

**Durham, NH Zoning Ordinance**  
**Table of Uses**  
**Areas to consider potential changes**  
***For Planning Board Discussion – June 26, 2024***

\*Changes already recommended by the Planning Board as part of amendments to Definitions shown ~~like this~~ or *like this*. *To be disregarded herein.*

\*Potential items suggested for consideration by Town Planner shown like this. This is the same document as that presented on June 12 except that the June 12 document included an old table of uses. This is the complete table. One additional item under Solar Energy Systems is also marked for consideration.

CATEGORY OF USES	RESIDENTIAL ZONES	COMMERCIAL CORE ZONES	RESEARCH-INDUSTRY ZONES
I. NATURAL RESOURCE USES	Rural (R) Residence A (RA) Residence B (RB) Residence C (RC)	Central Business (CB) Professional Office (PO) Church Hill (CH) Courthouse (C) Coe' s Corner (CC)	Office Research - Route 108 (OR) Mixed Use and Office Research (MUDOR) Office Research Light Industry (ORLI) Durham Business Park (DBP)

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	Rural (R)	Residence A (RA)	Residence B (RB)	Residence C (RC)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe' s Corner (CC)	Office Research - Route 108 (OR)	Mixed Use and Office Research (MUDOR)	Office Research Light Industry (ORLI)	Durham Business Park (DBP)
<b>Principal Uses</b>													
Conservation activities	P	P	P	P	P	P	P	P	P	P	P	P	P
Excavation and/or mining	CU	X	X	X	X	X	X	X	X	X	X	X	X
<b>II. AGRICULTURAL USES</b>													
<b>See Article XX.1</b>													
<b>Principal Uses</b>													
Crop Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P
Farmers' Market	SE	X	X	SE	P	P	P	P	P	P	P	P	P
Livestock – large, keeping of	P <sup>2</sup>	X	X	SE <sup>2</sup>	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>

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Swine, keeping of	CU <sup>2</sup>	X	X	CU <sup>2</sup>	X	X	X	X	CU <sup>2</sup>	CU <sup>2</sup>	CU <sup>2</sup>	CU <sup>2</sup>	CU <sup>2</sup>
Horses, keeping of	P <sup>2</sup>	X	X	SE <sup>2</sup>	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Poultry, keeping of	P <sup>2</sup>	X	X	SE <sup>2</sup>	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Goats and sheep, keeping of	P <sup>2</sup>	X	X	SE <sup>2</sup>	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Fur-bearing animals, keeping of	P <sup>2</sup>	X	X	X	X	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Rabbits, keeping of	P	X	X	SE	P	P	P	P	P	P	P	P	P
Bees, keeping of	P	X	X	SE	P <sup>3</sup>	P	P	P	P	P	P	P	P
Aquaculture	P	X	X	SE	X	X	X	X	P	P	P	P	P
Agricultural Sales, Commercial	P	SE	SE	P	P	P	P	P	P	P	P	P	P
Kennel	CU	X	X	CU	X	X	X	X	X	CU	X	CU	X
Temporary sawmill <i>See Article XX</i>	P	P	P	P	X	X	X	X	X	P	P	P	P
Reuse of existing agricultural building <i>See Article XX</i>	CUA	X	X	CUA	X	X	X	X	X	P	P	P	P
<b>Uses Accessory to Residential Uses</b>													

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Chickens and Turkeys, keeping of	P	P	P	P	X	X	X	X	P	P	P	P	X
Goats and Sheep, keeping of	P	P	P	P	X	X	X	X	P	P	P	P	X
Horses, keeping of	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Livestock – large, keeping of	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X
Swine, keeping of	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X	X	X	X	X	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X
Rabbits, keeping of	P	P	P	P	P	P	P	P	P	P	P	P	P
Bees, keeping of	P	P	P	P	X	P	P	P	P	P	P	P	P
Aquaculture	P	P	P	P	X	X	X	X	P	P	P	P	P
<b>Uses Accessory to Farms</b>													
Farmstand	P	X	X	P	P	X	X	P	P	P	P	P	X
<b>III. RESIDENTIAL USES</b>													
<b>Principal Uses</b>													
Residence, single-family	P	P	P	P	X	P	P	X	X	X	CU	CU	X
Residence, duplex	X	X	X	X	X	X	X	X	X	X	X	X	X

