

PLANNING DIVISION



PLANNING DIVISION

- **Staff:** Planning Director and Administrative Secretary

Responsibilities

- Administering the Town's land use controls (Zoning)
 - Reviewing site plans and subdivision proposals for compliance and assisting applicants with submissions
 - Reviewing building permits for compliance with the Zoning Code
 - Zoning Code Enforcement
- Provide Staff Support to Town Boards and Commissions:
 - Conservation Commission
 - Historic District Commission (informal)
 - Planning Board
 - Zoning Board
- Long Range Planning
 - Updating and Implementing the Town's Master Plan
 - Adding or Amending new regulations
- Citizen Inquiries



WHAT IS ZONING

- **Zoning refers to municipal regulations that govern how real property can and cannot be used in specific areas.**
- **Salem has 12 Zoning Classifications and two overlay districts**

Residential Districts Chapter 490, Article III

- Residential District (R)
- Rural District (RU)
- Recreational District (REC)
- Garden Apartment R-A District (GA)
- Manufactured Housing Park District (MFG)

Mixed-Use Districts, Chapter 490, Article IV

- Business Office District, Subdistricts I and II (BO-I, BO-II)
- Limited Community Shopping Village (LCSV)
- Town Center District (TC)

Non-Residential Districts, Chapter 490, Article V

- Commercial-Industrial District, Subdistrict A (CI-A)
- Commercial-Industrial District, Subdistrict B (CI-B)
- Commercial-Industrial District, Subdistrict C (CI-C)
- Industrial District (I)

Overlay Districts

- Business Innovation Overlay District
- Depot Village Overlay

Not Shown: Senior Housing Overlay District; see Ordinance for applicability

Zoning Map, 2019

Salem, NH

Districts Legend

- Residential Districts Chapter 490, Article III**
- Residential District (R)
 - Rural District (RU)
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- Overlay Districts**
- Business Innovation Overlay District
 - Depot Village Overlay
- Not Shown: Senior Housing Overlay District; see Ordinance for applicability*

Recent Amendments Inventory

Year	Article	Location
1994	Article 1	Cliff Rd
1994	Article 12	Tate St / Parker St / Wheeler Ave
1995	Article 2	Cliff Crossing Rd
1995	Article 2	N Broadway / Thorne Rd
1995	Article 2	28 Kelly Rd
1995	Article 2	Cliff Crossing Rd
1996	Article 12	Brady Ave
1996	Article 13	28 N. Poling St
1996	Article 10	Town Center Dist.
1999	Article 11	J Kelly Rd
2000	Article 15	Butler St
2002	Article 9	Old Coach Rd
2002	Article 10	Wheeler Ave / Birch Hill Rd / Redwood Rd / Ints Ave / Parker St
2002	Article 11	Bellevue Dr / Concord Dr / Sandridge Ave / Lake St / Office Ave
2003	Article 5	Town Center District
2003	Article 6	Clark Bridge Ave
2003	Article 7	Butler St
2003	Article 8	Change Highway Commercial District to Commercial Industrial C District
2004	Article 18	Glen Rd
2005	Article 9	N Broadway / Over Ave
2005	Article 16	Pond St / Sand Hill Rd / Hampshire St
2006	Article 12	Balford Ln
2006	Article 13	Main St
2007	Article 15	N Broadway
2009	Article 13	Church Ave / Main St
2012	Article 4	GA, RU, LCSV, TC
2012	Article 8	Main St
2014	Article 3	Veterans Memorial Parkway
2019	Article 4	Sand Hill Rd / Hampshire Rd / Freeman Ln

Full Zoning Ordinance available online at www.salemnh.org (Planning Division Section)



