

Proposed Mixed-Use Zone

C. Mixed Use District (MU)

1. District Boundaries

- a. The Mixed-Use District, as shown on the adopted Zoning Map, begins at:
  - 1. The Holderness town line, at NH Routes 3 and 25 to Cottage Street on the right side of the Road as you come into Town, then from Cottage Street to Main Street on both sides of the Road.
  - 2. West Street to the end of Lot 214-015
  - 3. Intersection of Winona and Route 132 North at Main Street to intersection of Main Street and Industrial Drive.
  - 4. Geographic area to be added and map to be included.

2. General Purpose and District Characteristics

Intended to guide growth while preserving a rural, small-town character, include the establishment of a Mixed-Use District with single and multi-family housing and commercial establishments on a traditional village scale, which will foster pedestrian use, promote safe traffic patterns, reduce curb cuts, and encourage shared parking and driveways wherever feasible and prudent. Within the Mixed-Use District, a principal structure may, itself, be mixed use. For example, a residential apartment(s) may be located on the floor above a commercial establishment. The purpose of this District is to allow for increased density in a limited area while also reflecting a more nuanced understanding of the area's unique geography. Provisions for frontage or secondary access roads are required in this District to serve better the community's concern for preserving scenic views and an attractive rural character, while still providing a workable venue for mixed-use growth near the interchange of a state highway and Interstate 93.

3. District Property Uses

Table of Uses

USE				MIXED USE WITHIN STRUCTURE Residential Use Mixed with Non-Residential Use	
	PERMITTED	CONDITIONAL USE	SPECIAL EXCEPTION	PERMITTED	SPECIAL EXCEPTION
Single-Family Dwelling	X				
Two-Family Dwelling	X				
Multi-Family Dwelling	X				
Accessory Dwelling Unit (ADU) See Article 4	X		X		
Cluster Development		X			X
Professional and Business Offices – excluding drive- through facilities	X			X	
Banks and Financial Offices – excluding drive-through facilities	X			X	
Commercial Service and Repair Facilities – excluding drive-through facilities	X				X

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Commercial Retail, Wholesale and Rental Trades	X				X
Agriculture (See Article IV, Section C.5)	X				X
Agritourism			X		
Accessory Building, incidental to the principal structure	X				X
Home Occupations	X				X
Bed & Breakfast Houses, Hotels, Motels/Inns	X				
Restaurants – excluding drive-through facilities	X				
Medical Facilities	X				
Educational Institutions or Daycare Facilities	X				
Professional and Business Offices, Banks, and Financial Offices, Commercial Service and Repair Facilities and Restaurants – with drive-through facilities			X		X
Congregate Dwelling	X				