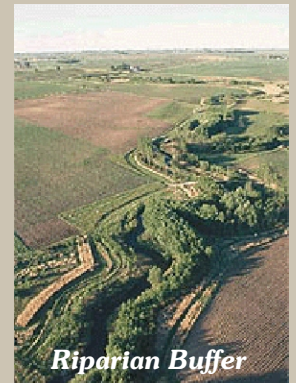
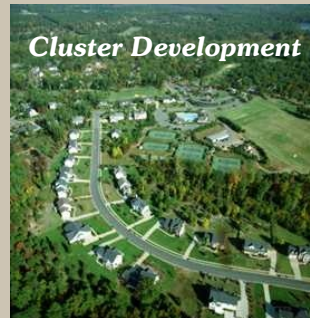
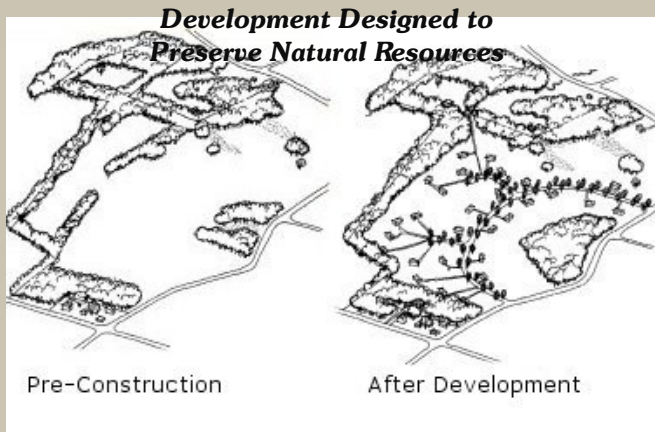


APPLICATION



- Before any site in an overlay zone can be developed, the applicant must propose areas of priority protection. The community then reviews these areas and determines if they meet the community's goals of resource protection. If acceptable, the community establishes on the project development plan, areas of priority protection and indicates the specific area(s) of a site within which the developed project may be constructed and within which the development activity must be contained.
- No construction activity should be permitted within priority protection areas whether to provide for a building site, on-site utilities or services, or for any roads or driveways unless permitted by the community. Examples of permitted uses in priority protection areas include: restoration of degraded areas, construction of trails, and other such activities that do not degrade the natural environment.
- The developer of a site may be required to supply a report prepared by a qualified professional detailing the wildlife, plant life, and/or other natural characteristics in need of protection in order for the community to properly apply the review standards established under the Ordinance.
- Buffer zones should be established adjacent to areas of priority protection. In determining the size and location of buffer zones the community must look at the compatibility of the approved use and the sites natural features and the extent the development might affect the function of the natural area.
- Projects located within a Resource Protection Overlay District, should be designed to complement the visual context of the natural area. Techniques such as architectural design, site design, the use of native landscaping, colors, and building materials are all means to achieve the desired effect.
- Site development plans should preserve and provide new connections between priority protection areas both across the site and between adjacent properties. Such connections should allow for wildlife movement between natural areas.