

Town of Wolfeboro, NH
Tuesday, September 2, 2025

Chapter 175. Zoning

Part 1. Planning and Zoning

Article XIX. Wolfeboro Falls Limited Business District

[Added 3-13-2012 ATM by Art. 7]

[1] *Editor's Note: Art. XIX was formerly identified as "Art. XIX, Commercial District C3 (Reserved)."*

§ 175-113. Purpose.

The purpose of this district is to provide for a transition from the existing village core to a district providing professional, institutional, cultural, limited retail activity, mixed commercial, and residential uses.

§ 175-114. Dimensional controls.

Dimensional controls shall be as follows:

- A. Minimum lot area: 43,560 square feet.
- B. Minimum lot frontage: 150 feet.
- C. Minimum shore frontage: 150 feet.

§ 175-115. Setback requirements; height requirements; coverage.

- A. Setback requirements.
 - (1) Front yard: 10 feet minimum; 20 feet maximum.
 - (2) Side yard: 15 feet.
 - (3) Rear yard: 20 feet.
- B. Maximum height permitted: 30 feet for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet.
- C. Percent lot coverage: 60%.

§ 175-116. Permitted uses.

Permitted uses shall be as follows:

- A. Single detached dwelling.
- B. Duplex dwelling.
- C. Accessory home occupations.
- D. Accessory structures.
- E. Conversion of a permitted use to another permitted use where no changes to the exterior of the building or parking are required.
- F. Accessory uses.
- G. One boathouse. Boathouses are exempt from structural setbacks of the shoreline. Boathouses shall be limited to the lesser of 75 feet in width or 50% of the shore frontage.
- H. Residential apartments, not permitted on the first floor (restrictions established by the multifamily provisions of this Part 1).¹
- I. Artisan studios.^{1,2}
- J. Business services.^{1,2}
- K. Professional offices.^{1,2}
- L. Personal services.^{1,2}
- M. Banks.^{1,2}
- N. Restaurants.^{1,2}
- O. Restaurants, carryout.^{1,2}
- P. Retail, footprint of 3,000 square feet or less.^{1,2}
- Q. Day care, any number of people.^{1,2}
- R. Recreational uses.
- S. Bed-and-breakfasts.
- T. Inns.
[Added 3-13-2018 ATM by Art. 4]

NOTES:

1.	Requires Planning Board approval under the provisions of RSA 676:4.
2.	Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the Architectural Design Standards. [Amended 3-9-2021 ATM by Art. 4]
3.	All parking areas shall be located at the rear of buildings. Where the Planning Board determines that such placement is not practicable, parking may be located at the side of buildings, provided that no part of the parking area is located forward of the front elevation of the building. Any parking area located on the side of a building shall be screened from the road. No parking shall be permitted in the shorefront setback.
4.	Garages shall be located to the side or rear of the principal dwelling unit. The garage shall be integrated into and masked by the residence or set back at least 15 feet behind the front building line and not be the dominant architectural feature of the streetscape.

§ 175-117. Special exception uses.

[Amended 3-13-2018 ATM by Art. 4]

Uses which may be permitted by special exception shall be as follows:

- A. Cultural arts facilities.^{1,2}
- B. Marinas.^{1,2}
- C. Educational institutions.^{1,2}
- D. Museums.^{1,2}
- E. Retail, footprint of over 3,000 square feet up to 6,000 square feet.^{1,2}
- F. Elderly housing.^{1,2}

NOTES:	
1.	Requires Planning Board approval under the provisions of RSA 676:4.
2.	Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the Architectural Design Standards. [Amended 3-9-2021 ATM by Art. 4]