

Comparative Analysis of the Shoreland Water Quality Protection Act (SWQPA) regulations & the Town of Warner's existing Zoning Ordinances

Regulation	Shoreland Water Quality Protection Act (SWQPA) RSA 483-B	Local Zoning Ordinance
Establishment of salt storage yards, automobile junkyards, and solid or hazardous waste facilities	Prohibited within 250 feet of the reference line*	No land in any district shall be used for storage or disposal of junk as described in the state laws.
Development	<ul style="list-style-type: none"> • Primary structure must be setback 50 feet from the reference line. • Accessory structures setback 20 feet. • Any land disturbances (construction, excavation or fill) require a permit. • No new septic systems within 75 feet. • Replacement septic systems must meet 75 ft. setback to extent practical. 	<ul style="list-style-type: none"> • All structures must be setback 75 feet and 50% existing vegetation must remain as a buffer. • No excavation shall be permitted within 75 feet of a navigable river, or within 25 feet of any other stream, river or brook.
Construction of water dependent structures**	NHDES permit needed	Not Addressed
Application of fertilizer & pesticides/herbicides	<ul style="list-style-type: none"> • No fertilizer shall be applied to vegetation or soils located within 25 feet of the reference line of any public water other than slow or controlled release fertilizers. All other fertilizers may be applied outside of 50 feet of the highwater mark. • None within 50 ft. except with applicator license. 	Not Addressed
Maintenance of a Waterfront Buffer	<ul style="list-style-type: none"> • Removal of rocks and stumps require a permit unless to improve runoff control or planting in the Waterfront Buffer. • No natural ground cover shall be removed except as necessary for a 6-foot-wide foot path. 	Not Addressed
Maintenance of a Natural Woodland Buffer	<ul style="list-style-type: none"> • A natural Woodland Buffer Shall be maintained within 150 feet of the reference line. • At least 25% of the buffer, outside the Waterfront Buffer must maintained in an unaltered state or improved with additional vegetation. 	Not Addressed
Impervious surfaces	<ul style="list-style-type: none"> • No more than 30% of the area of a lot located within the protected shoreland shall be composed of impervious surfaces unless a stormwater management plan is designed by an engineer. • If impervious surface area exceeds 20%, but is less than 30%, a stormwater management system shall be implemented. 	Not Addressed

*For rivers, the ordinary highwater mark.

**Dock, wharf, pier, breakwater, beach, boathouse, retaining wall, or launching ramp or other similar structure, or any part thereof built over, on or in the waters of the state. This includes hydroelectric facilities and all associated structures.