

Summary of Model Ordinance Shoreland Protection District and Riparian Buffer Standards

SHORELAND PROTECTION DISTRICT

- **150 ft.** for 1st and 2nd order streams and **250 ft.** for all other water bodies.
- Establishment/expansion of salt storage yards, auto junk yards, solid waste and hazardous waste facilities, animal feedlot operations, dry cleaning establishments, automobile service/repair shops, laundry/car wash establishments not on municipal water or sewer, disposal or land application of biosolids, including septage, sewage sludge and animal manure are prohibited.
- Subsurface disposal of pollutants from sewage treatment facilities, other than on-site septic systems, storage or hazardous substances, including the use of road salt and de-icing chemicals are prohibited.
- Bulk or temporary storage of chemicals above or below ground, bulk or temporary storage of petroleum products or hazardous materials above or below ground, excluding normal residential or business use of liquid petroleum products and heating fuels for on-premise use are prohibited.
- Sand and gravel excavations as defined in RSA 155-E, mining or the processing of excavated materials, and any other use or activity not expressly permitted.
- No fertilizer, except limestone between the reference line and 50 feet. From 50 ft. landward of the reference line to 250 ft. only low phosphate, slow release nitrogen fertilizer may be used.
- **Impervious Surface Area Limitations:**
- Total constructed, impervious surface area is limited to 20% of a lot either partially or wholly located within the shoreland protection district. This may be increased to 25% in exchange for additional native tree and shrub planting within 50 ft. of the reference line through a deed restriction.
- **Stormwater Management:**
- All earth moving or excavation activities on lots greater than 1 acre in size either partially or wholly within the shoreland protection district, including the construction of new structures and modifications to existing structures must be conducted in accordance with an approved stormwater management plan per NH DES specifications under RSA 541-A for terrain alteration and RSA 485-A:17 to manage stormwater and control erosion and sediment, during and after construction.
- A permit is also required under RSA 485-A:17, I. for developed, or subdivided land whenever there is a contiguous disturbed area exceeding 50,000 square feet that is partially or wholly within the shoreland protection district.

RIPARIAN BUFFER STANDARDS:

- **Waterfront Zone:** 25 ft. from reference line for 1st and 2nd order streams and 50 ft. for all other water bodies. The Waterfront Buffer must be maintained in a natural state, although a view corridor and path to the water's edge may be established in accord with an approved Selected Clearing and Landscape Plan. No mechanized logging, no clear cutting of trees, and no cutting or removal of vegetation and natural ground cover (including the duff layer) below 3 feet in height is allowed, except as provided by this plan. Restricted tree care involving the removal of dead, diseased, unsafe, or fallen trees, saplings, shrubs is permitted. All stumps and their root systems, stones and duff shall be left intact in or on the ground.
- **Middle Zone:** 25 ft. from reference line for 1st and 2nd order streams and 50 ft. for all other water bodies. Forest management and limited tree clearing and removal are allowed. No more than 50% of the tree canopy within this zone can be removed. Overall tree coverage is managed through a Selected Clearing and Landscape Plan.

- **Outer Zone:** 25 ft. from the reference line for 1st and 2nd order streams and 50 ft. for all other water bodies. No more than 50% of the tree canopy within this zone may be removed. Tree removal and clearing, tree pruning, including the removal of dead, diseased, unsafe, or fallen trees, saplings, shrubs is permitted.
- **Selected Clearing and Landscape Plan:** This plan is required in order to establish a view corridor and path to the water's edge as well as document the pre-existing riparian buffer conditions on the lot. The view corridor shall not exceed 75 feet in width or one-third the width of the shoreline frontage, whichever is less. View corridors must also be in compliance with the CSPA, Natural Woodland Buffer requirements per RSA 483-B.

PRIMARY BUILDING LINE:

- Primary structures must be set back at least **25** ft. from the reference line for 1st and 2nd order streams and **50** ft.
- for all other water bodies.

ACCESSORY STRUCTURES

- Accessory structures must be setback at least **25** feet from the reference line.

REFERENCE LINE

- For coastal waters = highest observable tide line
- For rivers = ordinary high water mark
- For natural fresh water bodies = natural mean high water level
- For artificially impounded fresh water bodies – water line at full pond