

**Table 3.15
Forest (F) DISTRICT**

(A) Purpose: The purpose of the Forest District is to provide for commercial forestry uses and the protection of timber and wildlife resources in the Town's major forested areas. The land is generally characterized by steep grades, the absence of permanent structures for year-round or sustained use and the absence of improved roads.

(B) Allowed Uses -- with Zoning Permit: The following uses are allowed with the approval of the Administrative Officer in accordance with Section 10.3:

(1) Forestry

(C) Allowed Uses -- with DRB Approval: The following uses are allowed with the approval of the Development Review Board in accordance with Article 6:

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| <p>(1) Accessory Use/Structure (see Section 5.3)
 (2) Public Facility (see subsection (E))</p> | <p>(3) Seasonal Camp (see subsection (E))
 (4) Telecommunications Facility (see Section 5.19)</p> |
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(D) Dimensional Standards:

(1) Lot Area (Minimum)	25 acres
(2) Lot Width (Minimum)	600 feet
(3) Front Yard Setback (Minimum)	50 feet
(4) Side Yard (Minimum)	50 feet
(5) Rear Yard (Minimum)	50 feet
(6) Building Height (Maximum)	20 feet
(7) Building Coverage (Maximum)	1%
(8) Lot Coverage (Maximum)	5%

(E) Supplemental District Standards

(1) Additional Use Standards: In addition to other standards related to specific uses set forth in these regulations, within the F District the following restrictions also shall apply:

- a. **Seasonal Camps** shall, in addition to complying with other applicable standards of this section, meet all of the following conditions:
 - i. The Development Review Board must have granted approval pursuant to Article 6.
 - ii. The Camp must not have a permanent foundation as defined in Article 2.
 - iii. The Camp must not exceed 720 square feet in building area which area includes all covered porches and other roofed portions.
 - iv. If a metal roof is installed, it shall be non reflective; reflections from windows and other glass or reflective surfaces shall not be visible from valley(s) below.
 - v. The Camp must not exceed 20 ft. in building height measured to the peak of the roof, and shall be a single story with a maximum loft area of not greater than 50% of the floor space of the ground floor.
 - vi. Water supplies from drilled wells are prohibited.
 - vii. Subsurface septic disposal systems, including subsurface septic or holding tanks, are prohibited.
 - viii. No black water discharge (household sewerage which comes from toilets) or grey water discharge (household sewage from sinks, shower facilities, etc.) shall be permitted; "mulbank" type toilets, gas toilets, chemical toilets, mulching toilets, oil recirculating toilets, incinerating toilets and similar devices which are approved by the Vermont Department of Environmental Conservation and do not discharge black water or grey water into subsurface disposal facilities or holding tanks may be permitted.

Table 3.15 (continued)
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- ix. All applicants who wish to construct a camp in the Forest District must provide satisfactory proof upon request of the Zoning Administrator of a permanent residence other than the camp.
 - x. The Camp shall be a private recreational camp, consisting of a building not used as a primary or secondary residence, but used occasionally for temporary shelter in connection with recreational activity, but not operated as a business, provided that the following requirements are met:
 - The minimum lot size shall be 25 acres.
 - No building shall be located closer than 100 feet to any individual lot line.
 - The camp shall not be served by public utilities (e.g., electricity, telephone)..
- b. **Public Facilities** shall be limited to open space and land-based recreation uses (e.g., public forest, protected wildlife habitat; recreation trails) which are suitable to a forest environment.
- (2) **Supplemental Review Standards:** In addition to the standards set forth in Article 6, in granting site plan approvals in the Forest District the Development Review Board shall apply the following standards:
- a. There shall be no explosives used in the Forest District for any purpose.
 - b. With the exception of roads and driveways specifically approved by the Development Review Board, the natural elevation, contours and grade of the ground shall not be disturbed, excavated or graded; provided, however piers (or pier like structures) may be placed below grade under a structure, including a camp, if all of the following conditions are met:
 - i. The piers are constructed of wood, stone, concrete or masonry.
 - ii. The piers shall be no larger than 16"×16".
 - iii. The footings, if any, shall be no larger than 16"×16".
 - iv. The piers, including any footings, shall be sunk to a depth of no more than 4 feet.
 - v. The piers shall be no closer than 8 feet to each other.
 - vi. After the piers are sunk, the contours and elevation of the site must be returned to their condition prior to the construction of the camp or accessory building.
 - vii. The piers must be removed to grade if the camp or accessory building is removed.
 - c. Natural vegetation on-site shall be preserved to the greatest extent possible. There shall be no clear-cutting or excessive thinning of trees in the area surrounding any structure, including camps or buildings accessory to a camp use, that would allow the structure to be visible off-site.
 - d. All roads, driveways and associated excavation and tree removal shall comply with *Acceptable Management Practices for Maintaining Water Quality on logging jobs in Vermont*.
- (3) **General Standards and Specific Use Standards:** All uses and development within the F District shall comply with other applicable standards of these regulations, including General Regulations under Article 4 and Specific Use Standards under Article 5.