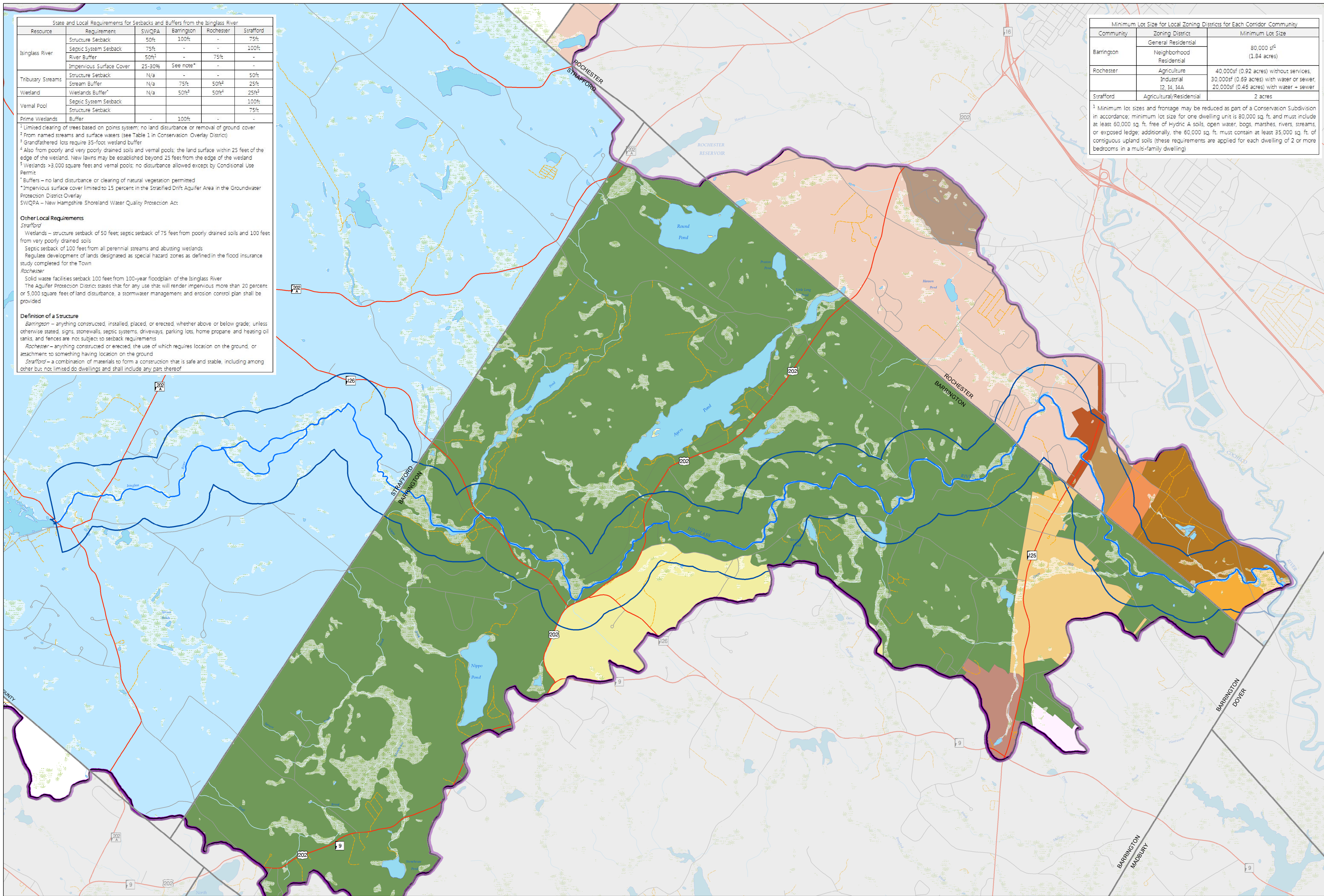


Isinglass River Management Plan

Figure 8

Zoning



Resource	Requirement	SWQPA	Barrington	Rochester	Stafford
Isinglass River	Structure Setback	50ft	100ft	-	75ft
	Septic System Setback	75ft	-	-	100ft
	River Buffer	50ft ¹	-	75ft	-
	Impervious Surface Cover	25-30%	See note ²	-	-
Tributary Streams	Structure Setback	N/A	-	-	50ft
	Stream Buffer	N/A	75ft	50ft ²	25ft
	Wetlands Buffer ³	N/A	50ft ²	50ft ²	25ft ²
Vernal Pool	Septic System Setback	-	-	-	100ft
	Structure Setback	-	-	-	75ft
Prime Wetlands	Buffer	-	100ft	-	-

