

ARTICLE 7

TABLE #2 :DIMENSIONAL REQUIREMENTS

<u>DIMENSION</u>	DISTRICT			
	<u>R-1</u>	<u>R-2</u>	<u>C/I</u>	<u>CONS</u>
Frontage - minimum requirement. <i>See Note E</i>	150'	150'	150'	250'
Front Setback (measured from nearest right-of-way of an abutting road)	35'	35'	35'	100'
Side and Rear Setback	20'	20'	20'	50'
Setbacks to bodies of water (measured from the ordinary high water mark or mean high water mark)				
Natural Woodland Buffer restrictions	150'	150'	150'	150'
Primary Structure setback:				
Merrimack River	n/a	n/a	n/a	250'
Winnepesaukee River	n/a	50'	50'	250'
Sandogardy Pond	n/a	n/a	n/a	250'
Tioga River	250'	n/a	50'	250'
Knowles Pond Setback. <i>See Note D</i>	400'	n/a	n/a	n/a
Minimum Lot Size. See Notes A & B & C& F				
Single Family Residence				
With Sewer	2 ac.	0.5 ac.	NP	5 ac.
Without Sewer	2 ac.	1 ac.	NP	5 ac.
Two-Family Residence				
With Sewer	2.5 ac.	1 ac.	NP	5 ac.
Without Sewer	2.5 ac.	1.5 ac.	NP	5 ac.
Multi-family Residence (3 or 4 units) <i>See Note F</i>				
With Sewer	2 ac.	1 ac.	NP	NP
Without Sewer	2 ac.	1 ac.	NP	NP
Multi-family Residence (5 units or more) <i>See Note F</i>				
With Sewer	NP	1.25 ac.	1.25 ac.	NP
Without Sewer	NP	1.25 ac.	1.25 ac.	NP
Non-Residential				
With Sewer	2 ac.	0.5 ac.	0.5 ac.	5 ac.
Without Sewer	2 ac.	1 ac.	1 ac.	5 ac.
Open Space Residential Development	20 ac.	NP	NP	20 ac.
Manufactured Home Parks	NP	10 ac.	NP	NP
Building Height (in stories)	3	3	3	3
Interstate 93 Buffer Zone <i>See Note G</i>	100'	100'	100'	100'

NP - Not Permitted

NOTES TO TABLE 2 - DIMENSIONAL REQUIREMENTS:

- A. Minimum lot sizes may be altered to provide for adequate on-site sanitary facilities due to soil conditions or steep slopes in accordance with standards enumerated in the Subdivision Regulations adopted by the Planning Board.
- B. The overall permitted density in an open space residential development shall not exceed that specified in Article 13.3, Definitions #4 and #5.
- C. Any nonresidential use defined as special exception in Table 1 may be required to have such greater lot size as may be imposed as a condition of granting the special exception.
- D. No building construction to be allowed within 400' of the Knowles Pond High Water mark.
- E. A back land lot used for a residential purpose shall have a minimum of 50 feet of road frontage on a class five (5) or better road.
- F. All multi-family residences with 3 or more units have an additional ¼ acre minimum lot size for each of the total units. Add ¼ acre for each of the total number of units. For example, a 4 Unit Multi-family Residence in the R-1 Zone would require a minimum lot size of 2 acres plus and additional ¼ acre per unit (1/4 times 4 = 1 acre) for a total minimum lot size of 3 acres.

G. INTERSTATE 93 BUFFER ZONE:

- 1. PURPOSE.** The intent of this section is to promote the public health, safety, and general welfare by:
 - (a) Minimizing noise, air, and visual pollution caused by Interstate 93;
 - (b) Preserving the scenic qualities of land adjacent to Interstate 93 for the benefit of tourism and economic development of the State, the Region, and the Town of Northfield; and
 - (c) Supporting the preservation of rural character, woodlands, and agricultural land uses as identified as community values in the Town of Northfield Master Plan (2003).

2. DEFINITIONS.

Basal Area: The cross sectional area of a tree measured at a height of 4.5 feet above the ground, usually expressed in square feet per acre for a stand of trees.

Ground Cover: Any herbaceous plant which normally grows to a mature height of 4 feet or less.

Natural Vegetative Buffer: A naturally vegetated area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

Sapling: Any woody plant which normally grows to a mature height greater than 20 feet and has a diameter less than 6 inches at a point 4.5 feet above the ground.

Shrub: Any multi-stemmed woody plant which normally grows to a mature height of less than 20 feet.

Structure: Anything constructed or erected that requires location on the ground or attached to something having a location in the ground such as buildings, towers, signs, and other similar structures. For the purposes of the Interstate 93 Buffer Zone, this definition does not include fences, mailboxes, culverts, and other similar items.

3. NATURAL VEGETATIVE BUFFER.

Where existing, a natural vegetative buffer shall be maintained within 100 feet of either side of Interstate 93 measured back from the New Hampshire Department of Transportation Interstate 93 right-of-way. Within the natural vegetative buffer the following prohibitions and limitations shall apply:

- (a) Not more than a maximum of 50 percent of the basal area of mature trees that have been identified as ready for harvest by a Federal, State, or County forester shall be removed for any purpose in a 20- year period. The removal of saplings is not permitted. The intent is to ensure that a dense, healthy, well-distributed stand of trees, saplings, shrubs, ground cover, and their living, undamaged root systems is left in place at all times.
- (b) The establishment of new Structures and Buildings, as defined by this Ordinance, is prohibited in the Interstate 93 Buffer Zone.
- (c) The expansion or alteration of existing Structures and Buildings is subject to Article 14: Non-Conforming Uses.
- (d) Trees, saplings, shrubs, or ground cover that are dead, diseased, unsafe, or have fallen may be removed.
- (e) Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged.
- (f) Planting efforts that are beneficial to wildlife are encouraged.