

CORRIDOR SCENIC OVERLAY DISTRICT

A. Purpose. The purpose of the overlay district is to protect the scenic resources of the (name of road) corridor. The scenic resources of this section of the corridor are identified in the Town Plan as a special feature and are significant because of the high level of public use, the importance of corridor as a major transportation artery and (note features particular to the corridor).

B. Permitted Uses:

Any use allowed as a permitted use in the underlying district, except for the construction or expansion of structures.

C. Conditional Uses:

Any use allowed as a conditional use in the underlying district, including the construction or expansion of structures.

D. Dimensional Standards

Dimensional standards will be as required for the underlying district, except that greater standards may be required in order to meet the district purpose and specific standards.

E. District Standards

Construction of new principal and accessory structures or expansion of existing structures may be approved by the Board of Adjustment (or Design Review Board) subject to conditional use review under Section ____, and findings that the proposed use will have no undue adverse impact on the area and to the greatest extent possible the following standards are met:

1. Structures are sited so that they do not protrude above a ridgeline.
2. Structures are sited in wooded areas or on field edges.
3. Structures are sited in such a way that agricultural resources are not fragmented or otherwise impacted.
4. New structures are sited in proximity to areas of existing structures.
5. Existing vegetation is retained and supplemented with new plantings compatible with existing vegetation to screen structures and minimize impacts on views from the road corridor.
6. New roads and parking are sited away from open fields, follow existing contours to minimize the visual impact of cut and fill and be screened from the road corridor.
7. Structures are designed and sited so that the visual impact is minimized through means such as:
 - a. placing gable ends to the road;
 - b. avoiding long unbroken planes of building frontage;
 - c. use of colors and materials that are compatible with surrounding structures and natural features, and;
 - d. use of materials which minimize glare from reflective surfaces or siting so that glare is not visible from the road corridor.