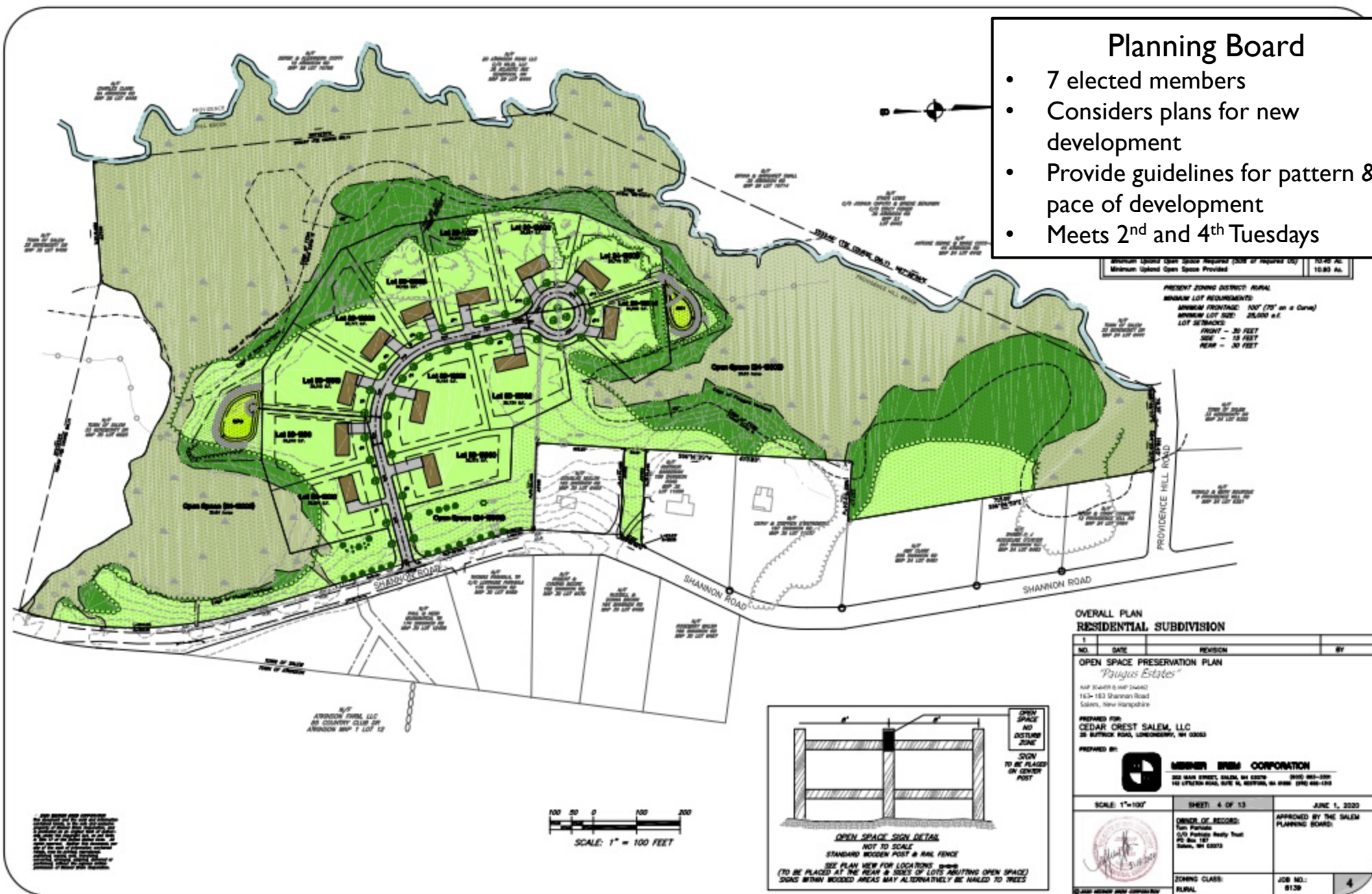
Map displays zoning districts as most recently adopted. Parcel lines represent conditions as of April 1, 2019 and are considered approximate, for planning purposes only.
Prepared by Salem, NH GIS. Current 3/2019
0 0.25 0.5 1 Miles
1 inch = 1,500 feet

