

Madbury Zoning Ordinances

B. **Single Family Dwelling:** A building containing one Dwelling Unit and that is not attached to any other dwelling by any means whatsoever, except an Accessory Apartment, and is surrounded by open space or yards.

C. **Two-Family Dwelling:** A building containing, on a single lot, two Dwelling Units, each of which is totally separated from the other by a common shared wall extending from the lowest ground level to the highest roof level of the living portion of both units, or a ceiling and floor extending from exterior wall to exterior wall except for a common stairwell, if necessary.

D. **Accessory Apartment:** A Dwelling Unit accessory to a Single Family Dwelling and conforming to the requirements of Article V, Section 4.

ENGINEER: The duly designated engineer, planning consultant, or official assigned by the Planning Board.

EXPLOSIVE: A reactive gas, liquid or solid that will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof. Examples: dynamite, organic peroxides and ammonium nitrate.

FACILITY: Something that is built, installed, or established for a particular purpose.

FINAL PLAT: The map, drawing or chart on which the sub-divider's plan of subdivision is presented to the Planning Board for approval, and which, when approved, will be signed and submitted to the Register of Deeds of Strafford County for recording.

FRONTAGE: Continuous length of the lot bordering on and accessible from a public right-of-way.

GASOLINE STATION: That portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purposes of retail sale of gasoline.

GROUNDWATER: Subsurface water that occurs beneath the water table in soils and geologic formations.

HAZARDOUS MATERIAL: A material that is defined in one or more of the following categories:

HIGHLY TOXIC: A gas, liquid, or solid so dangerous to man as to afford an unusual hazard to life. Example: chlorine gas.

HOME PRODUCE AND PRODUCTS: Everything of an agricultural nature grown, produced, or conditioned on the property of the resident, also such Articles as are manufactured or altered by members of the household of the bona fide resident of any property.

IGNITABLE: A gas, liquid or solid which may cause fires through friction, absorption of moisture, or which has low flash points. Examples: white phosphorous and gasoline.

IMPERVIOUS: not readily permitting the infiltration of water.

IMPERVIOUS SURFACE: a surface through which water or regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present. Earthen; wooden, or gravel surfaces; or other surfaces which could react with or dissolve when in contact with the substances stored on them are not considered impervious surfaces.

INHARMONIOUS USE OF WET AREAS: Those uses incompatible with the purpose of this Article, i.e., the regulations listed in Article IX, Section 1 Purpose, provided that, in cases of uncertainty, the use shall be denied and determined upon appeal to The Zoning Board of Adjustment in the usual manner provided by statute.

JUNK: Any old metals, bottles, mill waste, unfinished cloth, unfinished cotton or woolen mill yarns, old paper products, old rubber products, plastic or building materials, two or more unregistered motor vehicles not used for agricultural needs which are no longer intended or in condition for