

TOWN CHARACTER PRESERVATION PRINCIPLES

Rural Development Guidelines

Goals of the Rural Development Guidelines include:

- Preserve the existing rural character of the Town’s landscape
- Preserve environmental resources, such as woodlands, wetlands, and open space
- Preserve valuable farmland and productive agricultural areas

Objectives to accomplish these goals include:

- Careful siting of proposed development
- Sensitive treatment of the development site (landscaping, location of drive, etc.)

Strategies to accomplish these objectives include:

- Minimize visual impact of development from roadsides and neighboring residences
- Minimize visual impact of development through sensitive home siting on hillsides and limiting development on hilltops
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Retain wooded areas
- Use existing vegetation to screen new development
- Use new landscaping to screen and enhance development
- Minimize number of driveways, and regulate placement and grade of driveways
- Optimize the shape and configuration of farmable parcels for farming purposes
- Mimic typical farmstead features and patterns for “exposed” new development clusters

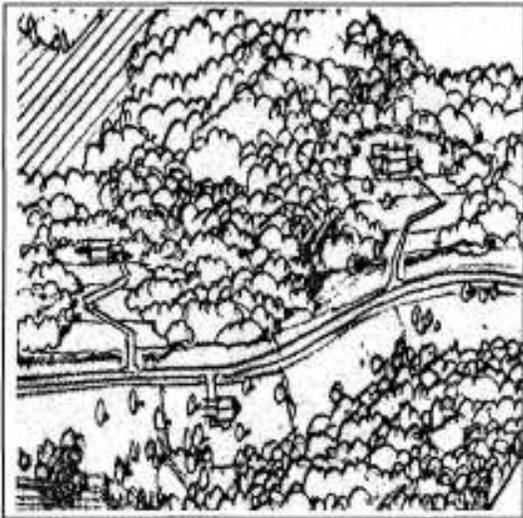
HILLSIDE RESIDENTIAL

Rural Development Guidelines

The siting and treatment of **residential lot(s)** on the Towns **hills and steep slopes** will have a substantial visual impact on the existing character of the Town. Utilize the following strategies and case study below to help guide proposed residential development in this situation.

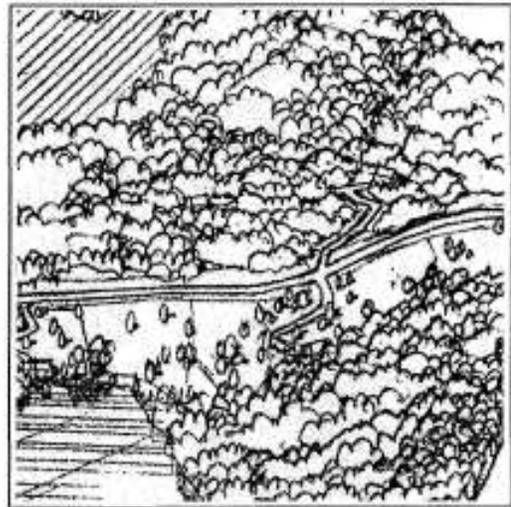
- Minimize visual impact of homes from adjacent roadside and neighboring residences
- Minimize visual impact of development through hillside siting below ridgeline
- Integrate development with existing topography and vegetation pattern
- Retain wooded areas
- Use existing and/or new vegetation to screen new development
- Minimize number of driveways

Typical Pattern



- Homes built on hilltops
- Multiple driveways, each serving a separate home
- Vegetation removed from hillside

Preferred Pattern



- Homes built on hillside, not on the hilltop
- Homes set back from road
- Development screened with existing vegetation or or new landscaping
- Walls and roofs of structures blend with hillside
- Driveway shared by two residences; across from others
- Vegetation cleared only for drive, house and immediate yard
- Driveway configuration minimizes views of development

Attachment A – Pg 2

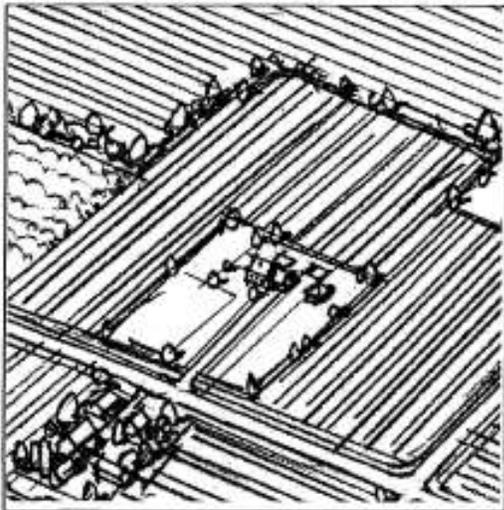
SINGLE LOT RESIDENTIAL

Rural Development Guidelines

The siting and treatment of a **single residential lot** in the Town's **agricultural lands** will have an impact on surrounding farmland and the Town's existing visual character. Utilize the following strategies and case study below to help guide proposed residential development in this situation. (Case study assumes that existing fence row does not divide land ownership.)

