

# Development Opportunity

4 Way Lighted Intersection



**Lot 2-1**  
1.35+/- Acres  
**\$499,900**

**Lot 2-2**  
1.53+/- Acres\*  
\*less than an acre buildable  
**\$129,900**

**Lot 4-1**  
4.86+/- Acres\*  
\*2 acres are buildable  
**\$399,900**

**Lot 7**  
1.82+/- Acres  
**\$129,900**

**19,000+/-  
Cars Daily**

**Town  
Water & Sewer**

**Electric at Street**

**Boulder Point Drive,  
(Rte. 25/Tenney Mtn. Hwy)  
Plymouth**

**Offered By:**  
**Kevin Sullivan**  
**Sales Associate**

Office: 603-528-3388 Ext. 305  
Cell: 603-630-3276  
ksullivan@weeksccommercial.com



**WEEKS  
COMMERCIAL**



**Co-Listed By:**  
**Lynn O'Connor**  
**Sales Associate**

Office: 603-528-3388 Ext. 300  
Cell: 603-387-2886  
loconnor@weeksccommercial.com

350 Court Street  
Laconia, NH 03246

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# Development Opportunity

Weeks Commercial is pleased to present this outstanding development opportunity just off I 93.

Located at a 4-way intersection traffic light at Route 25/Tenney Mountain Highway and Boulder Point Drive. Boulder Point is now home to 100,000+/- SF of medical offices affiliated with Spaulding Memorial Hospital. Join other national retailers such as Super Wal-Mart and Tractor Supply along with regional retailers and office professionals.

This is a highly visible location with an average traffic count of over 19,000+/- cars daily.

Owner financing/build to suit are available!

Surround yourself with the strongest tenant mix of national and regional tenants in Plymouth, NH.