¹ Limited clearing of trees based on points system; no land disturbance or removal of ground cover.
² From named streams and surface waters (see Table 1 in Conservation Overlay District).
³ Grandfathered lots require 35-foot wetland buffer.
⁴ Also from poorly and very poorly drained soils and vernal pools; the land surface within 25 feet of the edge of the wetland. New lawns may be established beyond 25 feet from the edge of the wetland.
⁵ Wetlands >3,000 square feet and vernal pools; no disturbance allowed except by Conditional Use Permit.
⁶ Buffers – no land disturbance or clearing of natural vegetation permitted.
⁷ Impervious surface cover limited to 15 percent in the Stratified Drift Aquifer Area in the Groundwater Protection District Overlay.
 SWQPA – New Hampshire Shoreland Water Quality Protection Act.

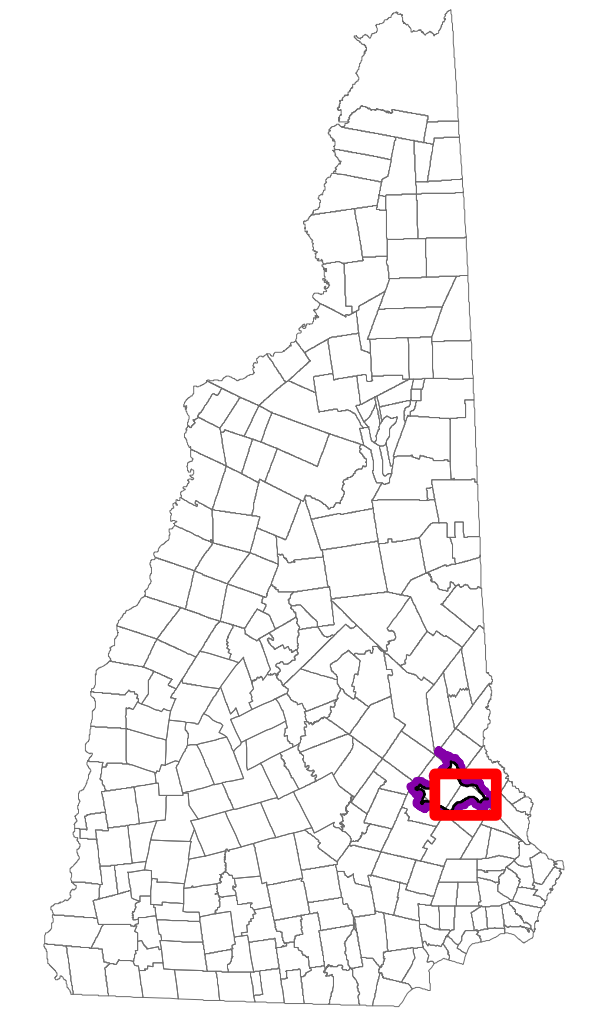
Other Local Requirements
Stafford
 Wetlands – structure setback of 50 feet; septic setback of 75 feet from poorly drained soils and 100 feet from very poorly drained soils.
 Septic setback of 100 feet from all perennial streams and abutting wetlands.
 Regulate development of lands designated as special hazard zones as defined in the flood insurance study completed for the Town.
Rochester
 Solid waste facilities setback 100 feet from 100-year floodplain of the Isinglass River.
 The Aquifer Protection District states that for any use that will render impervious more than 20 percent or 5,000 square feet of land disturbance, a stormwater management and erosion control plan shall be provided.

Definition of a Structure
Barrington – anything constructed, installed, placed, or erected, whether above or below grade, unless otherwise stated, signs, stone walls, septic systems, driveways, parking lots, home propane and heating oil tanks, and fences are not subject to setback requirements.
Rochester – anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.
Stafford – a combination of materials to form a construction that is safe and stable, including among other but not limited to dwellings and shall include any part thereof.

