

II – Recommended Changes to the Land Use Ordinance

Note: Changes shown in bold type

#202 SETBACKS

No structures, except fences, walls, driveways, utility poles, and on-site waste disposal systems, may extend closer to a lot-line than any of the following distances.

	Business Uses (Except Home Businesses)	Other Uses	Detached Bldgs. Under 50 Sq. Ft.
Front setback	75'	50'	
Side setback	50'	30'	15'
Rear setback	50'	40'	20'
Shoreline setbacks	75'	50'	20'*
Wetlands setbacks	75'	50'	20'*

Measurement of Setback: Setbacks or other dimensional requirements outlined in this Ordinance shall be measured horizontally and not along the lay of the land. **All building extensions such as bump outs or overhangs will be included in measuring the setbacks.**

*with natural screening as viewed from the water

#205 WETLANDS

All construction shall comply with the Comprehensive Shoreline Protection Act (483-B:1-483-B:20), the wetland regulations defined in Chapter 483 of the State of New Hampshire RSA, or the Town of Washington LUO, whichever is stricter. **All structures and supporting utilities are prohibited from being built on wetland.**