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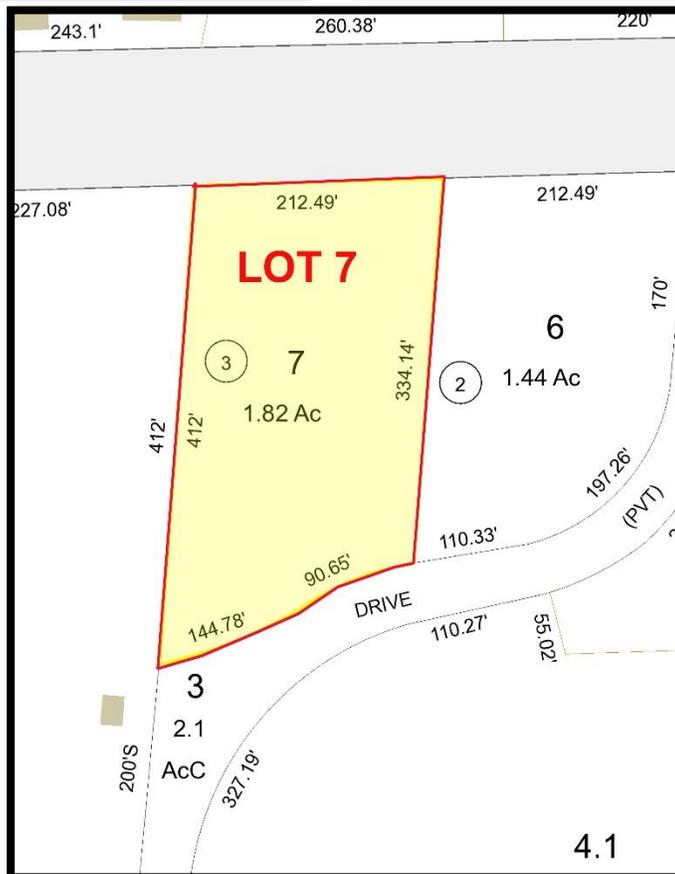
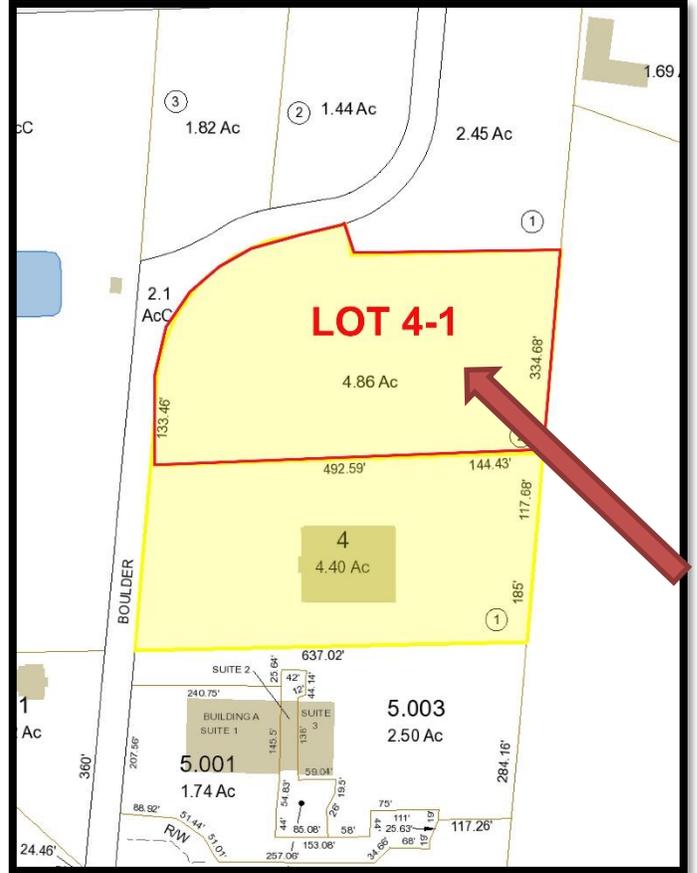
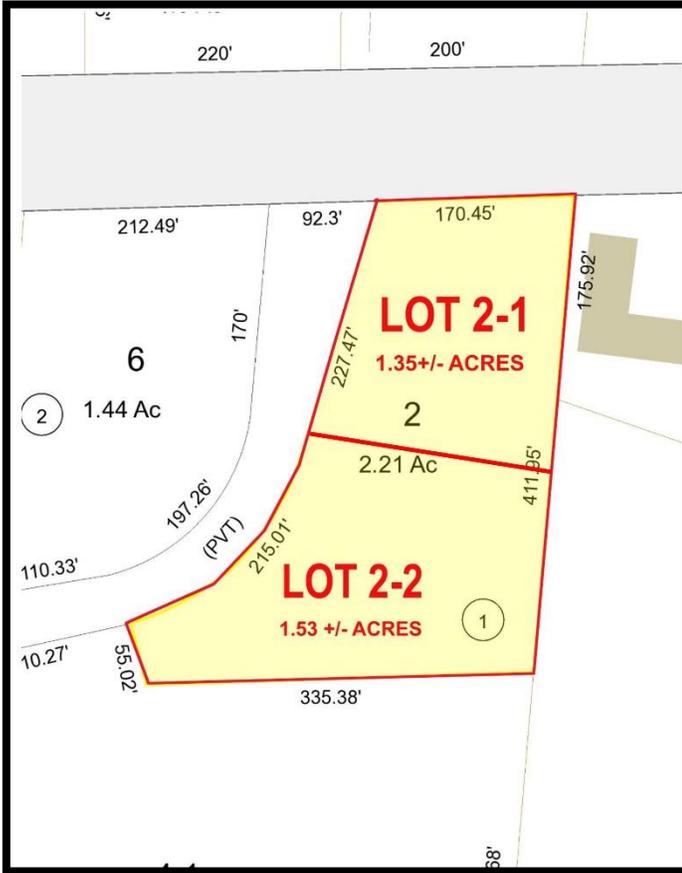
# Property Details