- Minimize visual impact of development from roadsides and neighboring residences
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing vegetation to screen new development
- Minimize loss of valuable farmland
- Optimize the shape and configuration of farmable parcels for farming purposes

Typical Pattern



- Large isolated lot
- Homes and outbuildings visible from roadside
- Fragmented farmland and wildlife habitat areas

Preferred Pattern



- Cohesive farm fields
- Home and outbuildings set back from road
- Development located at edge of farmland
- Driveway located along fencerow
- Home screened with existing vegetation or new landscaping

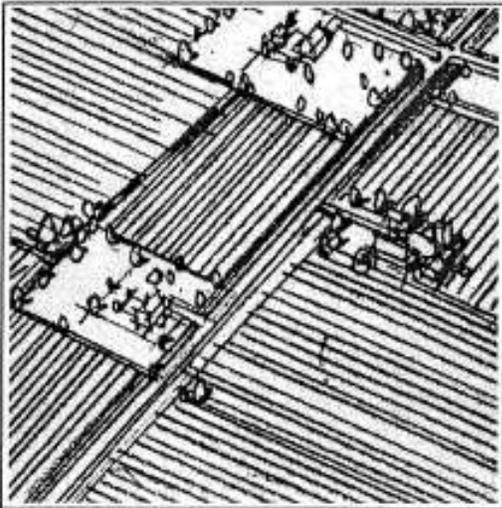
“HOMESTEAD ADDITION” RESIDENTIAL

Rural Development Guidelines

The siting and treatment of a **residential lot** being **added to an existing homestead** in the Town’ agricultural lands will have an impact on surrounding farmland and the existing rural character of the Town. Utilize the following strategies and case study below to help guide proposed residential development in this situation.

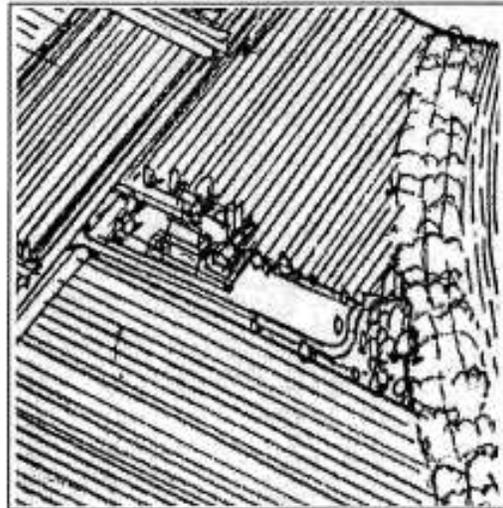
- Minimize visual impact of development from roadsides and neighboring residences
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing and new vegetation to screen development
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels for farming purposes

Typical Pattern



- Large isolated lot
- Development visible from roadside
- Fragmented farmland and wildlife habitat areas

Preferred Pattern



- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland
- Driveway located along fencerow
- Homes screened with existing farm buildings, vegetation or new landscaping

MULTIPLE LOT RESIDENTIAL (NATURAL FEATURE)

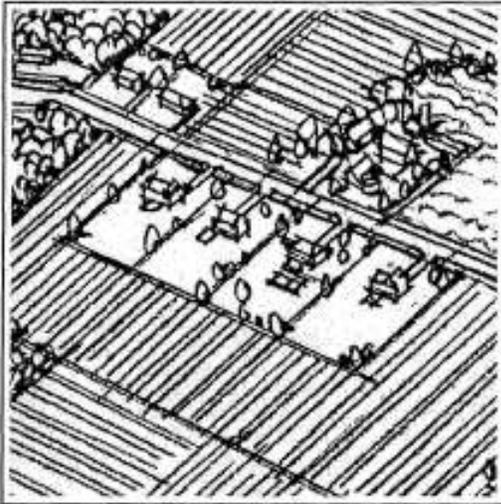
Rural Development Guidelines

The siting and treatment of **multiple residential lots** in the Towns **agricultural lands** will have an impact on valuable farmland and the existing visual character of the Town.

The following guidelines are based on the strategy of sensitive **integration with a natural feature** (woods, pond, etc.). Utilize the following strategies and case study below to help guide proposed residential development in this situation.

