

**Section 165.\_\_\_\_\_ General Commercial III District (GCIII)**

**A. PERMITTED USES**

The following uses are allowed in the GC-III District:

1. Professional Office of 5,000 gross square feet (GSF) or greater with multiple occupants OR at least 2,500 GSF with a single occupant, or with no minimum GSF on lots of record in existence as of the adoption of this amendment that have a land area less than the area requirements imposed by this amendment.
2. Natural expansion of valid pre-existing non-conforming uses (VPENCU), existing as of the adoption of this amendment, as provided in Article XIII of this ordinance, by NH State Statutes, and by relevant case law.
3. Full-Service Restaurants. Drive-thru service shall not be permitted as part of this use.
4. Retail store of 5,000 gross square feet (GSF) that may be divided into a smaller individual retail establishments or with no minimum GSF on lots of record in existence as of the adoption of this amendment that have a land area less than the area requirements imposed by this amendment.
5. Pharmacy drive thru service shall be limited to one drive thru window.
6. Bank of 1,500 gross square feet (GSF) or greater, which can include one drive-thru lane.

**B. AREA AND DIMENSIONAL REQUIREMENTS:**

- 1 Minimum lot area:
  - a. With public sewer — 30,000 sq. ft. (currently not available in this zone).
  - b. Without public sewer — The minimum lot area shall be one acre or larger, as shall be determined by the soils based lot size determination provisions of Chapter 170, Land Development Control Regulations.
- 2 Minimum Frontage Requirement — 200 feet
- 3 Minimum lot width — 200 feet at the 35 foot front setback line
- 4 Minimum yard depth
  - a. Front yard — 35 feet.
  - b. Side and rear yards — 20 feet.

- C. BUFFERS. Buffer zones shall be established in accordance with the provisions of Chapter 170, the Land Development Control Regulations. Where existing buffer zones exceed the buffer zone requirements under Chapter 170 of the Land Development Control Regulations, the existing buffer zones shall remain.
- D. ADDITIONAL REQUIREMENTS:
1. Architecture shall be complimentary to the historic site and shall be subject to the Architectural Design Regulations contained within Chapter 170, the Land Development Control Regulations.
  2. Construction may not exceed the height of the historic structure in the zone.
- E. SIGNAGE
1. Low profile monument style signage. Must compliment the architectural design of the building and surroundings.
  2. No internally illuminated, scrolling or electronic signs of any type will be allowed.
  3. New signs shall be approved by the Planning Board for compliance with the architectural design regulations.
- F. EXCLUDED USES. Uses specifically prohibited in the GC-III District:
- a. Sexually oriented businesses.
  - b. Wireless communication facilities.
  - c. Manufactured housing.
  - d. New/used car sales or repairs.
  - e. Filling station for the sale of gasoline and accessory uses.
  - f. No 24 hour operation shall be allowed. Hours of operation shall be set by the Planning Board.