	<b>LOT 2-1*</b>	<b>LOT 2-2*</b>	<b>LOT 4-1</b>	<b>LOT 7</b>
<b>SITE DATA</b>				
Zoning	ICD	ICD	ICD	ICD
Deed-Book/Page	3046/0762	3046/0762	2741/0935	2663/0577
<b>TAX DATA</b>				
Taxes	\$8,446	TBD	\$10,309	\$2,726
Tax Year	2019	2019	2019	2019
Tax Map/Lot #	213-002	213-002	213-004-001	213-007
Current Tax Rate	\$28.19	\$28.19	\$28.19	\$28.19
Total Assessed Value	\$299,600	TBD	\$365,700	\$96,700
<b>PROPERTY DATA</b>				
Lot Size	1.35+/- Acres	1.53+/- Acres	4.86+/- Acres	1.82+/- Acres
Road Frontage	170' Tenney Mtn. Hwy TBD' Boulder Point	TBD' Boulder Point	133' Boulder Point Drive	212' Tenney Mtn. Hwy 235' Boulder Point Drive
Water & Sewer	Town	Town	Town	Town
Power	3 Phase across street Electric at street	Electric at street	Electric at street	Electric at street

\*Lots 2-1 and 2-2 available per town of Plymouth approval of Subdivision or Commercial Cluster. Exact acreage, frontage and taxes are To-Be-Determined

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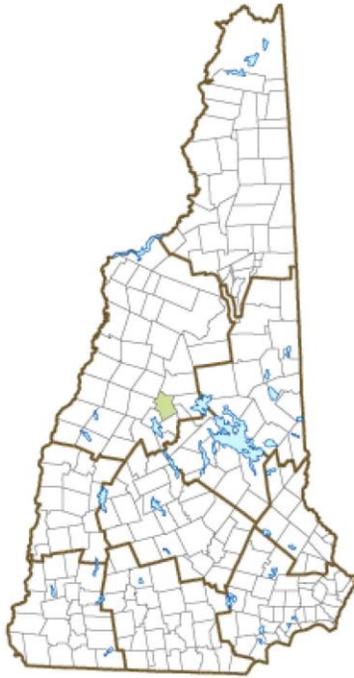
# Tax Maps



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# Plymouth, NH

## Plymouth, NH



### Community Contact

**Town of Plymouth**  
**Paul Freitas, Town Administrator**  
 6 Post Office Square  
 Plymouth, NH 03264

Telephone  
 Fax  
 E-mail  
 Web Site

**(603) 536-1731**  
**(603) 536-0036**  
**townadmin@plymouth-nh.org**  
**www.plymouth-nh.org**

### Municipal Office Hours

**Selectmen, Town Administrator: Monday through Friday, 8 am - 4:30 pm; Town Clerk: Monday through Friday, 8:30 am - 4 pm; Tax Collector: Tuesday through Thursday, 8 am - 2 pm**

County  
 Labor Market Area  
 Tourism Region  
 Planning Commission  
 Regional Development

**Grafton**  
**Plymouth, NH LMA**  
**Lakes**  
**North Country Council**  
**Grafton County Economic Development Council**

### Election Districts

US Congress  
 Executive Council  
 State Senate  
 State Representative

**District 2**  
**District 1**  
**District 2**  
**Grafton County District 8**

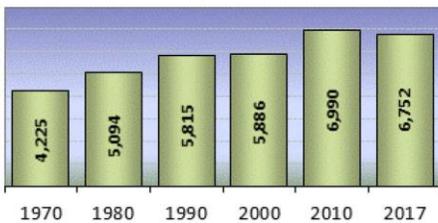
**Incorporated:** 1763

**Origin:** This territory was part of a large plot of undivided land in the Pemigewasset Valley. Many of those named in the 1763 charter were soldiers from the Seven Years' War who had come from Hollis. The town was named after the original Plymouth colony in Massachusetts. In 1792, the southwest portion of the town was separated, and with a portion of land from Groton, incorporated as Hebron. Plymouth State University was founded here in 1871 as a normal school, evolving as a teachers' college, a state college, and now a state university.

