

# FARM AND FOREST DISTRICT

## Section 2. Farm and Forest (FF) District

### A. Purpose

The purpose of the Farm and Forest District is to encourage the continuation and further development of forest industries and agriculture within the town to conserve tillable land for present and future needs. This district also serves to protect those areas of town characterized by steep slopes and soils not suitable for intensive development.

### B. Permitted Uses

The following uses are permitted in the Forest and Farm District.

1. All permitted uses permitted in the Natural Resource District
2. All conditional uses permitted in the Natural Resource Protection District
3. Single family dwellings
4. Manufactured housing
5. Two-family housing
6. Home occupations
7. Accessory uses
8. Commercial wood processing and sales
9. Tradesman shops
10. Agriculture

### C. Conditional Uses

The following uses may be permitted only upon approval as conditional uses in accordance with the appropriate provisions of this Ordinance.

1. Mineral extractions
2. Commercial outdoor recreation
3. Utility structure
4. Campgrounds
5. Municipal uses not listed elsewhere
6. Hotels, motels, and Inns
7. Multifamily dwelling
8. Cluster residential housing
9. Veterinary clinics and kennels

### D. Prohibited Uses

Uses not allowed as permitted or conditional uses are prohibited within this district.

### E. Standards

1. The general and specific standards of performance of Article IX and X shall be observed.
2. The following space and bulk standards shall apply:

Minimum lot area	5 acres
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Minimum road frontage	300 feet
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**Minimum setbacks:**

front yard	50 feet*
side yard	25 feet
back yard	50 feet
from normal high-water mark	100 feet

\*from the right of way or 75 feet from the center line, whichever is greater.

3. Building Height: No structure shall exceed two and one-half stories or 35 feet in height. Features of buildings and structures, such as chimneys, towers, ventilators, and spires may exceed 35 feet in height, but shall be set back from the nearest lot line a distance not less than the height of such feature or structure, unless a greater set back is required by other provisions of this ordinance.