

City of Rochester New Hampshire



Natural Resources Master Plan Chapter 2008

Zoning Map

Legend

- Municipal Boundary
- 2006 Tax Parcels
- Lake, Pond, Reservoir
- Wetlands
- River, Stream, Brook

GRANIT Conservation Land

- Existing Conservation Land

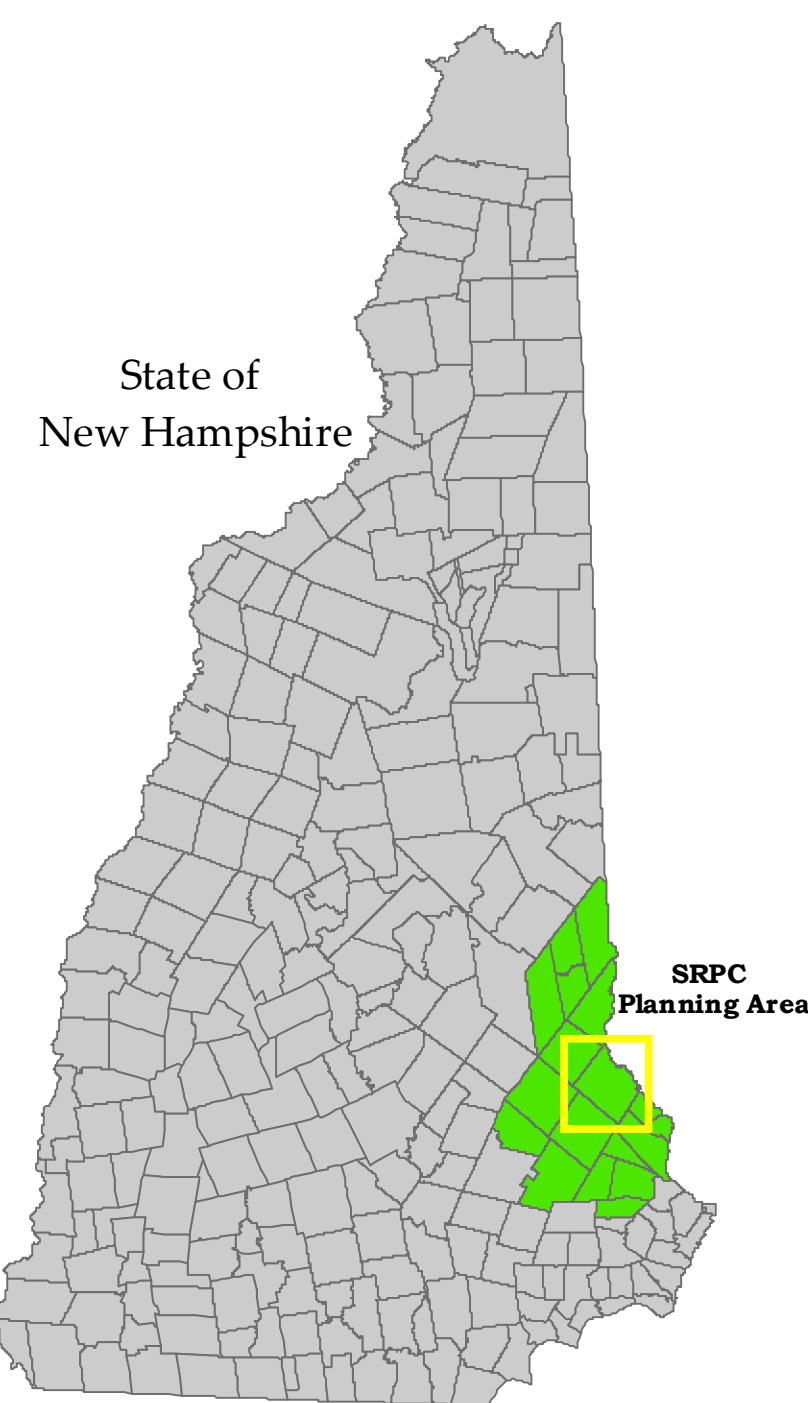
Zoning Districts

- A
- R-1
- R-2
- B-1
- B-2
- I-1
- I-2
- I-3
- I-4
- I-4A
- H
- Aquifer Protection Overlay District
- Special Downtown
- Historic District

Transportation Features

- Road Type
 - State
 - Federal
 - Local
 - Not Maintained
 - Private
 - Rail Road

Note:
Airport Approach, Regulatory Floodway, and Conservation Overlay Districts are not displayed on this map



This project was funded under the Coastal Zone Management Act by NOAA's Office of Ocean and Coastal Resource Management in conjunction with the New Hampshire Coastal Program. This project was also funded in part by a grant from the New Hampshire Estuaries Project as authorized by the U.S. Environmental Protection Agency's National Estuary Program. In addition, funding for this project was also provided by the City of Rochester Conservation Commission.



Zoning Code	Zoning Districts	Acres	% Total City Area
A	Agricultural	17554	60.4
R-1	Residence 1	5419	18.6
R-2	Residence 2	1431	4.9
B-1	Business 1	115	0.4
B-2	Business 2	704	2.4
H	Hospital	57	0.2
I-1	Industry 1	350	1.2
I-2	Industry 2	1934	6.7
I-3	Industry 3	600	2.1
I-4	Industry 4	760	2.6
I-4A	Industry 4A	119	0.4
Overlay Districts and Zones			
SD	Special Downtown Overlay	153	0.5
F	Regulatory Floodway Overlay	2413	8.3
AP	Aquifer Protection Overlay	1462	5.0
AA	Airport Approach Overlay	unknown	---
W	Conservation Overlay	unknown	---
	Historic District Overlay	unknown	---

City of Rochester and FEMA

Maine

Notes:

Aquifer Protection District

Coverage of more than 40% of any lot with impervious surfaces is not allowed, except that the Planning Board may allow up to 60% coverage of any lot with impervious surfaces if engineering design provides adequate purification and recharge conditions.