**Villages and Place Names:** West Plymouth

**Population, Year of the First Census Taken:** 625 residents in 1790

**Population Trends:** Population change for Plymouth totaled 3,542 over 57 years, from 3,210 in 1960 to 6,752 in 2017. The largest decennial percent change was an increase of 32 percent between 1960 and 1970, the smallest, a



one percent increase between 1990 and 2000. The 2017 Census estimate for Plymouth was 6,752 residents, which ranked 49th among New Hampshire's incorporated cities and towns.

**Population Density and Land Area, 2017 (US Census Bureau):** 239.3 persons per square mile of land area. Plymouth contains 28.2 square miles of land area and 0.2 square miles of inland water area.



Grafton County

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.

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MUNICIPAL SERVICES		POPULATION (1-YEAR ESTIMATES/DECENNIAL) <i>(US Census Bureau)</i>		
Type of Government	Selectmen	Total Population	Community	County
Budget: Municipal Appropriations, 2018-2019	\$8,435,833	2017	6,752	89,386
Budget: School Appropriations, 2017-2018	\$8,188,321	2010	6,990	89,118
Zoning Ordinance	1961/17	2000	5,886	81,826
Master Plan	Update in Progress	1990	5,815	74,998
Capital Improvement Plan	Yes	1980	5,094	65,806
Industrial Plans Reviewed By	Planning Board	1970	4,225	54,914
Boards and Commissions		<b>Demographics, American Community Survey (ACS) 2013-2017</b>		
Elected:	Selectmen	Population by Gender		
Appointed:	Please visit <a href="http://www.plymouth-nh.org">www.plymouth-nh.org</a> for a list of boards & committees to which citizens may be appointed.	Male	3,441	Female 3,249
Public Library	Pease Public	Population by Age Group		
<b>EMERGENCY SERVICES</b>		Under age 5	179	
Police Department	Full-time	Age 5 to 19	1,846	
Fire Department	Full & part-time	Age 20 to 34	2,033	
Emergency Medical Service	Full & part-time	Age 35 to 54	1,144	
Nearest Hospital(s)	Distance Staffed Beds	Age 55 to 64	594	
Speare Memorial, Plymouth	Local 25	Age 65 and over	894	
<b>UTILITIES</b>		Median Age	22.2 years	
Electric Supplier	NH Electric Coop; Constellation	Educational Attainment, population 25 years and over		
Natural Gas Supplier	None	High school graduate or higher	91.4%	
Water Supplier	Plymouth Village Water & Sewer District	Bachelor's degree or higher	33.9%	
Sanitation	Plymouth Village Water & Sewer District	<b>INCOME, INFLATION ADJUSTED \$ <i>(ACS 2013-2017)</i></b>		
Municipal Wastewater Treatment Plant	Yes	Per capita income	\$23,112	
Solid Waste Disposal	None	Median family income	\$67,188	
Curbside Trash Pickup	None	Median household income	\$41,875	
Pay-As-You-Throw Program	No	Median Earnings, full-time, year-round workers		
Recycling Program	Mandatory	Male	\$51,182	
Telephone Company	Fairpoint	Female	\$48,750	
Cellular Telephone Access	Yes	Individuals below the poverty level 20.0%		
Cable Television Access	Yes	<b>LABOR FORCE <i>(NHES – ELMI)</i></b>		
Public Access Television Station	Yes	Annual Average	2007	2017
High Speed Internet Service: Business	Yes	Civilian labor force	3,314	3,555
Residential	Yes	Employed	3,207	3,465
<b>PROPERTY TAXES <i>(NH Dept. of Revenue Administration)</i></b>		Unemployed	107	90
2017 Total Tax Rate (per \$1000 of value)	\$29.56	Unemployment rate	3.2%	2.5%
2017 Equalization Ratio	91.2	<b>EMPLOYMENT &amp; WAGES <i>(NHES – ELMI)</i></b>		
2017 Full Value Tax Rate (per \$1000 of value)	\$27.55	Annual Average Covered Employment	2007	2017
2017 Percent of Local Assessed Valuation by Property Type		Goods Producing Industries		
Residential Land and Buildings	61.4%	Average Employment	268	172
Commercial Land and Buildings	32.8%	Average Weekly Wage	\$ 777	\$1,075
Public Utilities, Current Use, and Other	6.1%	Service Providing Industries		
<b>HOUSING <i>(ACS 2013-2017)</i></b>		Average Employment	2,814	3,088
Total Housing Units	2,574	Average Weekly Wage	\$ 556	\$ 699
Single-Family Units, Detached or Attached	1,262	Total Private Industry		
Units in Multiple-Family Structures:		Average Employment	3,082	3,261
Two to Four Units in Structure	224	Average Weekly Wage	\$ 576	\$ 719
Five or More Units in Structure	813	Government (Federal, State, and Local)		
Mobile Homes and Other Housing Units	275	Average Employment	1,311	1,251
		Average Weekly Wage	\$ 772	\$ 922
		Total, Private Industry plus Government		
		Average Employment	4,392	4,511
		Average Weekly Wage	\$ 634	\$ 775