Principal Use	R	RU	REC	GA	MFG	BO-I	BO-II	LCSV	TC	CI-A	CI-BC	I
Residential												
One-family DU	P	P	P	P	P	P	P	P	P	—	—	—
Two-family DU	P	P	—	P	P	P	P	P	—	—	—	—
Two or more families	—	—	—	P	—	—	—	—	—	—	—	—
In-law apartment	P	P	P	—	—	—	—	P	—	—	—	—
Accessory apartment	P	P	—	—	—	—	—	—	—	—	—	—
Home occupation	P	P	P	—	—	—	—	P	—	—	—	—
Private garage	P	P	P	P	P	—	—	P	—	—	—	—
Manufactured housing	—	—	—	—	P	—	—	—	—	—	—	—
Community residential	—	—	—	—	—	P	—	—	—	—	—	—
Gardens, orchards: residential use	P	—	P	—	—	—	—	—	—	—	—	—
Casual sales	P	P	—	P	P	—	—	P	—	—	—	—
Use accessory to permitted use	—	—	—	P	—	P	P	—	P	P	P	P

Zoning Dimension Restrictions Table

District	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Width (feet)	Setbacks (feet)	Maximum Coverage	Maximum Height
<i>Notes:</i>	<i>A</i>	<i>B</i>	<i>B</i>	<i>C and D</i>	<i>E</i>	<i>F</i>
Residential Ref: § 490-301	25,000 single with sewer or 37,500 duplex with sewer	150 single + 40 extra unit; 125 curved street + 40 extra unit	100 at building line	Front: 30 Side: 15 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Rural Ref: § 490-302	87,120 single with sewer or 174,240 duplex with sewer or 5 acres (see notes)	150 single + 20 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	35 feet or 2 1/2 stories
Recreational Ref: § 490-303	25,000 single with sewer	100	100 at building line	Front: 30 Side: 15 Rear: 15		
Garden Apartment Ref: § 490-304	2 acres			Front: 40 Side: 30 Rear: 30	25% building	35 feet or 2 1/2 stories
Manufactured Housing Park Ref: § 490-305	15,000 with public water supply or else 25,000	100 with public water supply, or else 150		Front: 30 Side: 30 Rear: 30	30% building 1 unit/lot	
Business Office I and II Ref: § 490-401	25,000 single or business use or 37,500 duplex or mixed office/residential	150 single + 40 extra unit; 125 curved street + 40 extra unit		Front: 30 Side: 15 Rear: 30	50% lot	I: 35 feet or 2 1/2 stories II: 35 feet

- 7 elected members
- Considers plans for new development
- Provide guidelines for pattern & pace of development
- Meets 2nd and 4th Tuesdays



DEPOT & MAIN
APARTMENTS

Depot & Main Workforce Housing Development – Submitted Plans



VIEW FROM MAIN & WILLOW STREET



VIEW FROM MAIN & PLEASANT STREET

PROJECT DATA

FIRST FLOOR

0 STUDIO UNITS
0 ONE BEDROOM UNITS
0 ONE BEDROOM ACC. UNITS
0 TWO BEDROOM UNITS
0 TWO BEDROOM ACC. UNITS

SECOND FLOOR

0 STUDIO UNITS
0 ONE BEDROOM UNITS
0 TWO BEDROOM UNITS

THIRD FLOOR

0 STUDIO UNITS
0 ONE BEDROOM UNITS
0 TWO BEDROOM UNITS

24 UNITS TOTAL

PROJECT TABULATION

STORIES

0000 SQ. FT. / FLOOR
0000 SQ. FT. TOTAL
0 STUDIO UNITS
0 ONE BEDROOM UNITS
0 ONE BEDROOM ACC. UNITS
0 TWO BEDROOM UNITS
0 TWO BEDROOM ACC. UNITS

0 UNITS TOTAL

0000 SQ. FT.

0000 SQ. FT.

0000 SQ. FT.

0000 SQ. FT.

0000 SQ. FT.

DEPOT & MAIN
APARTMENTS

MAIN STREET
SALEM, NH

HOW: STEPHEN L. HOW INC.