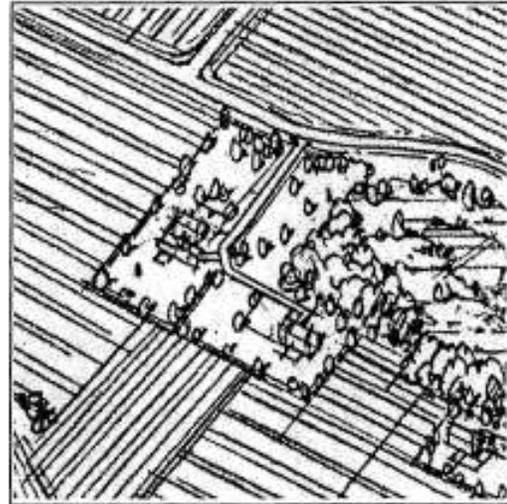
- Minimize visual impact of development from roadside and neighboring residences
- Integrate development with existing landscape patterns (fields, fencerows, farmsteads, natural features)
- Use existing and new vegetation to screen development
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels for farming purposes

Typical Pattern



- Roadside lots
- Multiple driveways, each serving a separate house
- Development visible from roadside
- Fragmented farmland and wildlife habitat

Preferred Pattern



- Cohesive farm fields
- Homes set back from road
- Development located at edge of farmland and natural feature
- Shared driveway or road located along fencerow or natural feature
- Minimize the amount of development adjacent to farmland
- Residences screened with existing vegetation or new landscaping

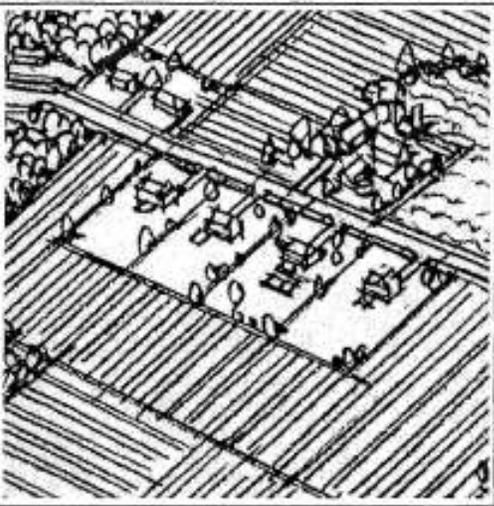
MULTIPLE LOT RESIDENTIAL (“FARMSTEAD” OPTION)

Rural Development Guidelines

The siting and treatment of **multiple residential lots** in the Town’s **agricultural lands** will have an impact on valuable farmland and the existing visual character of the Town. The following guidelines are **modeled after a typical farmstead building arrangement**. Utilize the following strategies and case study below to help guide proposed development of multiple residential lots.

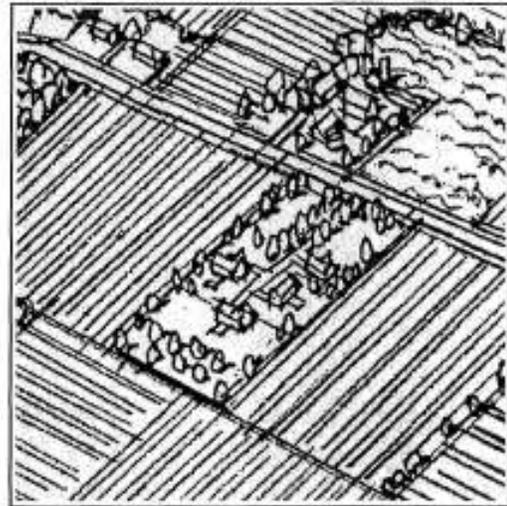
- Mimic typical farmstead pattern, which includes:
 - Clustered buildings
 - Single driveway or road
 - Fence rows and formal landscaping
- Minimize loss of valuable farmland
- Optimize shape and configuration of farmable parcels for farming purposes

Typical Pattern



- Roadside lots with all homes visible from roadside
- Multiple driveways, each serving a separate house

Preferred Pattern



- Residences clustered in the form of a typical farmstead
- Shared driveway or cul-de-sac road (Tree-lined)
- Development set back from road
- Residences screened with new farmstead” vegetation
- Cohesive farm fields
- Fence rows define farmable parcels and developed area

COMMERCIAL

Rural Development Guidelines

The siting and treatment of commercial lots will have an impact on the existing visual character of the Town. Utilize the following strategies and case study below to help guide proposed development.

- Follow historic pattern for siting of commercial uses
- Minimize visual impact of parking areas
- Minimize signage
- Create safe access strategies
- Stress use of quality materials

Typical Pattern



- Development strung out along major roads
- Multiple access drives
- Parking on road side of establishment
- Large, competing signs

Preferred Pattern



- Location at and orientation towards crossroad intersections
- Clustered development
- Coordinated access and parking
- Parking at rear and side
- Signage integrated with building