

## Shoreland Protection

### Environmental Fact Sheet



Print Version

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1997

### Minimum Shoreland Protection Standards, RSA 483-B

#### **LIMITS WITHIN THE PROTECTED SHORELAND**

##### Prohibited Uses (*RSA 483-B:9, II*)

**250 ft**

- Establishment/expansion of salt storage yards, auto junk yards, solid waste & hazardous waste facilities.
- Use low phosphate, slow release nitrogen fertilizer from 250 feet to 25 feet.

##### **Uses Requiring State Permits**

- Public water supply facilities (*RSA 483-B:9, III*)
- Public water & sewage treatment facilities (*RSA 483-B:9, IV*)
- Public utility lines (*RSA 483-B:9, IV-b*)
- Existing solid waste facilities (*RSA 483-B:9, IV-c*)
- All activities regulated by the DES Wetlands Bureau per RSA 482-A (*RSA 483-B:9, II(c)*)

##### **Other Restricted Uses**

- All new lots, including those in excess of 5 acres, are subject to subdivision approval by DES. (*RSA 483-B:9, V(b)(1)*)
- Setback requirements for all new septic systems are determined by soil characteristics. (*RSA 483-B:9, V(b)(2)*)
- Minimum lot size in areas dependent on septic systems determined by soil type. (*RSA 483-B:9, V(e)(1)*)
- Alteration of Terrain Permit standards reduced from 100,000 square feet to 50,000 square feet. (*RSA 483-B:6, I(d)*)
- Total number of residential units in areas dependent on on-site sewage & septic systems, not to exceed 1 unit per 150 feet of shoreland frontage. (*RSA 483-B:9, V(e)(2)*)

#### **NATURAL WOODLAND BUFFER RESTRICTIONS (*RSA 483-B:9, V(a)*)**

**150 ft**

- Where existing, a natural woodland buffer must be maintained.
- Tree cutting limited to 50% of the basal area of trees, and 50% of the total number of saplings in a 20 year period. A healthy, **well-distributed stand** of trees, saplings, shrubs, and ground covers must be maintained.
- Stumps and their root systems must remain intact in the ground within 50 feet of the reference line.
- The opening for building construction is limited to 25 feet outward from the building, septic system, and driveway.
- The opening for accessory structures is limited to 10 feet outward from the

footprint.

**NEW SEPTIC SYSTEM LEACHFIELD SETBACKS** (*RSA 483-B:9, V(b)(2)*)

- 125 feet where soil down gradient of leachfield is porous sand & gravel. **125 ft**
- 100 feet where soil maps indicate presence of soils with restrictive layers within 18 inches of natural soil surface. **100 ft**
- 75 feet where soil map indicates presence of all other soil types. **75 ft**
- 75 feet minimum setback from rivers.

**PRIMARY BUILDING LINE\***

- Primary structure setback 50 feet from the reference line. (*RSA 483-B:9, II(B)*) **50 ft**
- Fertilizer use is prohibited within 25 feet of reference line. (*RSA 483-B:9, II(d)*) **25 ft**
- Accessory structure setback 20 feet from the reference line. (*EnvWs 1405.04*) **20 ft**

**REFERENCE LINE** (*RSA 483-B:4, XVII*)

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

\* If a municipality establishes a shoreland setback for primary buildings, whether greater or lesser than 50 feet, that defines the Primary Building Line for that municipality.