

Shoreland Buffer Zone and Access/Viewing Corridor Standards

- No more than 35 feet in any 100 feet, as measured along the ordinary high-water mark (OHWM), may be clear cut to the depth of the 35-foot area. Lots with less than 100 feet of frontage are allowed a corridor 35% of the lot width at the OHWM.
- Total area of structural development shall not exceed a 35 foot wide area within 35 feet of the OHWM.
- Properties with **200** feet of frontage are allowed a 2nd 35 foot viewing corridor and the viewing corridors may be contiguous. Where a property's frontage exceeds 100 feet, the total structural development width remains 35 feet but the viewing corridor width would increase with the increased frontage up to a maximum of 200 feet of opening.
- In the 35 foot buffer zone, natural shrubbery and trees shall be preserved to retard runoff, prevent erosion and preserve the natural beauty. All trees and shrubs, no matter the size, are protected within the 35 foot buffer zone, unless they are dead, diseased or dying, in which case the zoning department should be contacted for an on-site inspection prior to any removal.
- Land disturbing activities are not permissible within 35 feet of the lake, river, or stream unless they occur in the 35 foot structural development corridor and a zoning permit has been approved for grading/filling work.
- Timber harvest is allowed on a parcel with 10 or more acres of forested land, provided that accepted forestry management practices are followed.
- Vegetation removal beyond the 35 foot buffer is allowed following accepted forest management and soil cons
Total area of structural development shall not exceed a 35 foot wide area within 35 feet of the OHWM.
- Vegetation removal beyond the 35 foot buffer is allowed following accepted forest conservation practices which protect water quality.

State, County, Town Road

