

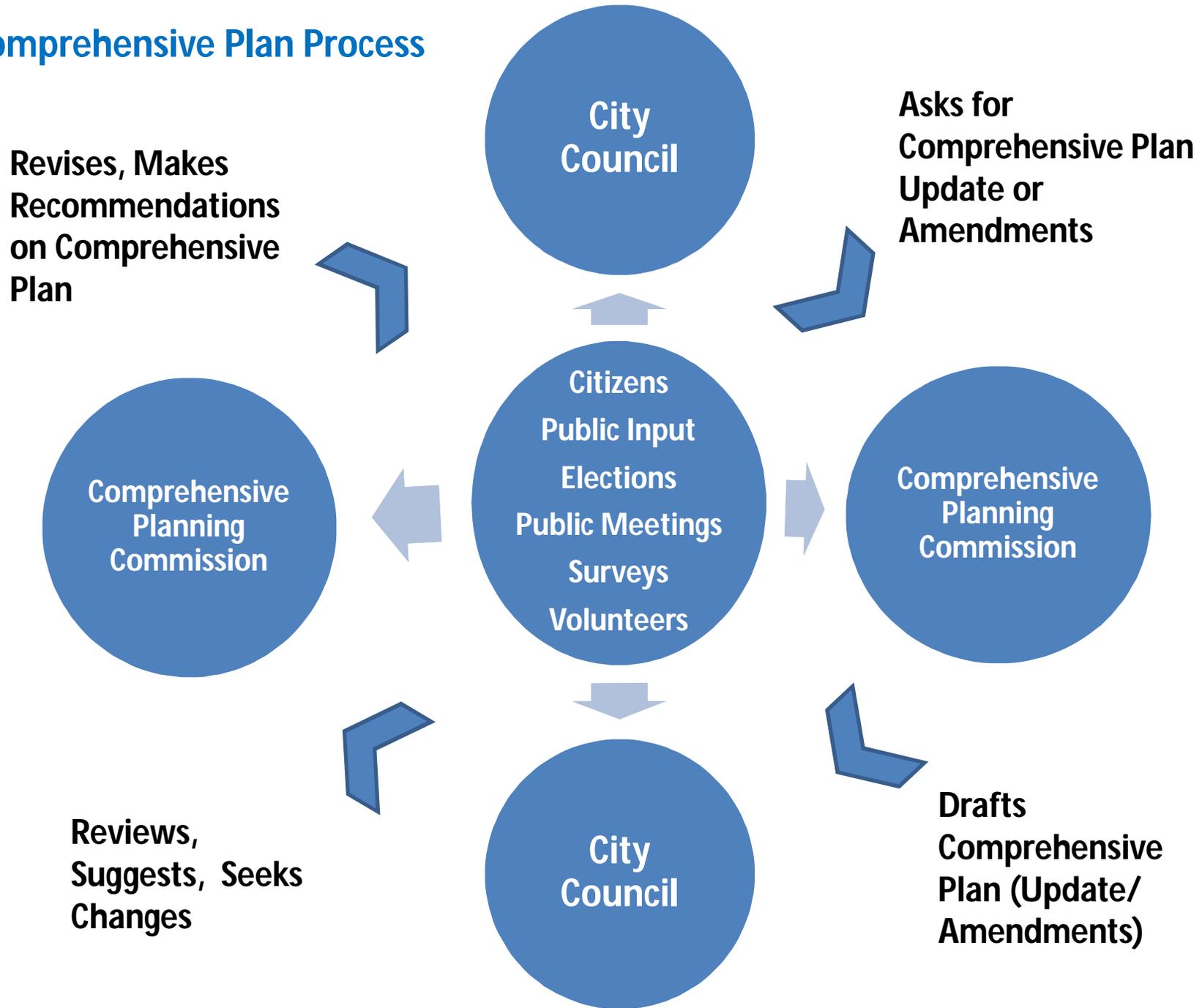
2012 Rockland Comprehensive
Planning Commission
**Recommendations for the area
between Old County Rd and Bog Rd**

Comprehensive Plans Include
Inventory Data, Analyses of Trends, Public
Input, and Recommendations for the
planning period, often 10 years

