

MODEL BUFFER ORDINANCE LANGUAGE

This Ordinance covers regulations for land buffers to protect streams, ponds, and costal waters. Regulations are generally covered in Zoning Bylaws and address standard setbacks, as well as variations due to environmental sensitivity and restrictions on land use and land management activities.

1. Standard Setbacks

The requirement for a strip of land with a minimum of 100 ft extending along both sides of a stream and its adjacent wetlands, floodplains or slopes.

2. Variable Set backs based on slope and/or environmental sensitivity

The buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other waterbodies.

3. Variable land use set back restrictions according to buffer zones (ex: underground storage tanks)

Zone 1 (Streamside Zone)- 25 ft out from stream, only footpaths, flood control structures and utility rights of way permitted, Zone 2 (Middle Zone) – min of 50 ft, bike paths, stormwater management facilities, recreational uses, limited tree clearing permitted, Zone 3 (Outer Zone) – min of 25 ft, no septic systems, permanent structures or impervious cover

4. Prohibited land management activities

Pesticide applications, clearing of vegetation, storage of hazardous substances, petroleum storage facilities, raised septic systems, landfills, confined animal feedlot operations