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Residence, multi-unit	X	X	X	X	X	CUA	X	X	X	X	X	X	X
<i>Residence, multi-unit complex</i>	X	X	X	X	X	X	X	X	X	X	P	X	X
<i>Student Housing</i>	X	X	X	X	X	CU	X	X	X	X	X	X	X
<i>Senior Age-restricted</i> housing, single family	P	P	P	P	X	X	P	X	P	CU	CU	CU	CU
<i>Senior Age-restricted</i> housing, duplex	P	P	P	P	X	X	P	X	CU	CU	CU	CU	CU
<i>Senior Age-restricted</i> housing, multiunit	P	P	P	P	CU	P	P	P	CU	CU	P	CU	CU
<b>Senior Care facility</b>	<b>P</b>	<b>X</b>	<b>CU</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Nursing Home	X	X	X	X	X	X	P	P	P	P	P	P	CU
Manufactured Housing	P	X	X	X	X	X	X	X	X	X	X	X	X
Porkchop Subdivisions-(See Article XX)	P	X	X	P	X	X	X	X	X	X	X	X	X
<b>Uses Accessory To Any Residential Use</b>													
Home occupation-1	P	P	P	P	X	P	P	P	P	P	P	X	X
Home occupation-2	P	X	X	P	X	CU	CU	X	P	P	P	X	X

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Accessory structure	P	P	P	P	X	P	P	P	P	P	P	P	P
<b>Uses Accessory To a Single Family Residential Use</b>													
Accessory dwelling unit – <i>attached</i> (See Article XX)	P	P	P	P	X	P	P	X	X	X	P	P	X
Accessory <i>apartment dwelling unit - detached</i> (See Article XX)	P	X	X	P	X	P	P	X	X	X	P	P	X
<i>Child-care home for not more than six-children</i>	P	P	P	P	P	P	P	P	P	P	P	P	X
<i>Child-care home for more than six children-Day care home</i> (See Article XX)	P	P	P	P	P	P	P	P	P	P	P	P	X
Short term rental	SE	SE	SE	SE	P	P	P	P	P	SE	SE	SE	X
<b>IV. INSTITUTIONAL USES</b>													
<b>Principal Uses</b>													
<i>Adult day care facility</i>	P	P	P	P	P	P	P	P	P	P	P	P	CU

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Art center	X	X	X	X	P	X	P	P	CU	X	X	X	X
<i>Child-care-center-or-child-care nursery Day care center</i> (See Article XX)	P	X	X	P	P	P	CU	P	CU	P	CU	CU	CU
<i>Nursery-or-pre-school</i>	<i>P</i>	<i>X</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>CU</i>	<i>P</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>	<i>CU</i>
Club	X	X	X	X	P	X	CU	CU	CU	X	X	X	X
Community center	X	X	X	X	P	P	CU	P	CU	CU	CU	CU	CU
Educational facility	X	X	X	X	CU	P	CU	P	X	X	CU	CU	CU
Fraternity/sorority house	X	X	X	X	CU	CUA	X	X	X	X	X	X	X
<i>Government facility</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Hospital	X	X	X	X	X	X	X	X	X	X	CU	CU	X
Library	X	X	X	X	P	P	P	P	P	P	X	X	X
Museum	CU	X	X	CU	P	P	P	P	CU	X	X	CU	CU
Religious use/facility	CU	CU	CU	CU	CU	P	P	X	CU	CU	X	X	X
<b>V. RECREATIONAL USES</b>													

