



What can I do with my property if I am in the Shoreline Protection Overlay District (SPOD)?

According to the State RSA 483-B:9 (b): *All primary structures shall be set back behind the primary building line which is 50 feet from the reference line.* As long as this structure is greater than 50 feet from the reference line or water line no State Department of Environmental Services review is needed. If the structure is within 50 feet of the water you will need to call the DES Shoreland Protection Section at 271-7109.

According to the City's Zoning Ordinance, Shoreline Protection Overlay District, Section 235-19 (F) *New primary structures and additions to existing structures shall be set back at least 50 feet from the reference line of public waters.* If you are within 50 feet of the water you will need a ZBA variance in order to build.

As long as this structure is greater than 50 feet from the reference line or water line you are allowed to add onto it. However other restrictions apply: *No primary structure or additions thereto shall exceed 35 feet in height.* And, *total green space shall be no less than 70% of a lot.* This refers to the green space on the entire lot.

Finally, there are additional requirements for approval of a building permit in the Shoreline Protection District. Application materials for a building permit in the SP District shall include the following: (a) *Photographs of the lot that display the extent of the existing vegetative buffer.* (b) *A sketch plan that indicates the location and extent of existing stands of trees, shrub groups, grassed areas, exposed soil, and rock outcrop.* (c) *A sketch plan indicating existing and proposed buildings, green space, septic systems and areas of disturbance.* As soon as these three items are submitted I will be happy to sign off on the building permit.

There are additional requirements for Water Dependent Structures and Beaches. Please contact the Planning Department for additional information.