Economic & Labor Market Information Bureau, NH Employment Security, July 2019. Community Response Received 5/31/2018

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**EDUCATION AND CHILD CARE**

Schools students attend: **Plymouth operates grades K-8; grades 9-12 are part of Pemi-Baker Cooperative (Ashland, District: SAU 48  
Campton, Holderness, Plymouth, Rumney, Thornton, Wentworth)**

Career Technology Center(s): **Plymouth Applied Technology Center** Region: **5**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	<b>2</b>		<b>1</b>	<b>3</b>
Grade Levels	<b>P K 1-8</b>		<b>9-12</b>	<b>1-12 PG</b>
Total Enrollment	<b>485</b>		<b>676</b>	<b>361</b>

Nearest Community College: **Lakes Region**

Nearest Colleges or Universities: **Plymouth State University**

2017 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **9** Total Capacity: **280**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Plymouth State University	Education	487	1871
Speare Memorial Hospital	Health care services	220	1899
NH Electric Cooperative	Electric service	206	1939
Hannaford Brothers	Supermarket	187	
Plymouth Regional High School	Education	135	
Plymouth Elementary School	Education	97	
Town of Plymouth	Municipal services	70	1763
Wal-Mart	Retail store		2003

## Employer Information Supplied by Municipality

**TRANSPORTATION** (*distances estimated from city/town hall*)

Road Access	US Routes	<b>3</b>
	State Routes	<b>3A, 25</b>
Nearest Interstate, Exit		<b>I-93, Exit 26</b>
Distance		<b>Local access</b>

Railroad	<b>State owned line</b>
Public Transportation	<b>Yes</b>

Nearest Public Use Airport, General Aviation		
<b>Plymouth Regional</b>	Runway	<b>2,380 ft. turf</b>
Lighted?	No	Navigation Aids?
		<b>No</b>

Nearest Airport with Scheduled Service		
<b>Lebanon Municipal</b>	Distance	<b>45 miles</b>
Number of Passenger Airlines Serving Airport		<b>1</b>

Driving distance to select cities:	
Manchester, NH	<b>60 miles</b>
Portland, Maine	<b>92 miles</b>
Boston, Mass.	<b>110 miles</b>
New York City, NY	<b>309 miles</b>
Montreal, Quebec	<b>212 miles</b>