BY: BURBULE & JOHNSON

00000000000000000000

ARCHITECTS

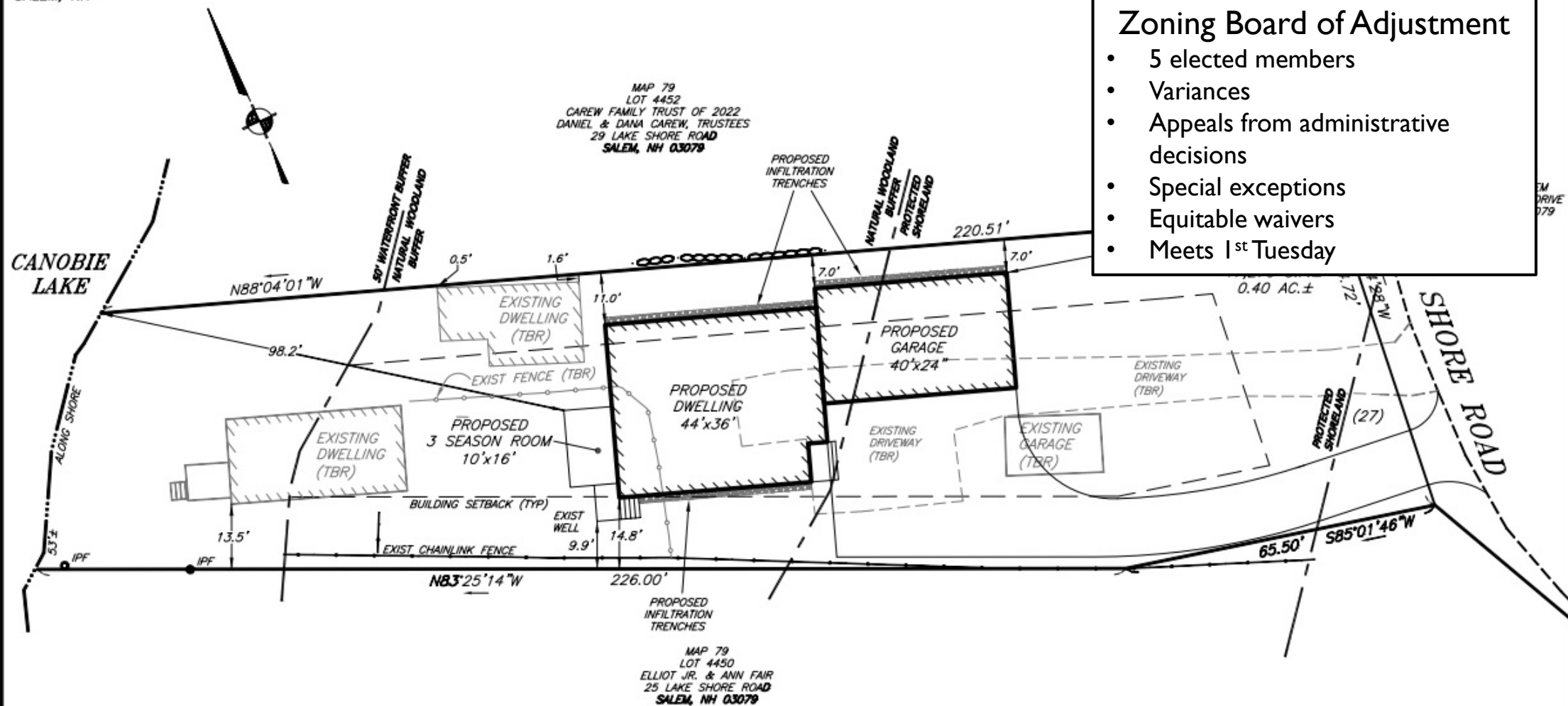
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DEPOT & MAIN
APARTMENTS

Depot & Main Workforce Housing Development – Westerly Perspective View



ZBA PLOT PLAN
27 LAKE SHORE ROAD
SALEM, NH



Zoning Board of Adjustment

- 5 elected members
- Variances
- Appeals from administrative decisions
- Special exceptions
- Equitable waivers
- Meets 1st Tuesday

SCALE : 1" = 20'
DATE : JANUARY 19, 2023
© 2023 MEISNER BREM CORP.

