

**TABLE 204.8  
"F" Forestry and Recreation**

**Objective:**

Much of Hanover, due to its steep slopes, remoteness, types of soils and similar limiting factors, should have a very low intensity of use in order not to permanently damage the land and not to cause undue burdens on the Town for providing municipal services. In these areas, the primary land use will be forestry with some agricultural operations. Another acceptable land use for such an area is recreation, mainly of the outdoor type. Residential use, because of the inaccessibility and remoteness of much of this land, is limited to seasonal dwellings and then only as a Special Exception. Certain other land uses in selected areas of the Forestry District will be allowed as special exceptions, including certain limited commercial, recreational pursuits, removal of earth and other limited governmental and commercial activities that will not be harmful to the area.

**Uses:**

<u>Permitted Uses:</u>	<u>Allowed by Special Exception:</u>
1. Forestry	1. Seasonal Dwelling
2. Agriculture	2. Removal of Natural Materials
3. Recreation, Outdoor	3. Sawmill
4. Sawmill, Temporary	4. Essential Service
5. Governmental Use: limited to recreation	5. Communication/ Tele-communication Facilities
6. Produce Stand	6. Governmental Use: limited to public safety, service, garbage disposal, cemetery, parking
7. Parking associated with a recreation area	7. Use accessory to Special Exception
8. Use accessory to permitted use	

**Area and Dimensions:**

(all measurements in feet & inches unless otherwise stated)

<u>Minimum Lot Size</u>		<u>Minimum Setbacks</u>			<u>Maximum</u>
<u>Area</u>	<u>Frontage**</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Height</u>
50 acres	400	100	100	100	30***

\*\*For lots on the turnaround portion of cul-de-sacs, see Section 209.1.

\*\*\*The maximum height may be increased to 40 feet for non-habitable outdoor recreation structures only.

**Other Restrictions:**

To avoid the excessive costs of road maintenance, snow removal, and school transportation, new roads, public or private, shall not be permitted.