**COMMUTING TO WORK** (*ACS 2013-2017*)

Workers 16 years and over	
Drove alone, car/truck/van	<b>59.3%</b>
Carpooled, car/truck/van	<b>6.4%</b>
Public transportation	<b>0.0%</b>
Walked	<b>24.9%</b>
Other means	<b>4.2%</b>
Worked at home	<b>5.2%</b>
Mean Travel Time to Work	<b>16.2 minutes</b>

**Percent of Working Residents: ACS 2013-2017**

Working in community of residence	<b>48.0</b>
Commuting to another NH community	<b>50.4</b>
Commuting out-of-state	<b>1.6</b>

**RECREATION, ATTRACTIONS, AND EVENTS**

<b>X</b>	Municipal Parks
	YMCA/YWCA
	Boys Club/Girls Club
	Golf Courses
	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
<b>X</b>	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
<b>X</b>	Museums
<b>X</b>	Cinemas
<b>X</b>	Performing Arts Facilities
<b>X</b>	Tourist Attractions
<b>X</b>	Youth Organizations (i.e., Scouts, 4-H)
<b>X</b>	Youth Sports: Baseball
<b>X</b>	Youth Sports: Soccer
<b>X</b>	Youth Sports: Football
<b>X</b>	Youth Sports: Basketball
<b>X</b>	Youth Sports: Hockey
<b>X</b>	Campgrounds
<b>X</b>	Fishing/Hunting
	Boating/Marinas
<b>X</b>	Snowmobile Trails
<b>X</b>	Bicycle Trails
<b>X</b>	Cross Country Skiing
	Beach or Waterfront Recreation Area
	Overnight or Day Camps

Nearest Ski Area(s): **Tenney Mountain**

Other: **Hiking; White Mtn Exploration Ctr; Ice climbing; Rock climbing; Paddle sports**

# Permitted Uses

any conflict between restrictions contained in Article VII, Floodplain Development and Article VIII, Airport and the restrictions of any underlying zone, the more restrictive shall apply.

The following chart lists those uses allowed in each zone. Those uses designed with a “P” in the various zones are permitted and allowed by right. Those uses designed “SE” are allowed only as a special exception as granted by the Zoning Board of Adjustment. A dash indicates that the use is neither permitted, nor allowed by special exception in the corresponding zone.

USES	ZONE						
	SRF	MFR	A	CI	VC	HC	ICD
RESIDENTIAL							
Accessory Dwelling Unit	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
Cluster Residential Development	P	P	P	P	P <sup>1</sup>	SE	SE
Continuing Care Retirement Community	-	-	P	-	-	-	-
Manufactured Housing	-	-	P	-	SE <sup>1</sup>	SE	SE
Multiple Unit Dwelling of 3 to 6 Units	-	SE	SE	SE	P <sup>1</sup>	SE	SE
Residential Institution	-	SE	SE	P	SE <sup>1</sup>	P	P
Rooming House	-	SE	SE	SE	SE <sup>1</sup>	SE	SE
Single-Family Dwelling	P	P	P	P	P <sup>1</sup>	SE	SE
Two-Family Dwelling	SE	P	P	P	P <sup>1</sup>	SE	SE