MEISNER BREM CORPORATION
202 MAIN STREET, SALEM, NH 03079
142 LITTLETON ROAD, SUITE 16, WESTFORD, MA 01086
(603) 893-3301
(978) 692-1313

**27 LAKE SHORE ROAD
SALEM, NH**
PREPARED FOR:
ELLIOTT JR. & ANN FAIR
25 LAKE SHORE ROAD
SALEM, NH 03079
JOB NO. 8430

PLAN REFERENCES:
PLAN OF LOTS CANOBIE LAKE, NH. SHOWING ADDITIONAL PARCELS ADJACENT TO SUB-DIVISION FOR GEORGE CROSS. JULY 1896, SCALE: 1"=20', JUNE 1951. BY: JOHN W. DURGIN, C.E. RECORDED AT THE RCRD AS PLAN #01758.

CERTIFICATION:
"I HEREBY CERTIFY THAT THE CONTENTS OF THIS PLAN ARE ACCURATE BASED ON PLANIMETRIC EVIDENCE AND FIELD INSTRUMENT SURVEY PERFORMED IN DECEMBER 2021 & JANUARY 2022."

ZONE DISTRICT: RES
MIN. BUILDING SETBACKS:
FRONT = 30 FEET
SIDE = 15 FEET
REAR = 30 FEET

MEISNER BREM CORPORATION
No. 732
KURT MEISNER
SUPERVISOR
PLAN IS INVALID WITHOUT RED SURVEYOR'S SEAL

NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF SALEM AND NHDOT REQUIREMENTS.

Conservation Commission

- 7 appointed members
- Wetland permits
- Conditional Use Permits
- Town Forest
- Acquire Conservation Land
- Meets 1st Wednesday

FIRE CODE (SEE SECTION, APPENDIX B AND C, AND SALEM FIRE DEPARTMENT REGULATIONS). FLOW CALCULATIONS AND BUILDING CONSTRUCTION CLASSIFICATION SHALL BE SUBMITTED WITH THE SITE PLAN.

6. PLANS FOR CONSTRUCTION OF BUILDINGS AND FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE SALEM FIRE DEPARTMENT AND RELEASED FOR CONSTRUCTION PRIOR TO STARTING WORK. ALL CONTRACTORS INSTALLING FIRE PROTECTION SYSTEMS SHALL HOLD A CERTIFICATE OF FITNESS FROM THE SALEM FIRE DEPARTMENT.

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES

1. DOMESTIC WATER SERVICE SHALL BE TAPPED OFF FROM EXISTING 12" WATER MAIN. THESE DEVICES WILL BE LOCATED AT THE POINT SERVICE LINES ENTER THE BUILDING. SERVICE LINES ARE NOT ALLOWED TO RUN THROUGH THE BUILDING, UNDER FLOORS, OVERHEAD OR OTHERWISE.
2. DOMESTIC WATER SERVICES MAY BE TAPPED OFF FROM EXISTING 12" WATER MAIN. THESE DEVICES WILL BE LOCATED AT THE POINT SERVICE LINES ENTER THE BUILDING. SERVICE LINES ARE NOT ALLOWED TO RUN THROUGH THE BUILDING, UNDER FLOORS, OVERHEAD OR OTHERWISE.

SEWER FLOW ESTIMATE

PER NH DES REV 105.1000
UNIMPERVED OFFICE SPACE
5 GPD / 100 SF @ 7.688 SF = 385 GPD

3	Delete Reference to Force Protection	1/16/2022
2	Review Box Area, Add DRY Invert Label, Add DRY Note	10/1/2022
1	Control Floor Area	8/16/2022
No.	Revision	Date
Designed by: JMS		Drawn by: JMS
		Checked by: DSF

Grading & Utilities & Erosion Control Plan
Commercial Office Building
25 Keewaydin Drive
Salem, NH
Assessors Map 106 Lot 12639



163 Rockingham Rd, Unit 3 East
Windham, NH 03087

(603) 647-8700
www.sfceng.com

Sheet 4 of 13

Scale: 1" = 30'