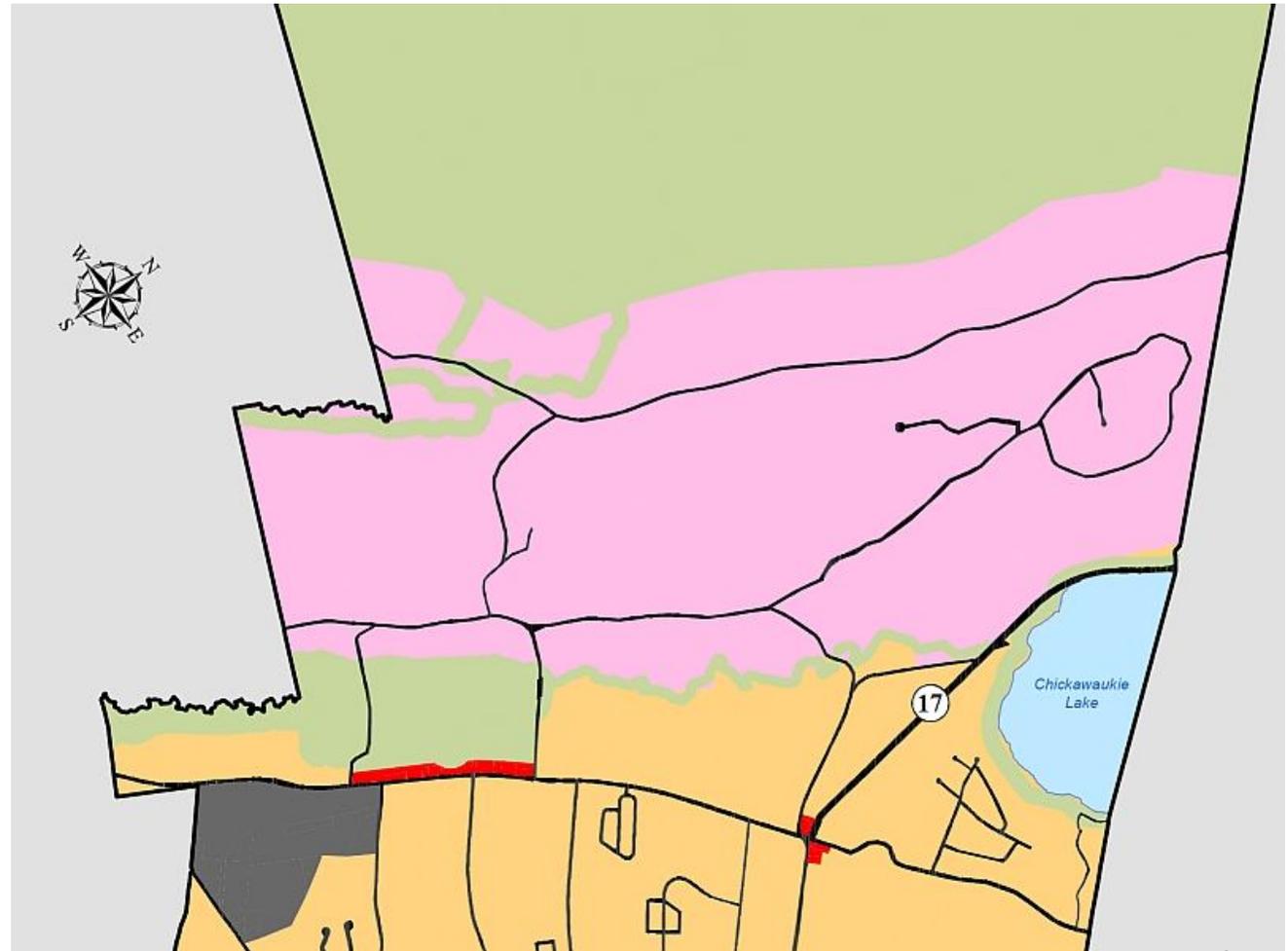
Comprehensive Plan Chapters:

History, Population and Demographics, Housing,
Economy, Transportation, Public Facilities and Services,
Recreation, Natural Resources, Water Resources,
Agricultural and Forestry Resources, Marine Resources,
Fiscal Capacity, Capital Investment Plan, Regional
Coordination, Land Use, and Future Land Use

Comprehensive Plan Process



Rockland Comprehensive Plan Future Land Use Map



Rockland Comprehensive Plan

Transitional Areas:

In the Dodge's Mountain, Benner Hill and Meadow Brook areas, the City will not seek public investments in infrastructure development that would add capacity (density) during the planning period covered by this comprehensive plan. Thus, as defined in statute, this area will be considered transitional rather than growth or rural. "'Transitional area' means an area that is designated in a municipality's comprehensive plan as suitable for a share of projected residential, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area (Title 30-A Section 4301)."

