

B. COMMERCIAL ZONE (C)

INTENT: The Commercial Zone is intended to provide for the location of general retail uses.

1. PERMITTED USES IN THE COMMERCIAL ZONE:

- a. Retail and wholesale sales
- b. Business services
- c. Professional offices
- d. Banks
- e. Restaurants, general
- f. Restaurants, fast-food
- g. Funeral homes
- h. Theaters, halls, and clubs
- i. Motels and hotels
- j. Vehicular, trailer, and recreational vehicles sale and service facilities
- k. Storage facilities
- l. Essential services
- m. Hospitals, clinics, nursing homes, and rehabilitation centers
- n. Filling stations and/or service stations
- o. Veterinary hospitals
- p. Kennels, with a minimum lot size of five acres and a setback of 100 feet from all lot lines for all structures
- q. Day care centers
- r. All uses permitted in the Agriculture and Business (A&B) Zone, except single family residences.
- s. Roof Mounted Solar Energy Systems. All proposals in the Historic District shall be reviewed and approved by the Historic District Commission.

2. AREA AND HEIGHT REQUIREMENTS IN THE COMMERCIAL ZONE. (NOTE: Per NH RSA 289:3.III, a 25' buffer is required around all cemeteries for the purposes of new construction.)

- a. **MINIMUM LOT SIZE:** One acre for individual businesses.
- b. **MINIMUM FRONT YARD SETBACK:** 50 feet from public roads, 25 feet from internal roads.
- c. **MINIMUM SIDE YARD:** 15 feet; 35 feet when abutting a residential zone.
- d. **MINIMUM REAR YARD:** 15 feet; 35 feet when abutting a residential zone.
- e. **MAXIMUM BUILDING HEIGHT:** 38 feet. (Section IX.I)
- f. **MAXIMUM BUILDING COVERAGE:** 50% of the lot
- g. **FRONTAGE:** 200 feet.
- h. **BUILDING AREA:** No lot shall be subdivided unless it contains a compliant building area as described in Section VIII.6 (Definitions) of the Hollis Zoning Ordinance.
- i. **BACKLAND LOTS:**
 - (i) Backland lots for commercial uses shall be at least 1.5 acres;
 - (ii) Minimum frontage: 20 feet;
 - (iii) No building shall be erected on backland under this regulation closer than 200 feet from an existing public road.

3. OTHER DEVELOPMENT REGULATIONS IN THE COMMERCIAL ZONE:

- a. **PARKING:** Adequate off-street parking facilities shall be made available for workers and the patrons of businesses with drives and roadways with clear visibility and non-hazardous access to the public road. Parking requirements and required loading and unloading areas and design standards must conform to Sections IX. I and J and Planning Board's site plan review.
- b. **OPEN SPACE:** 20% of the total lot area must be landscaped open space. A minimum 15-foot-wide strip of landscaped open space is required between internal roads or parking areas and the adjacent public right-of-way.
- c. **OUTDOOR STORAGE:** No outdoor storage of any material (usable or waste) shall be permitted, except within enclosed containers and/or visually screened (fences or shrubbery) areas. Customary outdoor displays of goods for sale which are in keeping with the surrounding area and are inoffensive are permitted.
- d. **SCREENING:** Screening shall be provided according to Section IX.H of this Ordinance and according to the provisions of the Town's Site Plan Review Regulations.

4. PERMITTED USES ALLOWED BY CONDITIONAL USE PERMIT IN THE COMMERCIAL ZONE:

- a. Ground-Mounted Solar Energy Systems. All proposals in the Historic District shall be reviewed and approved by the Historic District Commission.