
Moultonborough Village Center Overlay District (VCOD)

Purpose:

Adopted as an Innovative Land Use Control under NH RSA 674:21, the purpose of this overlay district is to encourage the development of the Moultonborough Village Center in a manner consistent with its historic pattern, including the size and spacing of structures and open spaces. Such development shall:

- Provide a mix of uses including a variety of housing styles and types;
- Encourage pedestrian-friendly amenities including safe routes for pedestrians and bicyclists, safe crosswalks, sidewalks, and quality landscaping;
- Encourage the preservation of the existing historical and architectural character of Moultonborough Village:
- Encourage the retention of the existing buildings with historical or architectural features that enhance the visual character of the community;
- Encourage a safe and aesthetic environment for vehicular travel;
- Provide opportunity for greater economic activity and vitality; and
- Provide consistency with Moultonborough's Master Plan.

In addition, the Planning Board has the authority to waive any provision of this section, in its discretion, in order to accomplish the above goals. To the extent there is any conflict between the provisions of the VCOD district and another article or section of the zoning ordinance, the VCOD regulations control for applications within that district.

Applicability:

The Village Center Overlay District is identified on the Town of Moultonborough Property Map entitled Village Center Overlay District Map.

Permitted Uses:

1. Single-family detached dwelling
2. Two-family dwelling
3. Accessory Dwelling Units (ADUs)
4. Accessory use outbuilding
5. Multi-family housing not to exceed five units per building
6. Workforce housing as defined in RSA 674:58
7. Home occupations
8. Senior housing up to 20 units
9. Bed & Breakfast
10. Art gallery
11. Professional or medical office
12. Mixed use building

13. Municipal facilities
14. Public parks or open space
15. Bakery
16. Restaurant
17. Artist live/work space
18. Antique shop
19. Day care for no more than 3 children
20. Family Day Care Home
21. Family Group Day Care Home
22. Group Child Day Care Center
23. Pre-school and School Age Program
24. Personal services

Conditional Uses:

1. Meeting hall
2. Multi-family housing greater than five units
3. Hotel or Inn
4. Outdoor recreational facilities open to the public involving the construction of structures
5. Business and professional offices
6. Bank
7. Retail sales
8. Theater or cultural center
9. Neighborhood convenience store, excluding the sale of motor vehicle fuels and allowing a restaurant area of no more than 5 seats

Conditional Use Standards

The planning board may issue a conditional use permit approving uses provided the planning board determines the following conditions are met.

1. The use is specifically authorized in this ordinance as a conditional use;
2. If completed as proposed by the applicant, the development in its proposed location will comply with the purposes and requirements of this Article;
3. The use will not materially endanger the public health, safety, or welfare;
4. The use will be compatible with the village area and with adjoining or abutting uses in the area in which it is to be located;
5. Architecture and landscape design shall contribute to the Purpose of this Article and comply with the Design Standards in the Site Plan Review Regulations;
6. The use will provide an environment to ensure both vehicular and pedestrian safety;
7. The use will be compatible with the natural, environmental, and historic resources of the town; and
8. The use will be adequately serviced by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

Dimensional Standards:

Developments in the Village Center District are subject to the following lot, dimensional and building separation requirements in Table 1.

Table 1. Dimensional Standards

Dimension	Standard¹
Lot Size ² :	Minimum of 10,000 SF w/off site septic system; 20,000 SF w/onsite septic system – subject to NH DES approval
Frontage:	Minimum of 100 feet
Lot Cover:	Up to 50%
Height:	At least 1 ½ stories, but no more than three stories or 32 feet of habitable space
Set Backs:	
Front Yard:	10 feet minimum depth. A building with a business on the first floor shall have a front yard setback no less than 20 feet. Where there are buildings on adjacent properties, the set back shall be consistent with, but no closer than buildings on such properties.
Side Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
Rear Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
Off Street Parking:	Or refer to the Moultonborough Site Plan Review Regulations
	No parking lot shall be located between the street and the front line of the principal structure of the lot.
	Minimum of One (1) parking space per dwelling unit
	One (1) space/300 square feet of gross floor area for office or retail.
	Restaurants, cafes, church/meeting hall (public space) and bed & breakfasts/inns per Moultonborough Site Plan Review Regulations
	Minimum of a 9-foot by 18-foot space

Notes:

1. The Planning Board may authorize variations from the above standards, except for any requirement provided by state regulation or mandated elsewhere in this ordinance.
2. Minimum lot size will depend on compliance with the provisions found in the NH DES “Subdivision and Individual Sewage Disposal System Design Rules, Chapter Env-Wq 1000”, as amended and may be satisfied through the use of an off-site system that is specified through an easement and agreement between the owner/applicant for the proposed activity and the owner of the site on which the system is to be constructed. NH DES uses a soil-based minimum lot size; when NH DES determines that the lot size is greater than 20,000 SF, the DES requirement will govern.
3. The addition, construction or redevelopment of an existing or new single family or two family residential dwelling unit shall be subject to any requirements of this provision.

Design Principles

Any development or redevelopment within the Village Center District shall be consistent with the design standards in Town of Moultonborough Site Plan Review Regulations, the Moultonborough Village Design Guidelines and the following design principles:

- Buildings should be compatible with their surroundings and traditional New England architecture and color palettes.
- All building elements should be integrated into a coherent unified design.
- Buildings should be pedestrian-oriented and incorporate elements of site planning that create pedestrian interest and easy access.
- The reuse of existing buildings with special historical value is strongly encouraged. Additions to the side and rear should have compatible styles to the original building.
- All new uses should conform to the visual character and physical patterns of Moultonborough Center.
- Circulation should provide for pedestrian, bicycler and vehicular traffic.