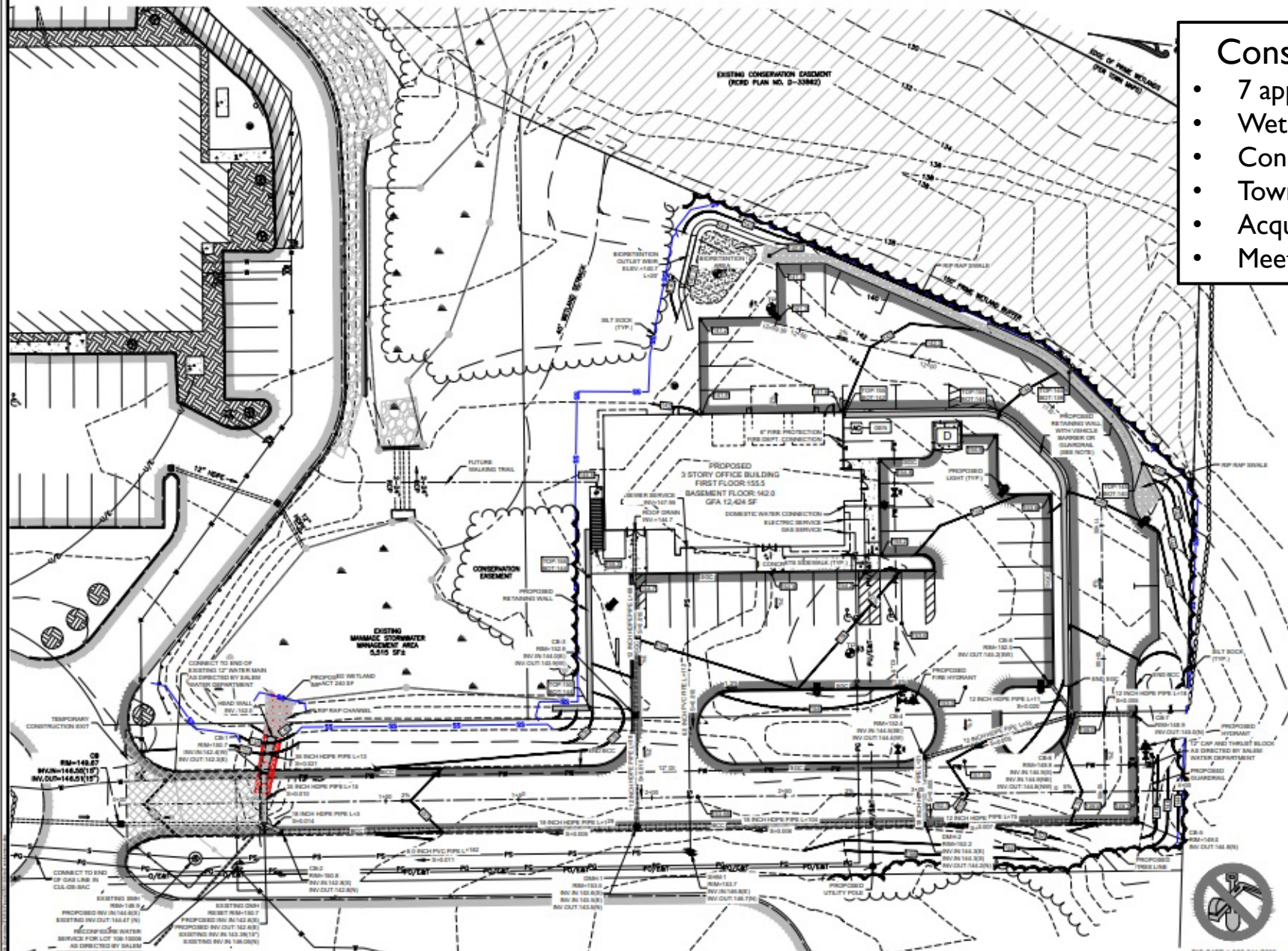
Date: 8/26/2022



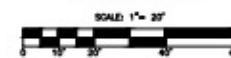
Prepared for:
Twenty Three Keewaydin
Drive Realty, LLC
9 Red Roof Lane
Salem, NH 03079