Aquifer Protection Zone Boundaries

The boundaries of the Aquifer Protection Zone shall generally coincide with those areas identified in the 1982 engineering study of the City's water system conducted by Whitman & Howard, Inc. as having the highest potential to serve as future sources of groundwater supply.

Conservation Overlay District

The Conservation Overlay District includes rivers, ponds, perennial streams, vernal pools, all jurisdictional wetlands and the surrounding upland areas of each of these resources to protect native wildlife habitat and natural vegetation upon which a variety of upland and aquatic species are dependent for purposes of breeding or sustenance.

Conservation Overlay District Buffers

- 75 foot buffer from the ordinary high water mark of the Cocheco, Salmon Falls, and Tingass Rivers.
- 50 foot buffer from any named streams and surface water from the ordinary high water mark listed in the adjacent table.
- 50 foot buffer from the edge of jurisdictional wetlands consisting of very poorly and poorly drained soils.
- 50 foot buffer of vernal pools (which are not represented on the map).

Solid Waste Facilities

Setback 100 feet from the 100-year floodplain of the Cocheco and Tingass Rivers.

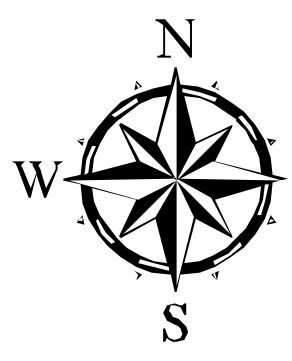
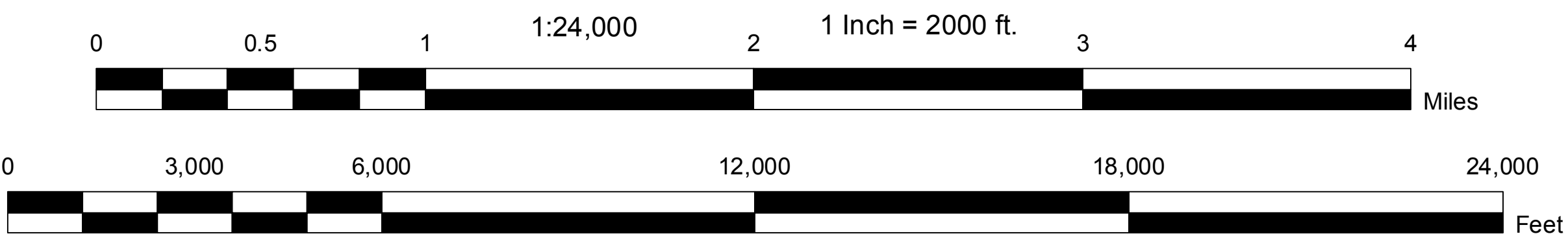
Exemptions to Buffer Requirements

1. All wetlands less than 1/2 acre in size, except vernal pools
2. Wetland conditions resulting from the following:
 - constructed drainage structures including but not limited to swales, ditches, and basins; actively maintained agricultural/irrigation ponds; septic lagoons.
3. Construction of additions and extensions to one and two family dwellings and accessory residential uses shall be permitted within the CO District provided that:
 - The dwelling or residential use lawfully existed prior to the adoption of the ordinance;
 - The proposed construction conforms to all other applicable ordinances and regulations of the City of Rochester; and
 - The dwelling or use continues in its present use.
4. Lots of record except that any lot requiring subdivision (i.e. that creates 2 or more lots) or minor site/site plan review must meet the requirements of this ordinance.
5. Subdivision and Site Plans existing prior to adoption of the ordinance.

Named Streams and Surface Water

Axe Handle Brook (Rickers and Howard Brooks)
Baxter Lake
Champlin Pond (breached)
Clark Brook
Hanson Pond (Squamagonic Pond)
Heath Brook
Hurd Brook
Little Long Pond
No named pond south of Champlin Pond
Rochester Reservoir
Willow Brook (Wardley Brook)

Map Scale



Grid North
NH State Plane Coordinates
North American Datum
1983 (Feet)

Map Created by the Strafford Regional Planning Commission
2 Bridge St. Suite 400, Dover, NH 03820
P: 603-762-5232 F: 603-762-5235 E: info@srpc.com
Website: www.srpc.com
Name: Rochester Natural Resources Master Plan Chapter
Date: May 2008
Created: January 2008
Author: Dr. [Name]
Plan: C:\Users\j\OneDrive\Documents\Rochester\Zoning.mxd
Map should be used for planning purposes only.

Data Sources

Base features are from USGS 1:24,000 scale Digital Line Graphs, as archived in the GRANIT database. Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of Energy & Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. Neither OEP nor CSRC make any claim as to the validity or reliability or to any implied uses of these data.

Transportation data provided by NHDOT with updates to Street names by SRPC Staff. Known errors exist within the data. SRPC welcomes feedback on any updates to street names.

Digital tax parcels taken from SRPC database. Data should be used for planning purposes only. Data was derived from various sources and were updated at different times, with varying levels of accuracy.

Zoning data was provided by the City of Rochester

