

## Sanbornton Zoning Ordinance Dimensional Requirements

The following table contains excerpts from the Town of Sanbornton Zoning Ordinance. It is not part nor does it replace the Zoning Ordinance. For complete and final requirements, please refer to the Sanbornton Zoning Ordinance.

Zoning District	Minimum Dimensional Requirements				
	Lot Size (acres)	Lot Frontage (feet)	Building Setback* (feet from property line)		
			Front	Side	Rear
<b>Forest Conservation</b>	6	600'	35'	35'	35'
<b>General Agricultural</b>	3	220'	30'	10'	10'
<b>General Residential</b>	2	200'	30'	10'	10'
<b>Historical Preservation</b>					
Village Historical Area	1 ½	175'	--	--	--
Rural Historical Area	3	220'	--	--	--
<b>Recreational</b>	1 ½	175'	30'	10'	10'
<b>Commercial</b>	½	125'	30'	10'	10'

\* Setback distance from edge of public road right-of-way

Zoning Overlay Districts	Minimum Dimensional Requirements				
	Lot Size (acres)	Building Setback ( feet)	Septic Setback ( feet)	Commercial Excavation (feet)	Restrictions
<b>Aquifer</b>	6				Maximum 10% coverage with impervious material or surface
<b>Floodplain</b>					Maximum 50% of Residential Lot size
<b>Shorefront</b>		50' **	100' **		
<b>Wetlands &amp; Watershed Protection Area</b>					Maximum 50% of Residential Lot Size
Prime Wetlands		150' ***	150' ***	150' ***	
Other Wetlands		75' ***	100' ***	100' ***	
Seasonal Streams & Ponds		75'****	100'****	50'****	
Year-round Streams/Ponds		75'****	100'****	100'****	
<b>Steep Slope</b>	6				

\*\* Setback distance from shoreline

\*\*\* Setback distance from edge of wetland

\*\*\*\* Setback distance from high water mark of watercourses and water bodies