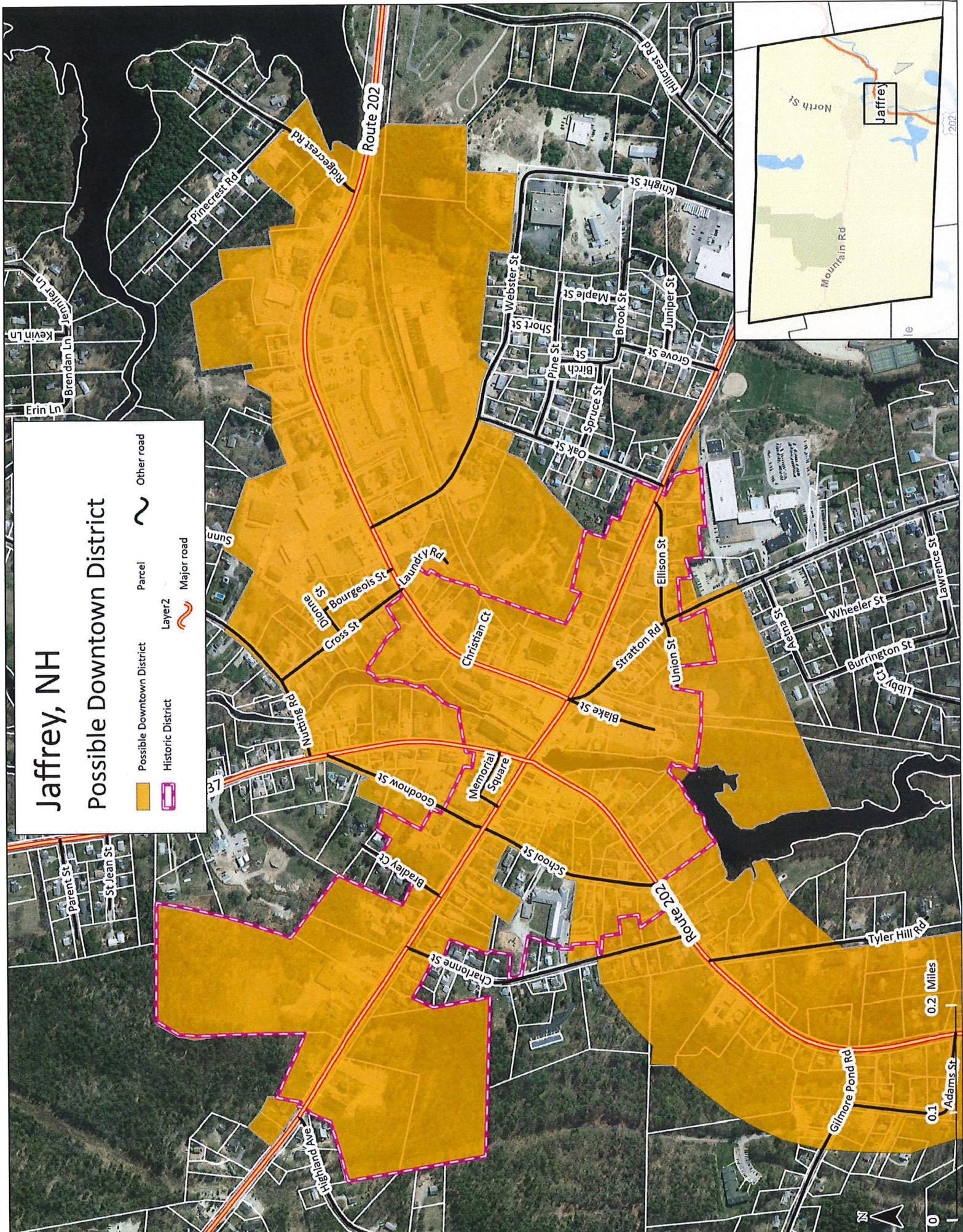
Commented [sw4]: Hold off on this review until after next meeting

Note: The current Site Plan Review Regulations include APPENDIX A: DESIGN STANDARDS. These standards guide development along identified gateways, and within a downtown overlay area. The current standards should be reviewed for consistency once the new zoning regulations for the Central Downtown District have been finalized.

# Jaffrey, NH

## Possible Downtown District

- Possible Downtown District
- Historic District
- Parcel
- Layer 2
- Major road
- Other road



0.1 Miles  
0.2 Miles

