

Proposed Zoning Amendment #1: Creation of Rural Residential/ Forestry and Forestry/ Recreation Districts

Amend Article 6 by adding the following:

Section 605. Rural Residential and Forestry District

The primary objective of the Rural Residential Forestry is to preserve and protect Landaff's natural heritage of large tracts of undeveloped forest land in the more remote sections of Town and thereby serve the following additional objectives:

1. to discourage fragmentation and encourage continuation of large contiguous tracts of forest land in private ownership to provide forest resources and outdoor recreation;
2. encourage forestry and timber harvesting and permit other compatible uses including very low intensity development that will allow the land to appreciate in value;
3. protect natural areas;
4. protect wildlife habitat;
5. maintain ecological balance;
6. preserve scenic views;
7. avoid the burden of premature and unreasonable municipal expenditures for the purpose of providing municipal services to remote and difficult locations; and
8. avoid the risk to health and safety of municipal employees and volunteers of providing emergency services to remote and difficult locations.

The district boundaries are shown on the map in Attachment A.

Section 606. Permitted Use in the Rural Residential and Forestry District

The following uses and no other shall be permitted in the Rural Residential and Forestry District:

1. Forestry
2. Park and recreation areas.
3. Outdoor recreation activities
4. Agriculture, which shall include farming, dairying, pasturage, horticulture, and animal and poultry husbandry.
5. One and two family dwellings.
6. Farm dwellings
7. Manufactured housing as proposed in Article (9).

8. Storage of one recreational trailer on a lot with an existing dwelling.
9. Accessory uses customarily incidental to the permitted use. Such as: buildings for housing automobiles, equipment, supplies, pets or animals.

Section 607. Rural Residential/Forestry District Special Exceptions

The following additional uses may be permitted in the Rural Residential and Forestry District as a special exception by the Board of Adjustment under Section 1103 of this Ordinance.

1. Home occupations as provided in Section 801.
2. Sawmill
3. Greenhouses.
4. Excavation provided it meets standards of RSA 155E and town of Landaff excavation regulations.
5. Government use.
6. Riding stables.
7. Land applications of biosolids, provided it meets the standards in the publication "Best Management Practices for Biosolids," UNH Extension service, as amended.
8. Telecommunications facilities

Section 608. Forestry and Recreation District

The purpose of this area is to support the US Forest Service plan for the White Mountain National Forest in the town of Landaff, which encourages commercial forestry, recreation, and wildlife habitat management. There are still private lands within the designated National Forest boundary but the intent is to encourage forestry and recreation uses in this area and avoid the burden of premature and unreasonable municipal expenditures for the purpose of providing municipal services to remote and difficult locations and avoid the risk to health and safety of municipal employees and volunteers of providing emergency services to remote and difficult locations.

The district is defined as all of those lands within the official Congressional boundaries of the White Mountain National Forest.

Section 609. Permitted Uses in the Forestry and Recreation District

The following uses and no other shall be permitted in the Rural Residential and Forestry District:

1. Forestry
2. Park and recreation areas.
3. Outdoor recreation activities

4. Agriculture, which shall include farming, dairying, pasturage, horticulture, and animal and poultry husbandry.
5. One family dwellings.
6. Farm dwellings
7. Manufactured housing as proposed in Article (9).
8. Storage of one recreational trailer on a lot with an existing dwelling.
9. Accessory uses customarily incidental to the permitted use. Such as: buildings for housing automobiles, equipment, supplies, pets or animals.

Section 610. Forestry and Recreation District Special Exceptions

The following additional uses may be permitted in the Rural Residential and Forestry District as a special exception by the Board of Adjustment under Section 1103 of this Ordinance.

1. Home occupations as provided in Section 801.
2. Sawmill
3. Greenhouses.
4. Excavation provided it meets standards of RSA 155E and town of Landaff excavation regulations.
5. Government use.
6. Riding stables.
7. Land applications of biosolids, provided it meets the standards in the publication "Best Management Practices for Biosolids," UNH Extension service, as amended.

Amend Article 7 to read as follows:

Section 701. Lot Size

(a) Each lot in the Rural Residential District and the Commercial District shall have a minimum lot size of 90,000 square feet.

(b) Each lot in the Forest Recreation District and Rural Residential Forestry District shall have minimum lot size of 25 acres.

Section 702. Frontage

(a) Each lot in the Rural Residential District and the Commercial District shall have a minimum street frontage of 250 feet.

(b) Each lot in the Forest Recreation District and Rural Residential Forestry District shall have a street frontage of 500 feet.

Section 703. Setback

(a) Every structure in the Rural Residential District and the Commercial District shall be at least 50 feet from the nearest edge of the right of way on any road.

(b) Every structure in the Forest Recreation District and Rural Residential Forestry District shall be at least 75 feet from the nearest edge of the right of way on any road.

Section 704. Side and Rear Yards

(a) Every structure placed on a lot shall be at least 25 feet from the side and rear property lines in the Rural Residential District and the Commercial District.

(b) Every structure placed on a lot shall be at least 75 feet from the side and rear property lines in the Forest Recreation District and Rural Residential Forestry District.

Section 705. Height

No structures erected on any lot shall exceed 35 feet in height, except that this restriction shall not apply to farm buildings or telecommunications towers.

Section 706. Lot Size Reductions

Per RSA 674:21, the Planning Board may approve reduced lot sizes and road frontages up to 25% in the Rural Residential/Forestry District in accordance with the objectives of the Master Plan. Reductions may be allowed:

1. to promote the most appropriate use of land;
2. to facilitate economical and efficient provision of public services;
3. to allow land use patterns which preserve agricultural soils, outstanding natural, topographic and geologic features; and
4. to preserve the natural and scenic qualities of the open land in the Town for conservation and recreation.

When the Planning Board approves reduced lot sizes, it shall designate an area at least equivalent to the reductions in lot size to be set aside as open space. The Planning Board shall determine the location and configuration of the required open space to provide the greatest protection of natural historic and scenic resources. The Planning Board shall require that the designated open space is restricted through a permanent conservation easement granted to a conservation organization approved by the Planning Board or to the Town of Landaff.

As Amended and Passed 12/8/08