

III - Recommended Changes to Definitions in the Land Use Ordinance

1. **LIGHT MANUFACTURING** - establishments engaged in the mechanical or chemical transformation of materials or substances into new products.
2. **BUSINESS USE** - establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, building and maintenance, management and consulting services, and personal supply services.
3. **PERMANENT DWELLING** - Any building resting upon a foundation, as per RSA 674.24.V
4. **GUEST COTTAGE** - An accessory building used to accommodate the overflow of overnight guests from the primary residence. It is not rental property, nor shall it be used as a rental property. A Recreational Vehicle and/or a Mobile Home shall not qualify as a Guest Cottage.
5. **KITCHEN** – An area where food is prepared or cooked including any food storage, appliances, serving/eating or preparation facilities.
6. **ABUTTER** - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the real estate under consideration. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his real estate will be directly affected by the proposal under consideration. For purposes of notification, the term abutter shall include any person owning land within 200 feet of the property being subdivided, as per RSA 672:3.V
7. **LOT** - A designated parcel, tract or area of land established by a deed, plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.
8. **LOT LINE** - A line of record bounding a lot that divides one lot from another lot or from public or private street or any other public space.
9. **WETLAND** - Means any area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
10. **ANNEXATION or LOT LINE ADJUSTMENT** – Shall mean the sale, transfer or other conveyance which involves merely a transfer of land among two (2) or more adjacent owners, or the consolidation of two or more lots under common ownership into one and does not increase the number of parcels, lots or owners.
11. **LIVING AREA** – Living area shall be defined as any space in the unit which could be used for living activities, measured along the building's outside perimeter. Excludes unfinished basements and unfinished attics, garages or carports, patios, decks, porches or similar structures. The Assessors will help determine the total square footage of living area in a dwelling.