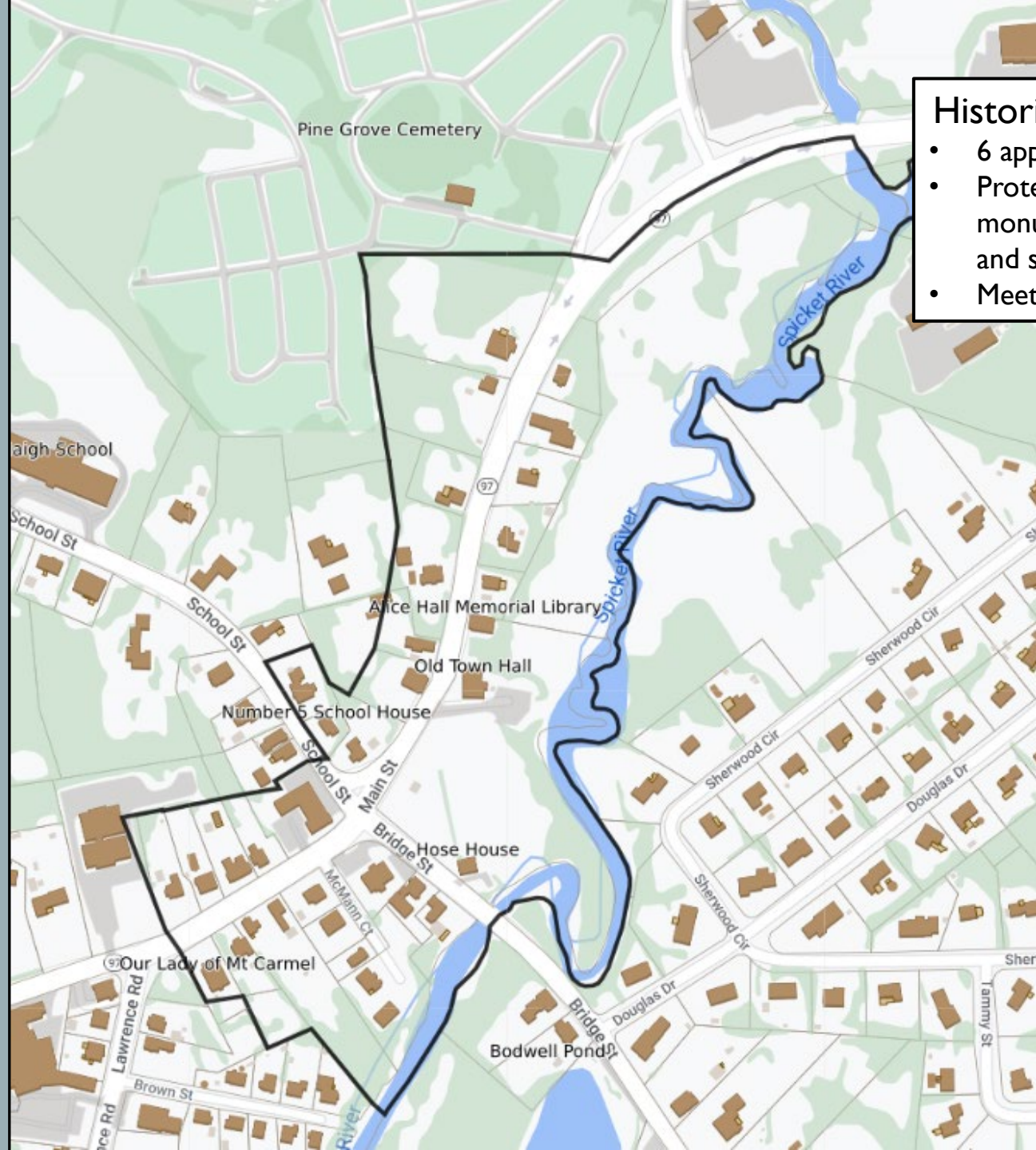
Salem Planning Board
Approval

Zoning Classification: Commercial-Industrial B



DWG SAFE 1-888-344-7223





Historic District Commission

- 6 appointed members
- Protection of historic buildings, monuments, sites, burial grounds and structures
- Meets As Needed