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<b>Principal Uses</b>													
Golf course	CU	X	X	CU	X	X	X	X	X	X	X	X	X
Recreational facility, indoor	X	X	X	X	X	X	X	X	X	P	P	P	P
Recreational facility, outdoor	CU	X	X	CU	X	X	X	X	CU	CU	CU	CU	CU
Recreational playing fields, outdoor	P	P	P	P	X	X	X	X	CU	P	P	P	CU
<b>VI. UTILITY &amp; TRANSPORTATION USES</b>													
<b>Principal Uses</b>													
<i>Structured parking</i> Parking garage	X	X	X	X	<del>CU</del> X	X	X	<del>CU</del> X	<del>CU</del> X	X	X	X	X
<i>Surface parking</i> Parking lot	X	X	X	X	CU	X	CU	CU	X	X	X	X	X
Public utility facility	CU	X	X	CU	X	X	X	X	X	P	P	P	P
Personal Wireless Service Facility (See Article XVIII)	P	P	P	P	P	P	P	P	P	P	P	P	P



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Single family or duplex residential solar energy system – accessory use (See Article XX)	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-unit residential or nonresidential solar energy system – accessory use (See Article XX)													
• Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P
• Freestanding	P	P	P	P	X	P	P	P	P	P	P	P	P
Small Utility-Scale solar energy system – principal use (See Article XX)													
• Building-mounted	X	X	X	X	P	P	P	P	P	P	P	P	P
• Freestanding	X	X	X	X	X	X	X	X	X	P	P	P	P
Large Utility-Scale solar energy system – principal use (See Article XX)													
• Building-mounted	X	X	X	X	X	X	X	X	X	P	P	P	P

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<ul style="list-style-type: none"> <li>• Freestanding</li> </ul> Small Group Net Metering Host-principal use (See Article XX)	X	X	X	X	X	X	X	X	X	X	CU	CU	X
<ul style="list-style-type: none"> <li>• Building-mounted</li> </ul>	P	P	P	P	P	P	P	P	P	P	P	P	P
<ul style="list-style-type: none"> <li>• Freestanding</li> </ul> Large Group Net Metering Host-principal use (See Article XX)	X	X	X	X	X	X	X	X	X	P	P	P	P
<ul style="list-style-type: none"> <li>• Building-mounted</li> </ul>	X	X	X	X	X	X	X	X	X	P	P	P	P
<ul style="list-style-type: none"> <li>• Freestanding</li> </ul>	X	X	X	X	X	X	X	X	X	X	CU	CU	X
Solar PV Parking Canopy-accessory use to surface parking (See Article XX)	X	X	X	X	P	P	P	P	P	P	P	P	P
Small Group Net Metering Host-accessory use to a single-family or Duplex residence (See Article XX)													
<ul style="list-style-type: none"> <li>• Building-mounted</li> </ul>	P	P	P	P	P	P	P	P	P	P	P	P	P
<ul style="list-style-type: none"> <li>• Freestanding (The limits specified in Section 175-109 N.4.a apply)</li> </ul>	P	P	P	P	P	P	P	P	P	P	P	P	P

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<b>VII. COMMERCIAL &amp; INDUSTRY USES</b>													
<b>Principal Uses</b>													
Reuse <i>of</i> older single-family residence for a low impact nonresidential use (See Article XX)	CUA	X	X	CUA	P	P	P	P	P	P	P	X	X
Inn	P	X	X	P	CUA	CUA	CUA	CUA	CUA	CUA	CUA	X	X
Conference center	X	X	X	X	CU	P	CU	P	P	CU	X	X	CU
Hotel	X	X	X	X	P	P	CU	P	CU	CU	CU	CU	CU
Restaurant	X	X	X	X	P	X	P	P	X	X	X	X	X
<i>Restaurant, carry-out</i>	X	X	X	X	P	X	X	P	X	X	X	X	X
<i>Convenience store with gasoline sales</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
<i>Craft shop with accessory production</i>	X	X	X	X	P	X	P	P	X	X	X	X	X
<i>Gallery</i>	P	X	X	P	P	X	P	P	CU	X	X	X	X
Retail store, medium <i>size</i>	X	X	X	X	P	X	CU	P	X	X	X	X	X
Retail store, small	X	X	X	X	P	X	P	P	X	X	X	X	X
Financial institution	X	X	X	X	P	P	CUA	P	X	X	X	CU	CU

