

Town of Farmington  
New Hampshire

Zoning Districts  
And  
Other Protected Areas

Legend

Basic Districts

Base Districts (Not Yet Approved)

- AGRICULTURAL RESIDENTIAL
- COMMERCIAL BUSINESS
- INDUSTRIAL BUSINESS
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- VILLAGE CENTER

Overlay Districts

- AQUIFER PROTECTION OVERLAY DISTRICT
- FLOODPLAIN PROTECTION OVERLAY DISTRICT
- COMMERCIAL/INDUSTRIAL BUSINESS OVERLAY DISTRICT
- WETLANDS OVERLAY DISTRICT \*\* (See Note)
- WATERFRONT PROTECTION OVERLAY DISTRICT
- 50' LIMITED DEVELOPMENT ZONE
- 100' LIMITED DEVELOPMENT ZONE
- 200' CONTROLLED DEVELOPMENT ZONE

Watershed Protection Overlay District

- COCHECHO RIVER WATERSHED BOUNDARY \*\* (See Note)
- 25' VEGETATED BUFFER ADJACENT TO RIVERS AND STREAMS
- 250' BUFFER ADJACENT TO GREAT PONDS AND LAKES\* (See Note)

Other Protected Areas

- Scenic Roads
- WELLHEAD LOCATIONS
- WELLHEAD AND GROUNDWATER PROTECTION AREAS

ZONING DISTRICTS

**AGRICULTURAL RESIDENTIAL DISTRICT**  
To provide areas in the Town of Farmington that foster a "working rural" environment and preserve the potential for farming and farmland soils. Other permitted uses shall not impede, restrict, prohibit or render impractical the practice of permitted agricultural activities.

**SUBURBAN RESIDENTIAL DISTRICT**  
To provide areas in the Town of Farmington for high quality, residential development containing medium overall density in areas where public water and sewer may be extended in a compact and cost-effective manner.

**RURAL RESIDENTIAL**  
To provide areas in the town for high quality, open space, residential development containing low to medium overall density.

**URBAN RESIDENTIAL DISTRICT**  
To provide for the protection of existing mixed and multi-family residential neighborhoods immediately surrounding the downtown area, while allowing compatible infilling and innovative new development that creates and preserves open space.

**VILLAGE CENTER DISTRICT**  
To promote the reuse and redevelopment of the downtown core of Farmington in a manner that enhances its unique character as its function as an urban and social center for the citizens of Farmington.

**COMMERCIAL BUSINESS DISTRICT**  
To provide nodal centers of small-scale retail and commercial uses that serve the community from readily accessible locations and which define entrances to the downtown.

**OFFICE/RESEARCH BUSINESS DISTRICT** (proposed to be eliminated)  
To provide areas to accommodate well-planned, high quality office and service uses either individually or in a business park environment.

**INDUSTRIAL BUSINESS DISTRICT**  
To provide areas for traditional industrial and business park development, along with individual industrial development in a well-planned environment.

**AQUIFER PROTECTION OVERLAY DISTRICT**  
To protect, preserve and maintain existing and potential ground water supply and groundwater recharge areas within the known aquifer from adverse development or land use practice.

**WATERSHED PROTECTION OVERLAY DISTRICT**  
All land within the municipal boundaries of the Town of Farmington must conform to this ordinance. However, performance standards apply only to those lands within the Cocheco River Watershed area. A 25' vegetative buffer shall be maintained adjacent to waterways, drainage ditches and wetlands.

**WETLANDS CONSERVATION OVERLAY DISTRICT**  
To protect the public health, safety and general welfare by controlling and guiding the use of land areas which are subject to standing water, flooding or high water tables for extended periods of time.

\*\* There is currently no class 1 or class 2 wetlands data delineated for the entire Town of Farmington. While there are known locations of Wetlands in the Town of Farmington, they have not been delineated on a town wide basis.

