

**Table 2.08
Forest Reserve District (FR)**

A. **Purpose.** The Forest Reserve District is to protect significant forest resources and water supply watersheds at higher elevations and to limit development in areas with steep slopes, shallow soils, unique or fragile resources, headwater streams, wildlife habitat, and poor access to Town roads and community facilities and services.

<p>B. Permitted Uses:</p> <p>In the Forest Reserve District, the following uses are permitted by right:</p> <ol style="list-style-type: none"> 1. Agriculture 2. Forestry 	<p>C. Permitted uses on lots having received sufficient review under Waitsfield Subdivision Regulations as of January 1, 2002:</p> <p>In the Forest Reserve District, on lots depicted on survey maps having received final subdivision approval and recorded in the Waitsfield Land Records at Map Slides #116A and #166, the following uses are permitted by right:</p> <ol style="list-style-type: none"> 1. Accessory use. 2. Agriculture 3. Forestry 4. Single-family Dwelling. 	<p>D. Conditional Uses:</p> <p>In the Forest Reserve District, with the exception of lots listed under subsection C above, the following uses are permitted with the approval of the Board of Adjustment pursuant to Section 5.03:</p> <ol style="list-style-type: none"> 1. Accessory dwelling less than 800 sq. ft. (below elevation of 1,700' msl only). 2. Accessory Use. 3. Commercial Water Extraction 4. Home Occupation 5. Outdoor Recreation consistent with traditional uses of forest land 6. Public Utilities. 7. Seasonal Camp 8. Single family dwelling (only below elevation of 1,700' msl.
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E. Dimensional Standards (unless otherwise specified by use type):

Maximum Density:	1 unit per every 25 acres (see subsection F below)
Building Height:	35 feet
Lot Setbacks:	See subsection F below
Stream Setbacks:	See subsection F below
Road Frontage:	200 feet

F. Special District Provisions.

1. **Forest Management.** Forestry activities shall meet all applicable state regulations, and shall, as a minimum standard, comply with Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont, published by the Vermont Department of Forests, Parks & Recreation.
2. **Headwaters Protection.** An undisturbed, naturally vegetated buffer strip shall be maintained for a distance of 150 feet from any stream that appears on the USGS 7.5 series topographic maps, and 75 feet from an unmapped intermittent (seasonally flowing) streams. With the approval of the Board of Adjustment pursuant to Section 5.03, minimal clearing may be permitted to allow the development and maintenance of driveway and utility crossings within the designated buffer.

Table 2.08 (continued)
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3. **Density & Siting.** In addition to the standards set forth in Section 5.03, the Board of Adjustment shall ensure that all proposed development complies with the following:
 - a. **Lot Size Standards.** Within the Forest Reserve District, lots may be created which are less than the 25 acres providing that the total residential density of any parcel does not exceed one dwelling unit per every 25 acres. Lots less than 25 acres in size created after January 1, 2002, shall be reviewed in accordance with Section 5.04 Planned Residential Development. Lots less than 25 acres in size shall make provision for the protection of the balance of the undeveloped acreage as open space. The minimum lot size for lots created prior to January 1, 2002 shall be 10 acres.
 - b. **Setbacks and Site Layout.** The Board of Adjustment may limit or restrict the size and/or location of structures, and establish minimum setbacks, based upon site conditions to ensure that proposed development:
 - i. is minimally visible from off site, and does not stand in contrast to surrounding landscape patterns and features or serve as a visual focal point; and
 - ii. will not adversely affect natural and scenic resources and fragile areas identified in the Waitsfield Town Plan or through site investigation, including but not limited to wetlands, streams, critical habitat, steep slopes, areas of unstable soils and/or soil types that are generally unsuitable for development and on-site septic disposal.
4. **Sewage Disposal for Seasonal Camps.** Alternative sewage disposal methods proposed for seasonal camps shall be subject to approval by the Board of Adjustment. Alternative systems are meant to include, but are not limited to, composting toilets, incinerating toilets and outhouses, designed in accordance with State of Vermont Standards.