

SECTION 2: APPLICATION OF REGULATIONS and NON-CONFORMING USES, BUILDINGS AND STRUCTURES

2.1 Application of Regulations

Subsequent to the passage of this ordinance (November 16, 1971) all land, buildings, or structures shall hereafter be used, constructed, altered, or enlarged only in conformity with the regulations specified herein for the zoning district in which it is located unless it is a lawful Non-Conforming Use.

2.2 Non-Conforming Uses, Buildings and Structures

2.2.1 A pre-existing lawful use of land, buildings, or structures may be continued although such use does not conform to the provisions of this ordinance. If such Non-Conforming Use is discontinued and/or abandoned for more than six years then any subsequent use of the land, buildings, or structures shall only be a conforming use.

2.2.2 A Non-Conforming Use may be changed only to a use permitted in the district in which it is located. When such use is changed to a conforming use, no land, buildings, or structures shall be permitted to revert to a Non-Conforming Use.

2.2.3 A Non-Conforming Structure or Building may be moved, enlarged, altered, restored or replaced within the boundaries of the lot it occupied at the time this ordinance took effect, providing that the change does not make the structure more non-conforming in any way.

2.2.4 A Non-Conforming Use may be enlarged within the boundaries of the lot it occupied at the time this ordinance took effect, providing that the expansion conforms with all other aspects of the zoning ordinance.

2.3 Non-Conforming Lots

A Non-Conforming Lot, as defined herein, which does not satisfy the requirements of Section 6 of the Zoning Ordinance, relative to Minimum Lot Size by Soil Type, but which has received approval from the State of New Hampshire (DES) for a sub-surface septic system and leach field, shall be limited to the construction of a Dwelling Unit not to exceed two (2) bedrooms, provided that, with the exception of Sections 4.3.1.3 and 4.3.2.3, all the other requirements of Section 4 of this Zoning Ordinance are met.