

SHORELAND ZONING

110 Attachment 1

Town of South Berwick

Table C
Shoreland Dimensional Requirements

Residential and Noncommercial							
B1, B2 and BR residential uses same as commercial requirements							
Minimum Lot Size Requirements (square feet)	R1 and R1A	R2 and R2A	R3	R4	R5	I1	I2
Tidal	30,000 (2)	40,000	30,000 (2)	NA	NA	NA	NA
Nontidal	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Shore Frontage (feet)	R1 and R1A	R2 and R2a	R3	R4	R5	I1	I2
Tidal	150	150	200	NA	NA	NA	NA
Nontidal	200	200	200	200	200	200	200
Two-family and multifamily dwellings							
2 units	400	400	400	400	400	NA	400
3 units	600	600	600	600	600	NA	600
4 units	800	800	800	800	800	NA	800
5 units	1,000	1,000	1,000	1,000	1,000	NA	1,000
6 units	1,200	1,200	1,200	1,200	1,200	NA	1,200
Two-family and multifamily dwellings	B1	B2	BR				
2 units	200	400	200				
3 units	300	600	300				
4 units	400	800	400				
5 units	500	1,000	500				
6 units	600	1,200	600				

SOUTH BERWICK CODE

Residential and Noncommercial (cont.)							
Setbacks For Structures (feet)	R1 and R1A	R2 and R2A	R3	R4	R5	I1	I2
For water bodies and recognized features listed under § 110-18A(1), (2) (3)(a), (4) and (5)	250 (3), (5)	250 (3), (5)	250 (3), (4), (5)	250 (3), (5)	250 (3), (5)	250 (3), (5)	250 (3), (5)
For water bodes and recognized features listed under § 110-18B, Shoreland and Slope District	100	100	100	100	100	100	100
Setbacks vary for activities; see specific activities in Article V.							
§ 110-20, Agriculture § 110-22, Campgrounds § 110-23, Individual private campsites § 110-24, Clearing of vegetation for development § 110-26, Mineral exploration and extraction § 110-28, Road and driveways § 110-32, Parking areas § 110-33, Timber harvesting § 110-37, Minor freshwater wetlands	R1 and R1A	R2 and R2A	R3	R4	R5	I1	I2
For resources listed under § 110-18A(3)(d), Minor freshwater wetlands and (f), river banks (feet)	25	25	25	25	25	25	25
For resources listed under § 110-18A	100	100	100	100	100	100	100
Maximum Lot Coverage	R1 and R1A	R2 and R2A	R3	R4	R5	I1	I2
As defined	20%	20%	20%	20%	20%	60%	60%

SHORELAND ZONING

COMMERCIAL								
Minimum Lot Area (square feet) (7)	B1 and B2		R1 and R1A	R2 and R2A	R3	R4	R5	I1 and I2
Tidal	NA		40,000	NA	40,000	NA	NA	NA
Nontidal	NA		60,000	60,000	60,000	60,000	60,000	80,000
Shore Frontage (feet)	B1 and B2		R1 and R1A	R2 and R2A	R3	R4	R5	I1 and I2
Tidal	NA		200	NA	200	NA	NA	NA
Nontidal	NA		300	300	300	300	300	300
Setbacks for Structures (feet)								
Setbacks for Structures (feet)	B1 and B2		R1 and R1A	R2 and R2A	R3	R4	R5	I1 and I2
For water bodies listed under § 110-18A(1), (2), (4) and (5)	25		250	250	250	250	250	250
For water bodies listed under § 110-18B, Shoreland and Slope District	25		100	100	100	100	100	100
Maximum Lot Coverage								
Maximum Lot Coverage	B1	B2	R1 and R1A	R2 and R2A	R3	R4	R5	I1 and I2
As defined	NA	50 %	20%	20%	20%	20%	20%	70%

Shoreland Dimensional Requirements Index

NOTES:

(NA means "not applicable")

- (1) Minimum lot sizes for all other districts shall remain the same as shown in Table B, Dimensional Requirements.
- (2) If lot is served by onsite, septic, the minimum lot size shall be 40,000 square feet.
- (3) For permitted uses in the Resource Protection District, the setback for structures is 100 feet.
- (4) For areas of established development pattern, as defined by policy guidelines, at the time of adoption of this chapter the setback from IWWH areas for structures allowed in the underlying zone is 100 feet. See Limited Residential Shoreland District.
- (5) Wellhead protection shall be a three-hundred-foot radius from a wellhead. See § 110-18A(3)(g).
- (6) The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge

- of a wetland and areas beneath roads serving more than two lots shall not be included towards calculating minimum lot area.
- (7) Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
- (8) The minimum width of any portion of any lot within 100 feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
- (9) If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.