Community	Zoning District	Minimum Lot Size
Barrington	General Residential	80,000 sqft (1.84 acres)
	Neighborhood Residential	
Rochester	Agriculture	40,000sqf (0.92 acres) without services
	Industrial 12, 14, 14A	30,000sqf (0.69 acres) with water or sewer, 20,000sqf (0.46 acres) with water + sewer
Stafford	Agricultural/Residential	2 acres

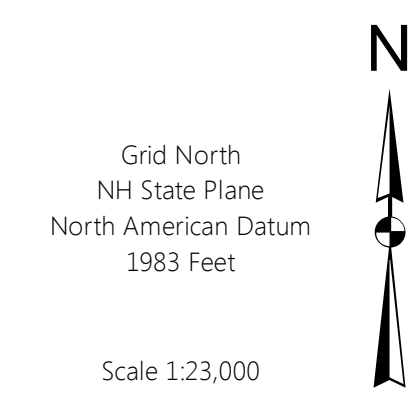
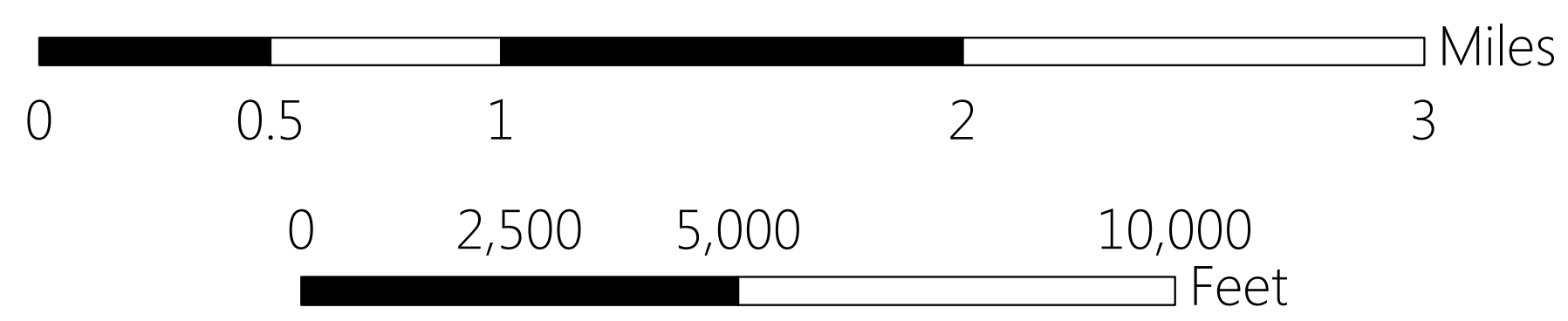
¹ Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance; minimum lot size for one dwelling unit is 80,000 sq. ft. and must include at least 60,000 sq. ft. free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge; additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous upland soils (these requirements are applied for each dwelling of 2 or more bedrooms in a multi-family dwelling).

- Legend**
- Watershed Boundary
 - Isinglass River Corridor
 - Isinglass River
- Barrington Zoning**
- General Residential
 - Neighborhood Residential
 - Regional Commercial
 - Town Center
 - Village District
- Rochester Zoning**
- Agricultural
 - Business 2 Zone
 - Industrial 2 Zone
 - Industrial 3 Zone
 - Industrial 4 Zone
 - Industrial 4A Zone
 - Residence 1 Zone
- Stafford Zoning**
- Agricultural/Residential



Map Created by the Stafford Regional Planning Commission
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 Rochester, NH 03867
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 Isinglass River Management Plan
 Path: \\N:\Region\MapRequests\BRLAC\2017_RMP_Updates\Maps\Figure8_Zoning_Corridor_24x36
 Date/Author: September, 2017 / KAP
 Map should be used for planning purposes only.

Data Sources
 Base features are from USGS 1:24,000 scale Digital Line Graphs, as archived in the GRANIT database. Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of Energy & Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. Neither OEP nor CSRC make any claim as to the validity or reliability or to any implied uses of these data.



- Base Features Legend**
- Municipal Boundary
 - Lake or Pond
 - River, Stream, Brook
 - Wetlands
 - Road Type
 - State
 - Local
 - Private

