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| Topic: | Conservation Districts & Subdivisions; Ridgeline Protection |
| Resource Type: | Regulations |
| State: | New Hampshire |
| Jurisdiction Type: | Municipal |
| Municipality: | Town of Enfield |
| Year (adopted, written, etc.): | Unknown |
| Community Type – applicable to: | Suburban; Rural |
| Title: | Town of Enfield Conservation District Ordinance |
| Document Last Updated in Database: | May 9, 2017 |

Abstract

This is a law that regulates use in the conservation district. It limits commercial development and regulates the aesthetic nature of developments as well as protecting natural resources such as riparian areas.

Resource

402 CONSERVATION DISTRICT (C)

In the Conservation District land may be used and buildings may be erected or altered for the following purposes only and subject to the following regulations and limitations. Within the Conservation District the topographic information and data required for subdivision approval by the State of New Hampshire Water Supply and Pollution Control Commission (WS&PCC) shall be recorded in actual elevation above mean sea level (MSL), and said data shall be submitted to the Zoning Board of Adjustment in duplicate for purposes of record.

- A. Forestry: Growth and harvesting of forest products (not to include the clear cutting of timber);
- B. Agriculture, including farm animals and other generally accepted land uses for farm purposes;
- C. Single family dwellings.
- D. Cluster development is permitted as per Section 405.
- E. Water supply.

F. Non-commercial recreation activities such as hunting, fishing, hiking, cross-country skiing and snowmobiling.

G. Private yard sales and auctions.

H. Accessory uses customarily incidental to the above uses and not detrimental to the neighborhood to include the construction of access roads and buildings other than dwellings.

I. A recreational vehicle such as a motor home or camper may be permitted on a lot, with an existing dwelling unit, so long as it is not used for occupancy or as a dwelling in excess of three weeks in a calendar year.

J. A recreational vehicle such as a motor home or camper may be permitted on a lot without an existing dwelling unit, so long as sewage and gray water disposal is in accordance with State law. Occupancy shall be limited to six months in a calendar year.

K. Dwellings shall be limited to a density of one dwelling unit to ten acres of land and no structure shall be constructed within 300 feet of an existing river, stream, wetland, lake or public pond.

L. Electric, telephone and cable television distribution systems shall be underground including services to residents and to street lights.

M. No structure shall be located nearer than seventy-five (75) feet from any lot line contiguous to the street or fifty (50) feet from any other lot boundary or shall be higher than twenty-five (25) feet or two (2) stories.

N. In the Eastman Subdivision as shown by Tax Map 51, existing lots 1-127, no structure shall be located nearer than twenty (20) feet from any edge of a lot line contiguous to a street or fifteen (15) feet from any other lot boundary or higher than 35 feet or two and one-half stories.