

Proposed Zoning Amendment #3: Ridgeline Conservation District

Amend Article 10 of the Landaff Zoning Ordinance to read as follows:

Section 1004. Ridgeline Conservation District.

(a) The purpose of the Ridgeline Conservation District is to:

1. protect the scenic value of Landaff's ridgelines and hillsides which contribute significantly to the maintenance and enjoyment of the Town's rural character
2. Minimize disturbance on sensitive higher elevations.
3. Retain forest cover
4. Minimize the impact of lighting on the nighttime scenic values, and
5. Protection the headwater areas in Landaff to protect water quality.

(b) The Ridgeline Conservation District is defined as all areas within the town above an elevation of 1600 feet above mean sea level, subject to the exceptions listed below. The Ridgeline Conservation District is designated on 1:24000 USGS quad maps on display at town hall. The 1600' contour as shown on these maps should be considered approximate, and on-the-ground determination of elevation by survey or other measurement will be the determining factor as to whether a particular site lies within the Ridgeline Conservation District.

(c) Permitted Uses. Permitted uses are those uses allowed or permitted by special exception in the underlying district if such uses will not be inharmonious when viewed from the Town's public highways. Such uses include the following:

1. Forestry and tree farming.
2. Agriculture.
3. Wildlife refuges.
4. Parks and outdoor recreation uses.
5. Fire Protection Structures if approved by the Planning Board
6. Conservation areas and nature trails.

(d) Special Exceptions. Special Exceptions may be granted by the ZBA permitting the uses listed below. The application for any Special Exception shall be referred to the Planning Board for review and comment prior to scheduling the ZBA hearing on the application. The following uses are permitted by Special Exception in the Ridge Line Conservation District:

1. Single family homes and associated driveway provided that:

- (a) all structures are at an elevation that is a minimum of 35 feet below the ridgeline.
- (b) clearing for such development shall not exceed one acre including buildings, lawn, septic systems, parking and other non-forest uses, but not driveways.
- (c) utility corridors follow street and driveway corridors.
- (d) exterior lighting shall be installed no more than 15 feet above the natural ground level and will be installed and shielded to minimize off-site impacts.

2 .Telecommunications facilities allowed by the underlying district subject to the requirement that the proposed use, to the maximum extent reasonably practicable, will not materially interfere with or degrade those visual features of the site or adjacent sites which contribute to the scenic character of the area as viewed from the Town's public highways

As Amended and Passed 12/8/08