

Jaffrey, NH

High Density Residential Development Pattern

Neighborhood 1: Oak, Spruce, Pine Streets



There are 74 properties in this residential neighborhood, which are all served by town water and sewer and are visible in Map 1. These properties are within the Residence B Zoning District, which sets the following areas and setbacks for buildings:

- Lot size: 0.46 acres (20,000 sq/ft)
- Frontage: 125 linear feet
- Front setback: 30 linear feet
- Side setback: 30 linear feet
- Rear setback: 30 linear feet

Map 2 shows the individual properties with the designated setback requirements.

Table 1 shows the 74 properties with their associated size and frontage. Only four properties (numbers 1, 21, 38, 60) in this neighborhood conform to the size requirements of the Residence B Zoning District that are served by town sewer. The sizes of these conforming parcels ranges from 0.48 to just over 2 acres with an average of 1 acre. The non-conforming parcels average 0.24 acres.

Twenty-three percent of the properties adhere to the frontage requirement of the Residence B District that are served by town sewer. Of these conforming parcels, the amount of frontage ranges from 127 to 205 feet with an average of 158 feet. The lots that do not adhere to the frontage requirement have an average of 88 linear feet of frontage.

Looking at 2025 aerial imagery, all except three parcels have some sort of development. Of the 96% of parcels with some development, almost none appear to conform to at least one of the required development setbacks (30'). Parcel number 42 could be the only one that conforms to the setbacks but still requires closer inspection to determine whether it does or does not.

