

## **7. Uses In M-GN Affecting Property Owners in D-RS Areas**

## 7. USES IN M-GN AFFECTING PROPERTY OWNERS IN D-RS AREAS

To further limit the impacts of forestry operations that may occur in the M-FRL-GN Zone on residential property owners in adjacent D-FRL-RS Zones, the Concept Plan has been revised to require – as part of a subdivision design – provisions to ensure that the subdivision includes a sufficient buffer to provide visual separation and some sound attenuation from future forest management operations.

- ***Text Changes in the Concept Plan***
  - **Concept Plan, page 22, add a new subsection E,4,g:** To manage the potential impacts of forestry operations that may occur in the M-FRL-GN Zone on residential property owners in abutting D-FRL-RS Zones, the Concept Plan requires as a part of a subdivision’s design provisions to ensure a sufficient buffer to provide visual separation and some sound attenuation from future forestry operations.
  
- ***Text Changes in to Chapter 10***
  - **Ch. 10, add a new provision at 10.25,Q,2: Subdivision Buffers.** Where residential development areas in the D-FRL-RS zone are adjacent to lands in the M-FRL-GN zone, subdivisions shall be designed to provide the opportunity to incorporate sufficient buffers to provide visual separation and some sound attenuation from future forest management operations that may occur on the abutting land. The subdivision plan shall demonstrate that a sufficient buffer is being provided for the subdivision overall (e.g., incorporating buffers into open space or requiring vegetated buffers) or that individual building lots have suitable vegetation and area to allow homeowners the opportunity to preserve a sufficient buffer to provide separation between homes and potential forest management activities.