

**2106 CONSERVATION (CON) DISTRICT****2106.A PURPOSE**

The Conservation District includes land unsuitable for development due to natural hazards and constraints, conserved and public land, high elevation land, and land not readily accessible from maintained public roads. Forest lands predominate with a very low density of development. It is the intent of this district to: (1) Protect the town's rural character and environmental quality by guiding development away from land that has significant natural resource constraints or high resource value; (2) Minimize forest fragmentation and clearing; and (3) Preserve the natural beauty of highly visible hillsides and ridgelines.

**2106.B DIMENSIONAL STANDARDS****Lots**

(1) Minimum lot size	25 acres
(2) Minimum lot frontage	75 ft
(3) Maximum lot coverage	1%
(4) Minimum acres per dwelling	25 acres

**Setbacks**

(5) Minimum front setback	40 ft
(6) Minimum side & rear setback	20 ft
(7) Minimum water setback	100 ft

**Structures**

(8) Maximum principal building footprint	none
(9) Minimum principal building height	none
(10) Maximum structure height	24 ft

**2106.C PERMITTED USES****Residential and Lodging Uses**

- (1) Accessory dwelling <sup>1</sup>
- (2) Primitive camp
- (3) Home occupation <sup>1</sup>
- (4) Family childcare home <sup>1</sup>
- (5) Bed and breakfast <sup>1</sup>
- (6) Short-term rental <sup>1</sup>
- (7) Group home <sup>1</sup>

**Industrial Uses**

- (8) Communications antenna <sup>SP</sup>

**Art and Entertainment Uses**

- (9) Park or nature preserve <sup>SP</sup>

**Natural Resource Based Uses**

- (10) Farming or forestry
- (11) On-farm business <sup>SP</sup>

**Notes**

<sup>1</sup> Associated with an existing or approved single-family dwelling  
<sup>SP</sup> Site plan review required

**2106.D CONDITIONAL USES****Residential and Lodging Uses**

- (1) Single-family dwelling
- (2) Campground <sup>SP</sup>

**Industrial Uses**

- (3) Communications tower <sup>SP</sup>

**Art and Entertainment Uses**

- (4) Museum or library <sup>SP</sup>
- (5) Outdoor recreation <sup>SP</sup>
- (6) Equestrian facility <sup>SP</sup>

**Civic and Community Uses**

- (7) Specialty school <sup>SP</sup>
- (8) Social club <sup>SP</sup>

**Natural Resource Based Uses**

- (9) Firewood processing <sup>SP</sup>
- (10) Earth resource extraction <sup>SP</sup>
- (11) Water resource extraction <sup>SP</sup>
- (12) Agricultural enterprise <sup>SP</sup>

**Notes**

<sup>SP</sup> Site plan review required

2106.E

**DISTRICT STANDARDS**

- (1) An applicant proposing to develop an undeveloped lot in this district that does not have an approved building envelope must designate a building envelope in accordance with Subsection 3307.C and Section 4307.
- (2) Existing forest cover must be maintained outside the approved development envelope except for farming and forestry in accordance with Section 1103 and clearing specifically authorized by the Development Review Board as part of an approval for proposed development.
- (3) Proposed development in this district must:
  - (a) Be minimally visible from roads and adjoining properties, not stand in contrast to surrounding landscape patterns and features, and not serve as a visual focal point;
  - (b) Be located downslope of ridgelines and prominent knolls, and be designed so that the height of proposed structures will not exceed the elevation of any adjacent ridgeline or tree canopy serving as the visual backdrop to the structure as viewed from public vantage points;
  - (c) Be located at the edge of open meadows and off primary agricultural soils to the maximum extent feasible;
  - (d) Not result in undue adverse impacts on any natural and scenic resources shown on the Agency of Natural Resources Natural Resource Atlas, in the Warren Town Plan, or through site investigation by a qualified professional; and
  - (e) Use dark colored and low reflectivity surface materials for any development that will be visible from public vantage points.