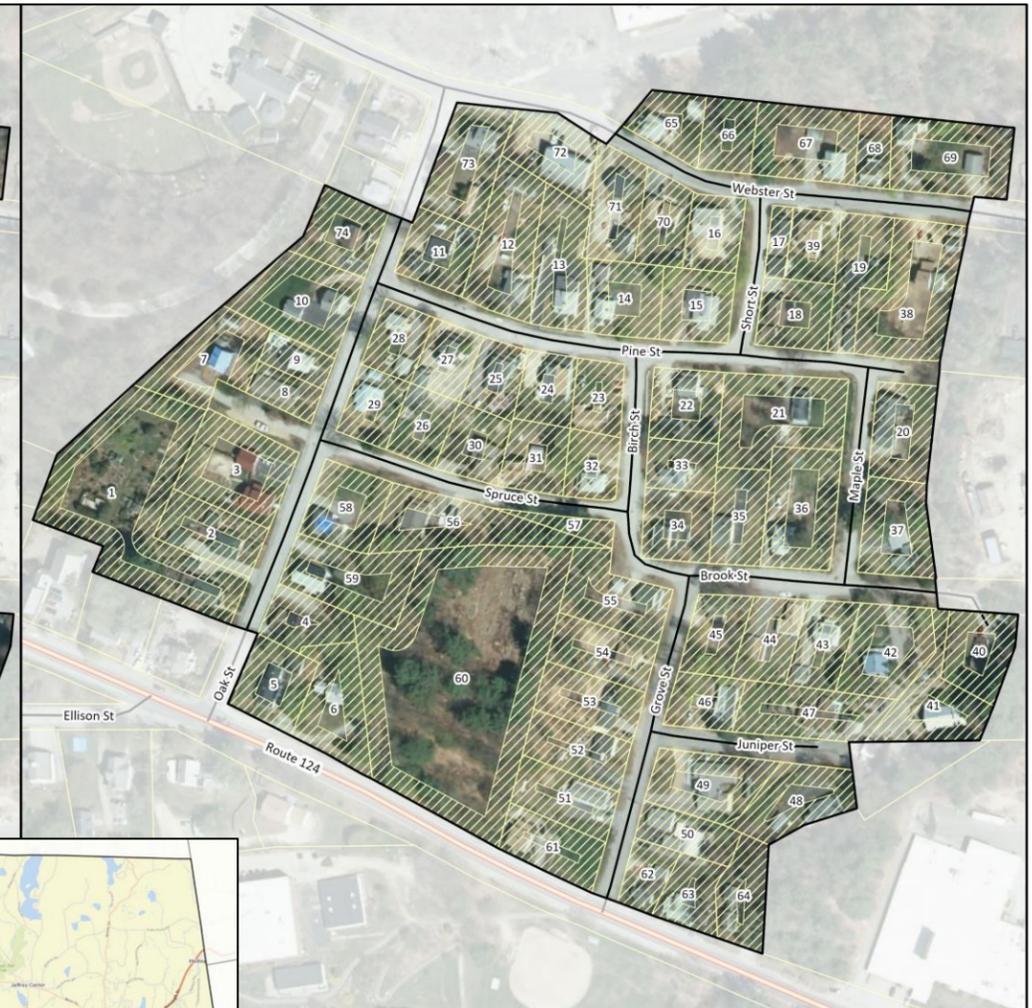
Table 1: Parcel Size & Frontage

| Parcel Map Number | Acres | Frontage length (feet) first length | Frontage length (feet) second length | Parcel Map Number | Acres | Frontage length (feet) first length | Frontage length (feet) second length |
|-------------------|-------|-------------------------------------|--------------------------------------|-------------------|-------|-------------------------------------|--------------------------------------|
| 1                 | 1.13  | 73                                  | 0                                    | 38                | 0.52  | 124                                 | 105                                  |
| 2                 | 0.26  | 75                                  | 0                                    | 39                | 0.17  | 70                                  | 0                                    |
| 3                 | 0.41  | 146                                 | 117                                  | 40                | 0.25  | 98                                  | 0                                    |
| 4                 | 0.20  | 77                                  | 0                                    | 41                | 0.31  | 26                                  | 0                                    |
| 5                 | 0.25  | 109                                 | 102                                  | 42                | 0.34  | 102                                 | 0                                    |
| 6                 | 0.32  | 132                                 | 0                                    | 43                | 0.21  | 75                                  | 0                                    |
| 7                 | 0.34  | 89                                  | 0                                    | 44                | 0.22  | 78                                  | 0                                    |
| 8                 | 0.12  | 104                                 | 52                                   | 45                | 0.21  | 114                                 | 79                                   |
| 9                 | 0.11  | 47                                  | 0                                    | 46                | 0.18  | 100                                 | 79                                   |
| 10                | 0.40  | 123                                 | 0                                    | 47                | 0.34  | 191                                 | 0                                    |
| 11                | 0.23  | 103                                 | 100                                  | 48                | 0.29  | 103                                 | 0                                    |
| 12                | 0.40  | 106                                 | 0                                    | 49                | 0.32  | 175                                 | 78                                   |
| 13                | 0.33  | 84                                  | 0                                    | 50                | 0.18  | 55                                  | 0                                    |
| 14                | 0.26  | 101                                 | 0                                    | 51                | 0.25  | 74                                  | 0                                    |
| 15                | 0.24  | 100                                 | 98                                   | 52                | 0.24  | 73                                  | 0                                    |
| 16                | 0.19  | 108                                 | 76                                   | 53                | 0.25  | 75                                  | 0                                    |
| 17                | 0.07  | 104                                 | 29                                   | 54                | 0.25  | 73                                  | 0                                    |
| 18                | 0.23  | 104                                 | 97                                   | 55                | 0.30  | 131                                 | 79                                   |
| 19                | 0.26  | 76                                  | 38                                   | 56                | 0.39  | 146                                 | 0                                    |
| 20                | 0.27  | 136                                 | 85                                   | 57                | 0.08  | 177                                 | 40                                   |
| 21                | 0.48  | 179                                 | 102                                  | 58                | 0.27  | 114                                 | 103                                  |
| 22                | 0.23  | 101                                 | 100                                  | 59                | 0.37  | 78                                  | 0                                    |
| 23                | 0.17  | 105                                 | 68                                   | 60                | 2.06  | 205                                 | 0                                    |
| 24                | 0.18  | 72                                  | 0                                    | 61                | 0.24  | 149                                 | 75                                   |
| 25                | 0.17  | 66                                  | 0                                    | 62                | 0.14  | 93                                  | 52                                   |
| 26                | 0.17  | 75                                  | 0                                    | 63                | 0.18  | 100                                 | 0                                    |
| 27                | 0.17  | 76                                  | 0                                    | 64                | 0.22  | 68                                  | 0                                    |
| 28                | 0.17  | 100                                 | 75                                   | 65                | 0.19  | 122                                 | 0                                    |
| 29                | 0.18  | 101                                 | 76                                   | 66                | 0.18  | 78                                  | 0                                    |
| 30                | 0.20  | 94                                  | 0                                    | 67                | 0.36  | 150                                 | 0                                    |
| 31                | 0.20  | 94                                  | 0                                    | 68                | 0.12  | 51                                  | 0                                    |
| 32                | 0.16  | 88                                  | 75                                   | 69                | 0.41  | 169                                 | 0                                    |
| 33                | 0.16  | 72                                  | 0                                    | 70                | 0.20  | 75                                  | 0                                    |
| 34                | 0.23  | 101                                 | 98                                   | 71                | 0.26  | 80                                  | 0                                    |
| 35                | 0.24  | 73                                  | 0                                    | 72                | 0.28  | 127                                 | 0                                    |
| 36                | 0.40  | 173                                 | 99                                   | 73                | 0.35  | 158                                 | 88                                   |
| 37                | 0.30  | 138                                 | 111                                  | 74                | 0.24  | 98                                  | 0                                    |

Map 1: Parcel Boundaries



Map 2: Parcel Boundaries with 30' Setbacks



All imagery and figures are approximations and should be used for discussion purposes only.

