

# Table of Contents

*\*A few major subsections are included below. Are you looking for something specific? Check the full Index which begins on Page 108 of the Zoning Book.*

## **Chapter 1.0 Zoning and Land Use Ordinance Town of Strafford, New Hampshire**

1.1. Preamble:.....	3
1.2. Districts.....	3
1.3. General Provisions.....	3
1.3.2. Building permits required.....	3
1.3.4. Excavation.....	4
1.3.8. Signs .....	4
1.3.12. Outdoor Lighting .....	6
1.4. Agricultural-Residential District: .....	7
1.4.1. Land Requirements .....	7
1.4.1 J. Shoreline Protection .....	8
1.4.1 K. Accessory Dwelling Unit (ADU) .....	9
1.4.2. Land Uses Allowed .....	10
1.4.2 F (2). Home Based Child Care .....	11
1.4.2. H. Wireless Telecommunications Facilities .....	11
1.4.2. I . Small Wind Energy Systems .....	34
1.4.3 .Conservation Development (Subdivision) .....	40
1.4.4. Wetland Conservation Overlay District .....	46
1.4.5. Viewshed Protection Overlay District .....	50
1.4.6. Water Protection Overlay District .....	50
1.5. Special Exceptions: Business, Commercial or Industrial: .....	51
1.5.A. Junkyards .....	52
1.6. Mobile Homes: .....	52
1.7. Non-Conforming Use:.....	53
1.8. Enforcement. ....	54

1.9. Board of Adjustment. ....	55
1.10. Amendments. ....	56
1.11. Penalty. ....	56
1.12. Saving Clause. ....	56
1.13. When Effective. ....	56
1.14. Definitions: ....	56
1.15. Phased Development Ordinance ....	59
1.16. Subdivision Roads ....	60
1.17. Distribution ....	61
1.18. Preliminary Subdivision Review ....	61
1.19. Preliminary Site Plan Review ....	61
<b><u>Chapter 2.0 Subdivision Regulations of the Town of Strafford</u></b> .....	62
2.1. Authority: ....	62
2.2. General Provisions: ....	62
2.3. Definitions: ....	64
2.4. Exemptions: ....	66
2.5. Procedure: ....	66
2.6. General Requirements: ....	69
2.6.1. Character of Land ....	69
2.6.5. Streets ....	71
2.6.12. Performance Guarantee ....	77
2.6.16. Conditional Approval ....	78
2.7. Requirements for Completed Applications. ....	79
2.8. Final Plat: ....	80
2.8.1.D. Waiver Requests ....	80
2.9. Amendments: ....	82
<b><u>Chapter 3.0 Non-Residential Site Plan Regulations</u></b> .....	83
3.1. Authority: ....	83
3.2 Procedure. ....	83

3.2.2. Requirements .....	83
3.2.3. A. Conditional Approval .....	85
3.2.3. B. Bonds .....	86
<b>Chapter 4.0 Building Regulations</b> .....	87
4.1. Building Regulations (effective 3-10-1959): .....	87
4.1.10. Driveway .....	88
4.1.12. Fences .....	89
4.4. Floodplain Development Regulations. ....	90
<b>Chapter 5.0 Stormwater Management Regulations</b> .....	98
5.1. Purpose: .....	98
5.2. Applicability: .....	98
5.3. Stormwater Management Plan: .....	98
5.4. Stormwater Management Requirements: .....	98
5.5. Impervious Cover: .....	99
5.6. Stormwater Management Plan Elements: .....	100
5.7. Engineering Review: .....	101
5.8. Maintenance and Inspection: .....	102
5.9. Enforcement: .....	102
5.10. Definitions: .....	102
<b>Scenic Roads Ordinance</b> .....	106
1. Designation: .....	106
2. Effect of Designation: .....	106
3. Protection of stone walls: .....	106
4. Violations and Penalties: .....	107
<b>Index</b> .....	108
<b>Related Planning and Zoning Statutes</b> .....	113

This booklet is updated to include all amendments to the Zoning and Land Use Ordinances and Building Regulations as adopted by the citizens of Strafford on or before March 10, 2026, and all amendments to the Subdivision Regulations and Non-Residential Site Plan Regulations as adopted by the Town of Strafford Planning

Board on or before December 5, 2024. Zoning and Land Use Ordinances were first adopted in Strafford at a Special Town Meeting on September 8, 1970. Building Regulations were first adopted at the March 1958 Town Meeting.