ENCROACHMENTS



WETLANDS



NONCOMPLIANCE WITH SITE PLAN



UNREGISTERED VEHICLES



SIGNS IN PUBLIC RIGHT-OF-WAY

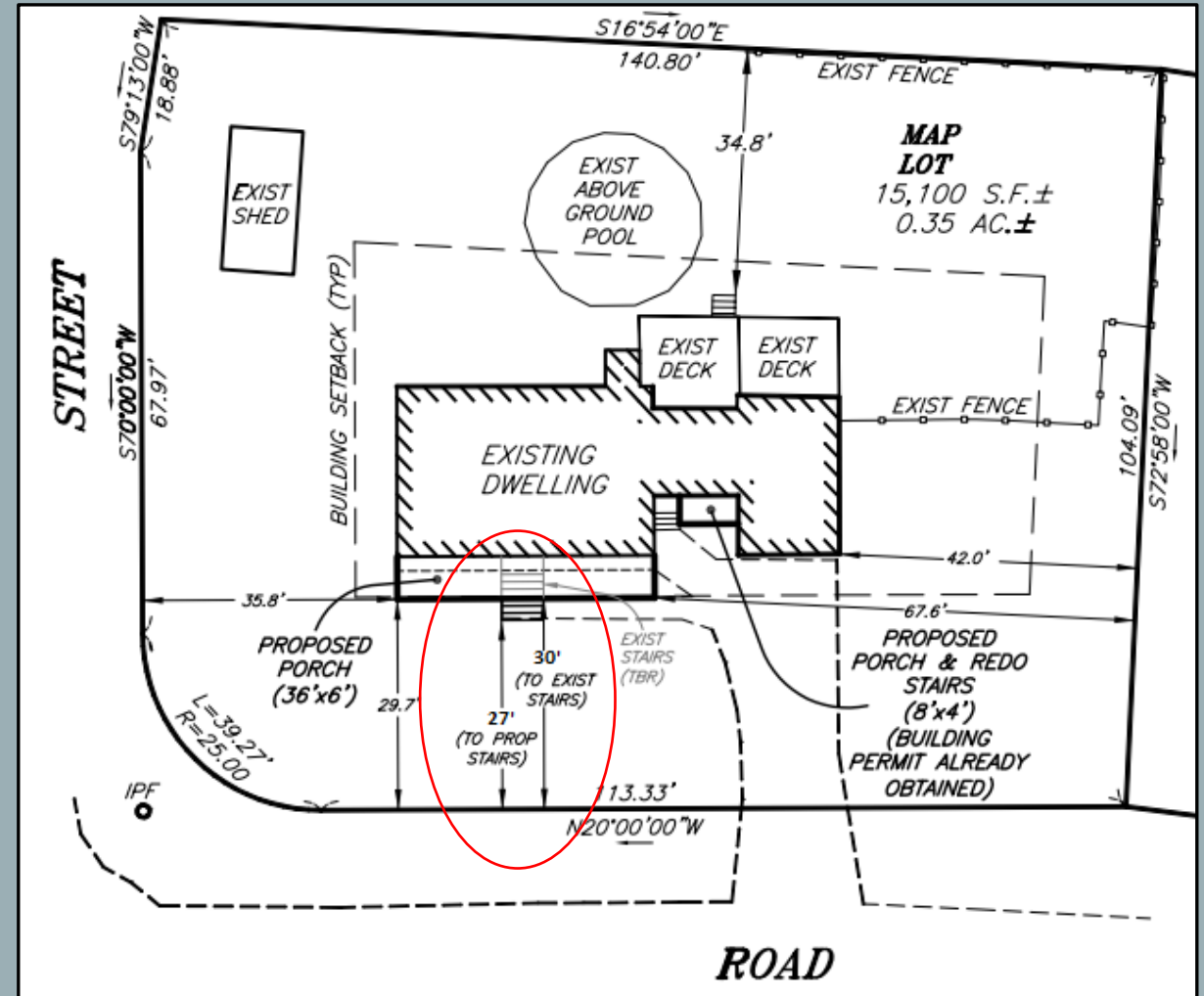


CURING MINOR SETBACK VIOLATIONS

- Administrative waiver of setback violations for existing dwellings, provided that the encroachment doesn't exceed 10% of required setback distance.
- Issued by Chief Building Official, Planning Director and Building Inspector

Adopted in 2022

- Other Recently adopted amendments include:
- Solar Energy; revisions to Sign and Open Space; requiring 10% workforce housing



HOUSING GROWTH RATE

