

Removal of Earth Products: The removal of earth products is the removal of loam, sand, gravel, stone, or other fill material for sale in commercial quantities, or for use in another location.

Retail Store: Includes shop and store for the sale of retail goods, personal service shop and department store; and shall exclude any drive-in service, free-standing retail stand, gasoline service and motor vehicle repair service, new and used car sales and service, trailer and mobile home sales and service and commercial service.

Sawmill: Sawmill operations or forest products manufactured in structures provided they are not within 200 feet of any property line and provided that outdoor storage shall not be located within the required front yard or within 50 feet of any property line. Portable sawmills shall be allowed in any zone for a maximum two (2) year period with the required permit issued by the Town.

Service Area: The area adjacent to a building entrance, usually in the rear, through which supplies are received and waste materials are moved.

Sign: Any device having a display surface on one or both sides designed to inform or attract the attention of persons not on the premises on which the sign is located, provided, however, that the following shall not be included in the application of the regulation herein:

- A. Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises.
- B. Flags and insignia of any government except when displayed in connection with commercial promotion.
- C. Legal notices, identification, informational or directional signs erected as required by governmental bodies.
- D. Signs directing and guiding traffic and parking on private property, but bearing no advertising.

Special Exception: A principal use of a building or lot which may be permitted under this Ordinance only upon application to the Board of Adjustment and subject to the approval of that Board, and only in cases where the words "Special Exception" in this Ordinance pertain.

Stable, Boarding and Riding: A building and grounds for boarding horses, and/or for the promotion of horseback riding for a fee.

Street or Public Street: A public right-of-way which the town or state has the duty to maintain regularly or a right-of-way shown on a

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uses such as swimming pools and tennis courts shall be installed and operated in such a manner that adjacent residential uses shall be protected from direct glare and intensity of the lighting.

Section 318 Signs

Signs as defined in Article VI are specifically prohibited except as herein provided, as administered by the Board of Selectmen. Permit required. Excluded from these provisions are Section 318.4 (now 318.5) and Section 318.6 (now 318.7).

Section 318.1

All signs must be constructed of durable materials and shall be maintained in good condition and repair at all times. No sign shall have more than two (2) faces.

Section 318.2

In any residential district, a sign with incandescent lighting, not exceeding four square feet per face is permitted which announces the name, address, or professional or home business of the occupant of the premises on which said sign is located. One off-site sign is allowed with the written permission from the landowner and the Board of Selectmen.

Section 318.3

A permanent sign with a maximum of two (2) faces, not to exceed 32 square feet per face, is permitted to identify a residential development or subdivision. The sign must be constructed of wood or stone and shall not exceed eight feet (8') in height. Sign must be placed on a private deeded easement.

Section 318.4

A bulletin board not exceeding 24 square feet per face is permitted in connection with any church, school, or similar public structure.

Section 318.5

A temporary agricultural products, real estate or construction sign, not exceeding 12 square feet per face, is permitted on the property being sold, leased or developed. Such sign shall be removed within 30 days of fulfilling its function.

Section 318.6

In any commercial and industrial district, a business sign shall be

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permitted in connection with any legal business or industry located on the same premises and meeting the following requirements:

- A. Two signs are permitted on a lot for any legally established business, one free standing, the other attached to the building. In the event that there is more than one legally established business on a lot, the requirement of one free standing sign remains unchanged; however, one sign for each business may be attached to the building, provided the combined square footage of the signs does not exceed 100 square feet.
- B. The primary purpose of the sign shall be for identification and not for advertising and may state only the owner, trade names, trademarks, products sold, and/or the business or activity conducted on the premises on which the sign is located.
- C. Signs shall not extend above the roof or parapet of the building. The height of a free standing sign shall not exceed 30 feet.
- D. Illuminated signs shall be shielded in such a way as to produce no glare, undue distraction, confusion or hazard to the surrounding area or to vehicular traffic. Illumination shall be properly focused upon or from within the sign itself.
- E. Signs which are animated, flashing, or with intermittent illumination are prohibited, as well as portable or self-contained signs.
- F. Signs shall not project over public right-of-way or property lines except that in commercial districts signs may project over the sidewalks up to a vertical line from a point one foot from the curb providing the signs are at least 10 feet above the sidewalk.
- G. Maximum square footage of any sign shall be 100 square feet, all faces included, or a total of 150 square feet for the two signs.

Section 318.7

Political signs shall be permitted in accordance with state legislation.

Section 318.8

Any sign which becomes in disrepair shall be removed upon order of the Building Inspector if not repaired after 30 days notice. No sign shall be placed upon utility poles, street sign posts, private property of others, or within the state or town rights-of-way, without the express written permission of the owner and approval by the Board of Selectmen pursuant to Section 318.2, and shall be removed upon

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order of the Building Inspector within ten (10) days of the date of the order.

Section 319 Home Business and Expanded Home Business

Any home business shall be permitted as an accessory use if it complies with the requirements of this section, as determined by the Planning Board.

An expanded home business shall also be permitted under the same terms as noted above, providing that the nature of the expanded home business is as defined in Article VI of this Ordinance.

Section 319.1

The home business shall be carried on by members of the family residing on-site. Two on-premises employees who do not reside on the site are permitted.

The expanded home business shall also be carried on by members of the family, however, up to six (6) non-related, on-premises employees are permitted.

Section 319.2

The home business or expanded home business shall be carried on within the principal or accessory structures.

Section 319.3

Exterior storage of materials or variation from the residential character of the principal or accessory structure shall not be permitted.

Section 319.4

Objectionable circumstances such as noise, vibration, smoke, dust, electrical disturbance, odors, heat or glare shall not be produced.

Section 319.5

No traffic shall be generated by such activity in greater volumes than would normally be expected in the neighborhood.

Section 319.6

Parking shall be provided off-street and in accordance with Section 314, Off-Street Parking.