<sup>1</sup> See Section 304.1

<sup>2</sup> See Section 416

Uses	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
<b>MUNICIPAL</b>							
Civic Use	-	-	P	P	SE	SE	SE
Civic Use limited to Public Safety	-	SE	P	P	SE	P	P
Civic Use limited to Public Safety and Recreation	SE	-	P	P	SE	SE	SE
Civic Use limited to Office, Public Safety, Recreation, Parking and Service	-	-	P	P	P	SE	SE
Library	-	-	SE	P	SE	SE	SE
<b>COMMERCIAL</b>							
Auto Service Station	-	-	P	-	P	P	P
Bank	-	-	P	P	P	P	P
Bar/Tavern/Nightclub <sup>2</sup>	-	-	-	-	-	-	-
Childcare Center	SE	SE	P	P	P	P	SE
Commercial Service	-	-	P	SE	P	P	P
Drive-through Restaurant	-	-	P	-	-	P	P
Drive-through Service	-	-	P	-	SE	P	P
Fuel Storage	-	-	SE	-	SE	SE	SE
Funeral Establishment	-	-	SE	P	SE	SE	SE
Hotel/Motel	-	-	P	-	P	P	P
Outdoor Recreation	-	-	P	SE	SE	P	P
Indoor Recreation	-	-	P	-	P	P	P
Junkyard	-	-	SE	-	SE	SE	SE
Lumberyard	-	-	SE	-	SE	SE	SE
Office	-	SE	P	P	P	P	P
Personal Wireless Communication Facilities	P <sup>3</sup>						
Printing and Publishing	-	-	SE	-	SE	P	P
Private Club	-	-	SE	SE	P	P	P
Restaurant	-	-	P	SE	P	P	P
Retail Sales	-	-	P	SE	P	P	P
Sexually-Oriented Business (must meet additional requirements of Section 415)	-	-	SE	-	-	-	-
Theater	-	-	P	P	P	P	P
Tourist Home	-	-	P	-	P	P	P
Truck Terminal	-	-	SE	-	SE	SE	SE
Vehicular Sales and Repair	-	-	P	-	SE	P	P
Warehouse	-	-	SE	-	SE	SE	P
Wholesale Business	-	-	SE	-	SE	P	P

<sup>2</sup>Adopted by Warrant Article 3/10/09

<sup>3</sup>Allowed in all zones provided the provisions of Article IX are met

Uses	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
<b>INSTITUTIONAL</b>							
Church	-	-	P	P	P	P	P
Education	-	-	SE	P	SE	SE	SE
Hospital	-	-	SE	P	SE	SE	SE
Medical Center	-	-	SE	P	SE	SE	SE
Research Laboratory	-	-	SE	SE	SE	SE	SE
<b>AGRICULTURAL</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
Agriculture	-	-	P	-	SE	SE	SE
Forestry	-	-	P	-	SE	SE	SE
<b>INDUSTRIAL</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
Industry	-	-	SE	-	SE	SE	P
<b>MISCELLANEOUS</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
Accessory buildings in excess of three (3)	SE	SE	SE	SE	SE	SE	SE
More than one main structure	SE	SE	SE	SE	SE	SE	SE
Parking Facility for less than 125% of the minimum number of parking spaces required by Section 411.2	-	SE	SE	SE	SE	P	P
Parking Facility for 125% or more of the minimum number of parking spaces required by Section 411.2	-	-	-	SE	SE	SE	SE
Off-Site Parking Facility	-	SE	SE	SE	SE	SE	SE
Accessory structure in front, side or rear setback area	SE	SE	SE	SE	SE	SE	SE

Section 304 Area Dimensions	Zone						
	SFR	MFR	A	CI	VC	HC	ICD
<b>Minimum frontage (in feet) for:</b>							
-lots tied into a municipal or private sewage disposal system	100	100	100	100	50	100	100
-lots with on-site septic disposal	150	150	150	150	50	150	150
-Backlots approved under Article VIII, Section R of Subdivision Regulations	50	50	50	50	50	50	50
<b>Minimum yards (setbacks) in feet</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
-front	30	30	30	30	150 by SE	30	30
-side	15	15	15	15	00	15	15
-rear	15	15	15	15	100 by SE	15	15

