

Bancroft Public Meeting, March 19, 2015

Note: This document briefly describes some Subdistricts that may be appropriate in Bancroft, given the existing pattern of development and presence of natural resources. The table below is only meant to be a summary. To find out more about each subdistrict, and others not listed here, please see [Chapter 10; Land Use Districts and Standards](#).

<u>Subdistrict Description</u>	<u>Purpose</u>	<u>Considerations</u>
General Management (M-GN)		
Covers areas appropriate for commercial forestry and agriculture activities. Such uses are allowed and encouraged without significant restriction.	To permit forestry and agricultural management activities to occur with minimal interferences from unrelated development in areas where the Commission finds that resource protection afforded by protection subdistricts is not required.	<ul style="list-style-type: none"> * The General Management subdistrict will contain all areas in Bancroft not included in a protection or development subdistrict. * Single family and two family dwellings can be built in this subdistrict. * Home occupations are allowed in conformance with certain standards. * No commercial or industrial uses, except for those associated with natural resource-based businesses like forestry, mineral extraction (e.g., gravel mining for land management roads), and agricultural management activities.

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General Development (D-GN)		
Areas of Mixed-use development that are compatible with residential development. For example, a small neighborhood store would be allowed in this subdistrict.	To recognize existing patterns of development in appropriate areas and encourage further patterns of compatible development therein, and adjacent thereto.	<ul style="list-style-type: none"> * Single family, two family, and multi-family homes can be built in this subdistrict. * Large and small subdivisions are allowed. * Small-scale, commercial or Industrial facilities that are compatible with residential uses are allowed for example, a small store could be permitted in this subdistrict). * May contain additional areas around existing development to accommodate future growth.
Residential Development (D-RS)		
Areas of relatively dense residential development. For example, a neighborhood with 4 or more residences within a 500 ft. radius.	To set aside certain areas for residential and other appropriate uses so as to provide for residential activities apart from areas of commercial development.	<ul style="list-style-type: none"> * Intended to encourage the concentration of residential development. * No commercial or industrial uses. * Allows single and two family dwellings by permit, and multi-family dwellings by special exception.

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Aquifer Protection (P-AR)		
Areas with highly permeable soils that are connected to the ground water supply, or aquifer recharge areas.	To protect the quantity and quality of groundwater supply used or potentially available for human or industrial consumption.	<ul style="list-style-type: none"> * Special care must be taken to ensure sewage from single family homes is disposed of in a way that does not contaminate the aquifer. * Permits are required for the application of fertilizers for agricultural or forest management.
Flood Prone Area Protection (P-FP)		
Areas within the 100 year flood plain, and other locations identified by state and federal agencies as flood prone.	To regulate certain activities in all flood-prone areas in order to minimize the human, environmental, and financial costs of floods and flood cleanup programs.	<ul style="list-style-type: none"> * Generally, residential development is not encouraged in a P-FP. However, if no reasonable alternative exists, single family homes can be permitted by special exception.
Great Pond Protection (P-GP)		
Areas within 250 feet of the normal high water mark of bodies of standing water 10 acres or greater in size.	To regulate residential and recreational development on Great Ponds to protect water quality, recreation potential, fishery habitat, and scenic character.	<ul style="list-style-type: none"> * Single-family homes are allowed so long as they meet applicable standards and dimensional requirements. For example, buildings must be 100 feet from the shore. * Subdivisions are not allowed.
Shoreland Protection (P-SL)		
<p><u>P-SL1</u>: Areas within 250 feet of rivers draining more than 50 square miles.</p> <p><u>P-SL2</u>: Areas within 75 feet of ponds smaller than 10 acres, along streams, and around wetlands.</p>	To regulate certain land use activities in shoreland areas in order to maintain water quality, plant and wildlife habitat, and in order to protect and enhance scenic and recreational opportunities.	<ul style="list-style-type: none"> * In P-SL1 zones, residences must be setback 100 feet from the water. * In P-SL2 zones, residences must be setback 75 feet from the water.
Wetland Protection (P-WL)		
<p><u>P-WL1</u>: Includes wetlands of special significance. For example: large wetlands containing 20,000 square feet of open water, vegetation or significant wildlife habitat. These wetlands are within the 100 year floodplain, 250 feet of a large pond or lake, or within 25 feet of a stream.</p> <p><u>P-WL2</u>: Scrub Shrub and non-forested wetlands</p> <p><u>P-WL3</u>: Forested Freshwater Wetlands (everything not included in P-WL1 & P-WL2)</p>	To conserve coastal and freshwater wetlands in essentially their natural state because of the indispensable biologic, hydrologic, and environmental functions which they perform.	<ul style="list-style-type: none"> * Residences are not permitted in wetland protection zones. * Constructed ponds or alterations of wetlands less than 4,300 square feet in P-WL2 and P-WL3 zones is allowed in accordance with standards. A permit is required for a proposal to alter a larger wetland, or one of special significance.