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<i>Business services</i>	X	X	X	X	P	P	CUA	P	CU	P	P	P	P
Funeral homes	X	X	X	X	X	P	X	P	CU	X	X	X	X
<i>Medical clinic</i>	X	X	X	X	P	P	CUA	P	CU	P	P	P	P
<i>Cinema</i>	X	X	X	X	P	P	X	CU	X	X	X	X	X
Theater	X	X	X	X	P	P	X	CU	X	X	X	X	X
<i>Personal services</i>	X	X	X	X	P	X	CUA	P	CU	X	X	X	X
<i>Veterinary clinic/grooming</i> <i>Animal care</i>	CU	X	X	CU	X	X	X	X	X	CU	CU	CU	CU
Office, <i>business</i>	X	X	X	X	P	P	P	P	P	P	P	P	P
<i>Office, professional</i>	X	X	X	X	P	P	P	P	P	P	P	P	P
<i>Repair services</i>	X	X	X	X	P	X	CUA	P	X	CU	CU	CU	CU
<i>Automotive service</i> <i>Motor vehicle gas station</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
Motor vehicle service facility	X	X	X	X	X	X	X	P	X	X	X	X	X
Motor vehicle sales <i>and-service facility</i>	X	X	X	X	X	X	X	P	X	X	X	X	X
<i>Automobile/car</i> <i>Car wash</i>	X	X	X	X	X	X	X	P	X	X	X	X	X

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Marine sales and service	X	X	X	CU	X	X	X	X	X	X	X	X	P
Boatyard/ <del>Boat club</del>	X	X	X	CU	X	X	X	X	X	X	X	X	P
<del>Research facilities and labs</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
Manufacturing, light	X	X	X	X	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	P	P	P	P
Warehouse	X	X	X	X	X	X	X	X	X	CU	X	CU	CU
<i>Self storage facility</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>
<del>Wholesale sales</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>CU</del>	<del>X</del>	<del>CU</del>	<del>CU</del>
Mixed Use with residential (office/retail down, multiunit residential up) (See Note 1)	X	X	X	X	CU	X	X	X	X	X	X	X	X
<del>Mixed Use with parking (parking and office/retail)</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>X</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>
<del>Mixed Use with parking (parking and office)</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>
<b>VIII. USES ACCESSORY TO AN ALLOWED NON-RESIDENTIAL USE</b>													

Drive through facility accessory to a financial institution	X	X	X	X	CU	CU	X	CU	X	X	X	CU	CU
<i>Caretaker apartment within a non-residential use</i>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>	<del>CU</del>
Accessory buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	P
Restaurant or cafeteria accessory to a nonresidential use	X	X	X	X	CU	CU	CU	CU	CU	CU	CU	CU	CU
<b>IX. USES ACCESSORY TO ANY ALLOWED USE</b>													
Off street parking on the lot to serve the allowed use	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Structured parking</i> Parking garage	X	X	X	X	P	P	P	P	P	P	P	P	P
<i>Surface parking</i> Parking lot	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Caretaker apartment</i>	X	X	X	X	X	P	P	P	CU	CU	CU	CU	CU

### Notes

1. For the use “Mixed use with residential (office/retail down, multiunit residential up),” see the definition. The layout of uses within the building or lot may also be specified by zone in Article XII, including some flexibility allowed by conditional use in the Central Business District under Development Standards
2. The use is permitted only on lots of 3 acres or greater. Roosters are permitted only in the Rural District.
3. In the Central Business District the use is permitted only on rooftops.