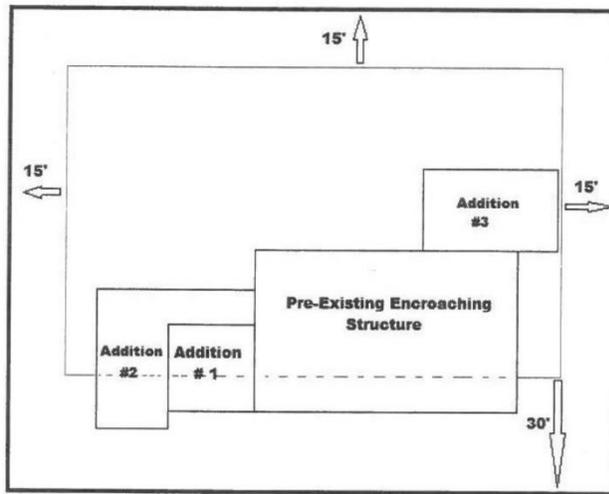
## Residential Setbacks

All legal, pre-existing, non-conforming structures (residences) in place at the time of adoption of this Amendment shall be subject to the following:

- For the Front (street) setback ONLY:

The line of closest encroachment into the front setback of such a residence shall be considered the front setback line, by default of that occupancy. Per the diagram:

- Additions to structures that hold to that line will require a Special Exception (Addition #1).
- Additions encroaching further beyond that setback line will require a Variance (Addition #2).
- Additions within the setback area will continue to require only a Building Permit (Addition #3).



Uses	Zone						
<b>Minimum yards (in feet) on Rented Lots in Manufactured Housing Parks:</b>							
-front	-	-	25	-	25	25	25
-side	-	-	12	-	12	12	12
-rear	-	-	12	-	12	12	12
<b>Minimum lot size (in acres per dwelling unit) for property served by:</b>							
-municipal sewage disposal	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-private sewage disposal and treatment system designed in accordance with appropriate state standards	0.5	0.5	1.0/.5**	0.5	0	0.5	0.5
-an on-site septic disposal system	1	1	1	1	0	1	1
			** See below				

\*\*One (1) acre is required unless a Cluster Residential Development (see Article V) is used in which case the lot size shall be calculated based on half (1/2) acre lot size.

<b>Minimum lot size for multi-unit dwellings of three (3) to six (6) unit (in square feet):</b>							
<b>Number of Units</b>	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
(for property served by municipal sewage disposal or a private sewage disposal) and treatment system designed in accordance with appropriate state standards)							
Three (3)	N/A	46,060	46,060	46,060	0	46,060	46,060
Four (4)	N/A	48,560	48,560	48,560	0	48,560	48,560
Five (5)	N/A	51,060	51,060	51,060	0	51,060	51,060
Six (6)	N/A	53,560	53,560	53,560	0	53,560	53,560
(for property with an on-site septic disposal system)							
Three (3)	N/A	89,620	89,620	89,620	0	89,620	89,620
Four (4)	N/A	92,120	92,120	92,120	0	92,120	92,120
Five (5)	N/A	94,620	94,620	94,620	0	92,620	92,620
Six (6)	N/A	97,120	97,120	97,120	0	97,120	97,120
<i>(N/A = Not allowed as a permitted use nor allowed by SE)</i>							

	<b>SFR</b>	<b>MFR</b>	<b>A</b>	<b>CI</b>	<b>VC</b>	<b>HC</b>	<b>ICD</b>
Maximum lot coverage by impervious surfaces (percentage of total lot area):	75	75	75	75	100	75	75

**304.1 Residential Use in Village Commercial Zone**

In the Village Commercial Zone, residential uses are permitted above or below the street level only. Residential uses on the street level are permitted only by special exception in accordance with Section 1204.2 and Section 1204.3

**304.2 Commercial Co-location**

In the ICD, A and HC Zones, co-location (siting) of more than one main (primary) commercial structure on a single building pad on a single parcel is Permitted, providing that all other Zoning requirements (legal parcel acreage, exterior lot-line setbacks, parking spaces, impervious surface coverage, driveway access) are met.

- The businesses occupying the parcel do not need to be related by owner or type; the parcel and pad itself must be owned by a single entity, including partnerships.
- Interior setbacks, access and circulation between buildings shall meet Life/Safety minimums, per the Plymouth Fire Dept.
- All main structures shall be subject to Site Plan Review, including their relationship to the shared amenities and storm water drainage.