Jaffrey, NH

High Density Residential Development Pattern

Neighborhood 2: Erin, Kevin, Brendan Lanes



There are 38 properties in this residential neighborhood, which are all served by town water and sewer and are visible in Map 1. These properties are within the Residence B Zoning District, which sets the following areas and setbacks for buildings:

- Lot size: 0.46 acres (20,000 sq/ft)
- Frontage: 125 linear feet
- Front setback: 30 linear feet
- Side setback: 30 linear feet
- Rear setback: 30 linear feet

Map 2 shows the individual properties with the designated setback requirements.

Table 1 shows the 38 properties with their associated size and frontage. Ninety-five percent of the properties in this neighborhood conform to the size requirements of the Residence B Zoning District that are served by town sewer. The sizes of these conforming parcels ranges from 0.49 to nearly 2.5 acres with an average of 0.85 acres. The two lots that do not conform are parcels 2 & 34.

Eighty-four percent of the properties adhere to the frontage requirement of the Residence B District that are served by town sewer. Of these conforming parcels, the amount of frontage ranges from 131 to 368 feet with an average of 200 feet. The six lots that do not adhere to the frontage requirement are parcels 12, 22, 23, 34, 35 & 36.

Looking at 2025 aerial imagery, 37 of the 38 parcels have some sort of development. Of those, 73% appear to conform to the required development setbacks (30'). The remaining parcels with development either do not conform to the setbacks or require closer inspection to determine whether they conform.

Table 1: Parcel Size & Frontage

| Parcel Map Number | Acres | Frontage length (feet) |               |
|-------------------|-------|------------------------|---------------|
|                   |       | first length           | second length |
| 1                 | 0.75  | 131                    | 58            |
| 2                 | 0.38  | 205                    | 0             |
| 3                 | 0.78  | 250                    | 0             |
| 4                 | 0.53  | 153                    | 0             |
| 5                 | 0.53  | 153                    | 0             |
| 6                 | 0.55  | 153                    | 0             |
| 7                 | 1.10  | 303                    | 0             |
| 8                 | 1.08  | 187                    | 0             |
| 9                 | 1.02  | 301                    | 146           |
| 10                | 1.05  | 152                    | 0             |
| 11                | 1.02  | 146                    | 0             |
| 12                | 1.55  | 110                    | 0             |
| 13                | 1.38  | 307                    | 0             |
| 14                | 0.63  | 200                    | 0             |
| 15                | 0.58  | 278                    | 0             |
| 16                | 1.02  | 293                    | 149           |
| 17                | 0.52  | 156                    | 148           |
| 18                | 0.53  | 150                    | 0             |
| 19                | 0.52  | 149                    | 0             |
| 20                | 0.52  | 149                    | 0             |
| 21                | 0.51  | 168                    | 156           |
| 22                | 0.63  | 105                    | 0             |
| 23                | 1.20  | 99                     | 0             |
| 24                | 0.99  | 149                    | 0             |
| 25                | 0.54  | 154                    | 153           |
| 26                | 0.54  | 150                    | 0             |
| 27                | 0.79  | 218                    | 0             |
| 28                | 1.03  | 234                    | 208           |
| 29                | 0.49  | 156                    | 152           |
| 30                | 1.10  | 294                    | 0             |
| 31                | 0.51  | 151                    | 0             |
| 32                | 0.51  | 150                    | 149           |
| 33                | 1.22  | 199                    | 0             |
| 34                | 0.21  | 84                     | 0             |
| 35                | 0.75  | 122                    | 0             |
| 36                | 1.06  | 98                     | 0             |
| 37                | 0.60  | 201                    | 0             |
| 38                | 2.46  | 368                    | 261           |

Map 1: Parcel Boundaries



Map 2: Parcel Boundaries with 30' Setbacks



All imagery and figures are approximations and should be used for discussion purposes only.