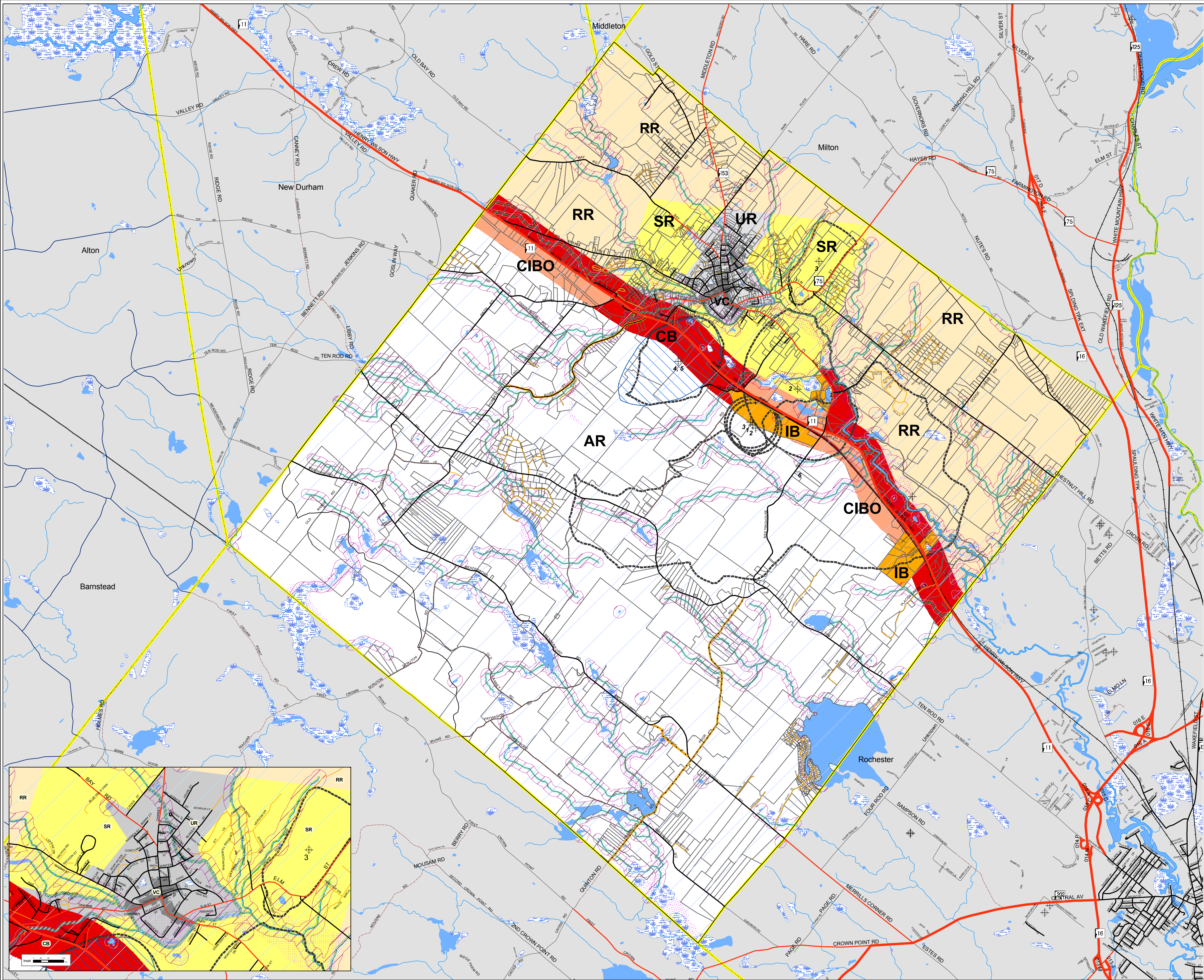
**WATERFRONT PROTECTION OVERLAY DISTRICT**  
The district shall consist of two separate and distinct zones of enforced restrictions.  
Zone 1: Controlled Development Zone. A controlled development zone comprises all areas that lie within two hundred (200) feet of any water body in the Town of Farmington.  
Zone 2: Limited Development Zone. A limited development zone comprises all areas that lie within the hundred (100) feet of any water body in the Town of Farmington, with the exception of those areas that lie within the Urban Residential District as defined herein, for which the Limited Development Zone shall comprise all areas that lie within fifty (50) feet of a water body.

**FLOODPLAIN PROTECTION OVERLAY DISTRICT**  
All development within a flood plain shall conform to the Town of Farmington Flood Plain Development Ordinance. The floodplain is defined as any land area susceptible to being inundated by water from any source. The floodplain has been identified by the Federal Emergency Management Agency (FEMA) for the Town of Farmington.

**WELLHEAD AND GROUNDWATER PROTECTION AREAS**  
To provide for the prevention or removal of nuisances and to protect the public health and safety of the people of the Town of Farmington. This ordinance shall apply to all land uses that are listed as Potential Contamination Sources (PCS's) located within the Wellhead Protection Areas.

**COMMERCIAL/INDUSTRIAL BUSINESS OVERLAY DISTRICT**  
While the CIBO District is an overlay district, it is more of a mixed-use district as it allows either, or both, Industrial and Commercial uses on the same lot. It is a stand-alone district for zoning map purposes, separate from the other districts, but is in effect a combination of the two districts (CB and IB) in the areas indicated. It will allow either type of use on the lot, and the type of use determines which zoning standard is used (they are the same in every way except the uses allowed and the height restriction.)

**SCENIC ROADS**  
Restricted development (cutting of trees) along roads.



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**Data Sources**  
Base Features are from USGS 1:24,000 scale Digital Line Graphs, as archived in the GRANIT database. All base features distributed by Complex Systems Research Center, Durham, NH. Digital Data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center, under contract to the NH Office of State Planning, and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. CSP, CSRC and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data.

Scenic roads and road names have been edited by SRPC. SRPC invites comments from its member communities to further develop existing road and road name features in the roads data layer. Some roads outside of the Stratford Regional Planning Region are shown in a single symbol, as we currently do not have Stratford road data for these. Overlay districts were digitized by SRPC in April 2009 from the most up to date Zoning Ordinance and Master Plan available for the Town of Farmington. The data on this map is for planning purposes only. The precise boundaries between these zoning districts shall be taken up with the Town of Farmington.

Wellhead and Groundwater Protection Areas were provided from New Hampshire Department of Environmental Technology Services on July 14, 2009. These road data represent NHDOT Mapping data as of the date above. Please be aware that this data set is still under development and IS NOT guaranteed to be complete or totally accurate, but is the best data that we have available on this date.

SMARTMAP road data was provided by the New Hampshire Department of Transportation Bureau of Information Technology Services on July 14, 2009. These road data represent NHDOT Mapping data as of the date above. Please be aware that this data set is still under development and IS NOT guaranteed to be complete or totally accurate, but is the best data that we have available on this date.

Base Features

Roads by RSA Class

- Class I Trunk Line Highway
- Class II State Aid Highway
- Class III Recreational Roads
- Class IV Town or City Streets or Compact Section Highways
- Class V Town Roads or Rural Highways
- Class VI Not Maintained
- Private Roads
- Railroad Tracks

- Surface Water
- Lake, Pond, River
- Wetland
- Apparent Wetland limit
- Brook, stream, etc.

- SRPC Town Boundaries
- NH Town Boundaries
- ME Town Boundaries

