

612.5.4.5 The applicant acknowledges that no building permit can be issued for such lot(s) until permission is secured under *RSA 674:41*.

612.5.5 Town roads in this district would be designed for low speed travel and therefore would be encouraged to be built narrower than the normal town standards;

612.5.6 Existing buildings, with historical significance, as designated in the Cultural Resource List and Historic Resource List, should be preserved and reused for allowed uses with shared parking and driveways. Shared parking would be located to minimize its visual impact in order to preserve the village character;

612.5.7 Public space or open square for outdoor activities, including pedestrian walkways shall be provided;

612.5.8 There shall be no minimum lot size;

613. Public Utility Structures:

Public utility structures and buildings, not exceeding 500 square feet and 20 feet in height in size shall be allowed in any district, subject to site plan review and approval by the Windham Planning Board. This would not include PWSF towers, PWSF mounts and Broadcast Antenna Structures regulated elsewhere in section 701.3.

614. Professional Business and Technology District

614.1 Purpose: This district is intended to function as an employment center for Windham and surrounding communities featuring businesses and professional offices, research and development facilities, light industry and complementary educational uses. The District is intended to be compatible and transitional with the neighboring uses.

614.2 Uses Permitted: Subject to Site Plan Approval as provided in the Windham Site Plan Regulations.

614.2.1 Offices

614.2.2 Medical or dental laboratories

614.2.3 Private schools or colleges without dormitory facilities

614.2.4 Health and fitness clubs

614.2.5 Research laboratories and office buildings

614.2.6 Printing or publishing shops

614.2.7 Passenger depots, terminals and utility structures

614.2.8 Telephone exchange buildings, radio stations, television stations and towers subject to the provisions of Section 701.3

614.2.9 Manufacturing

614.2.10 Retail sales of merchandise that is manufactured or assembled on site, provided that the sales area is limited to no more than 33% of the building's total area

614.2.11 Wholesale distribution centers with less than 66% warehousing

614.2.12 Banks and ATMs

614.2.13 Newsstands, barbershops, dining rooms, luncheonettes, cafeterias, delicatessens, mechanical and/or electronic amusement devices, child care facilities and similar accessory services primarily for occupants or users thereof within an office or industrial building

614.2.14 Off-street parking subject to the provisions of Section 704

614.2.15 Signs as provided in Section 706

614.2.16 Accessory buildings and uses

614.2.17 Restaurant

614.2.18 Call Center

614.3 Development Standards: Development Standards shall be prescribed in the Table of Requirements, the Site Plan Regulations and the following additional requirements

614.3.1 If a non-residential use (building, parking area, or driveway) is proposed closer than 100' from a residential zoning district, a vegetative buffer or earthen berm 50' wide must be provided, which will provide screening for the residential use.

614.3.2 Shared parking facilities and driveways shall be provided and the parking space requirements reduced where shared parking is designed to maximize complimentary uses and it has been demonstrated to the Planning Board that sufficient parking will be available when it is needed;

614.3.3 Public space or Open space for outdoor activities, including pedestrian walkways shall be provided;

614.3.4 "The Conditions of Approvals" for buildings in the Limited/Industrial District contained in Section 606.2 shall apply in all appropriate circumstances.

614.4 Unless associated with banking operations, no drive-thrus are allowed the District

615. Route 28 Access Management Overlay District:

615.1 Authority and Purpose:

This Ordinance, adopted pursuant to the authority of RSA 674:16 and RSA 674:21 shall be known as the Route 28 Access Management Overlay District Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the *Town of Windham Zoning Ordinance and Land Use Regulations*, and shall be part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall apply. The purpose of this ordinance is to:

1. Provide safe access to land development while conserving Route 28, Rockingham Road's ability to move traffic safely and efficiently;
2. Provide reductions in accident costs;
3. Maintain the efficient movement of people and goods;
4. Preserve the public investment in the transportation infrastructure;
5. Reduce the need to build new roadways and driveways;
6. Protect the value of private investments;

APPENDIX A-1

TABLE OF REQUIREMENTS (9, 12)

District	Min. Lot Frontage in feet <i>Footnote (2)</i>	Min. Front Yard in feet <i>Footnote (3)(4)</i>	Min. Side Yard in feet <i>Footnote (4)(12)</i>	Min. Rear Yard in feet <i>Footnote (12)</i>	Max. % Bldg. Coverage of lot <i>Footnote (15)</i>	Min Floor Area Per Dwelling in sq. feet
Single Family Dwellings						
Rural District	175	50	30 (11)	30 (11)	20%	1,000
Res. A District	175	50	30	30	20%	1,000
Res. B District (5)	175 plus 30' for each additional dwelling unit	50	30 plus 10' for each additional dwelling unit (7)	30 plus 10' for each additional dwelling unit (8)	20%	750
Res. C District (5)	175 plus 30' for each additional dwelling unit	50	30 plus 10' for each additional dwelling unit (7)	30 plus 10' for each additional dwelling unit (8)	20%	750
Neighborhood Business District	175	50	30	30	30%	0
Gateway Commercial District	50	0 (13)	0 (14)	0 (14)	70%	0
Business Commercial A and B Districts	175	75	20 (6)	30 (6)	30%	0
Limited Industrial District	175	50	20 (6)	30 (6)	30%	0
Village Center District	50	0	0	0	100%	0
Professional, Business, and Technology District	175	50	20 (6)	30 (6)	30%	0

Minimum Lot Area See Note #1