

## **Town of Primrose**

### Siting Criteria for Parcel Development

The Planning Commission (PC) must approve a site plan before every proposed non-farm development occurs in the Town of Primrose (TP).

1) Applicant must provide a site plan to the Town Clerk that details the following:

- a) Layout of the proposed lot
- b) Location and use of proposed buildings and parking areas
- c) Location of significant natural features
- d) Location of existing and proposed vegetation
- e) Location of driveway and access

2) Site plans must comply with the following:

- A) Protection of agricultural land, woodlands, and other natural resources
- B) Minimization of breakup of contiguous tracts of agricultural land, woodlands or environmentally sensitive land.
- C) Not be on historically cropped land unless exempted as a retirement home under TP Comprehensive Plan, Chapter 8, II D(2)(d), and then only if no other feasible buildable site is available.
- D) Residential buildings, driveways, public or private roads and outbuildings shall be located on pastures, woodlots, or on the edge of woodlots.
- E) No more than 30% of existing woods on a lot can be cut for the building site and driveway.
- F) Not be in a Resource Protection Corridor
- G) Protect rural character of TP
- H) Create minimal conflict with neighbors
- I) Driveways, houses and outbuildings must be a minimum of 500 feet from adjacent farm buildings and residences, unless, by the discretion of the PC;
  - i) Enforcement is impossible due to size of parcel, or
  - ii) Placement of driveway would disturb important natural resources or agricultural land, or
  - iii) The adjoining landowner has no objection, and waives this restriction.
- J) Design minimizes visual impact on existing houses and roads
- K) Buildings are hidden from town roads, if possible.
- L) Roof lines cannot extend above hilltops or ridges, if possible
- M) Natural vegetation shall be left in place as screening
- N) Where inadequate natural screening occurs, include proposed screening by plantings, berms, etc.