2002 Comprehensive Plan

Residential Areas



Bog Road Rural Residential Area



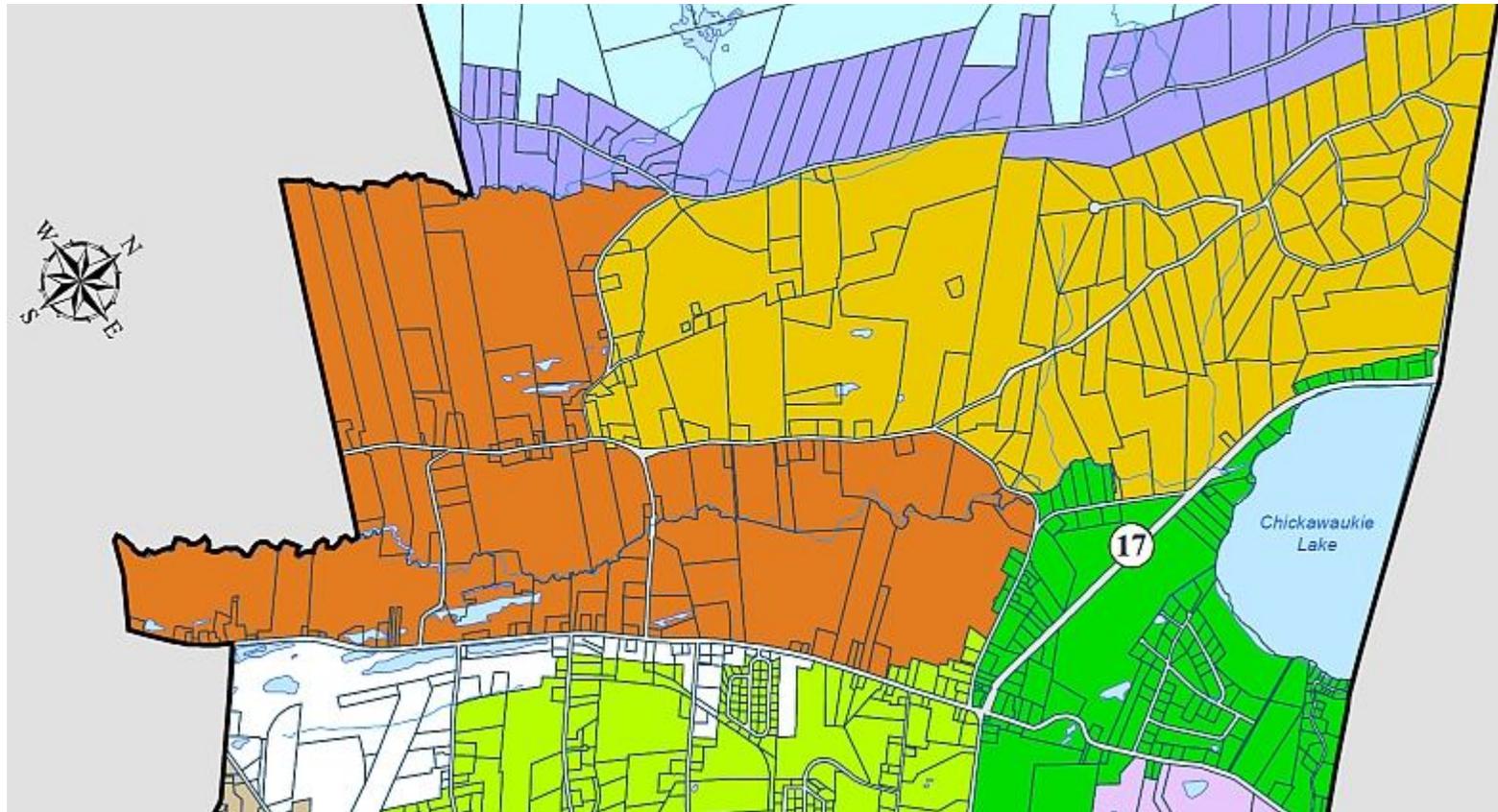
Chickawaukie Lake Area



Dodge Mountain and Benner Hill Area



Meadow Brook Area



2011 Comprehensive Plan Amendments Rural Residential Development and Subdivisions

- **Protect and enhance existing rural resource based uses: agriculture and forestry.**
- **Protect current low density residential development.**

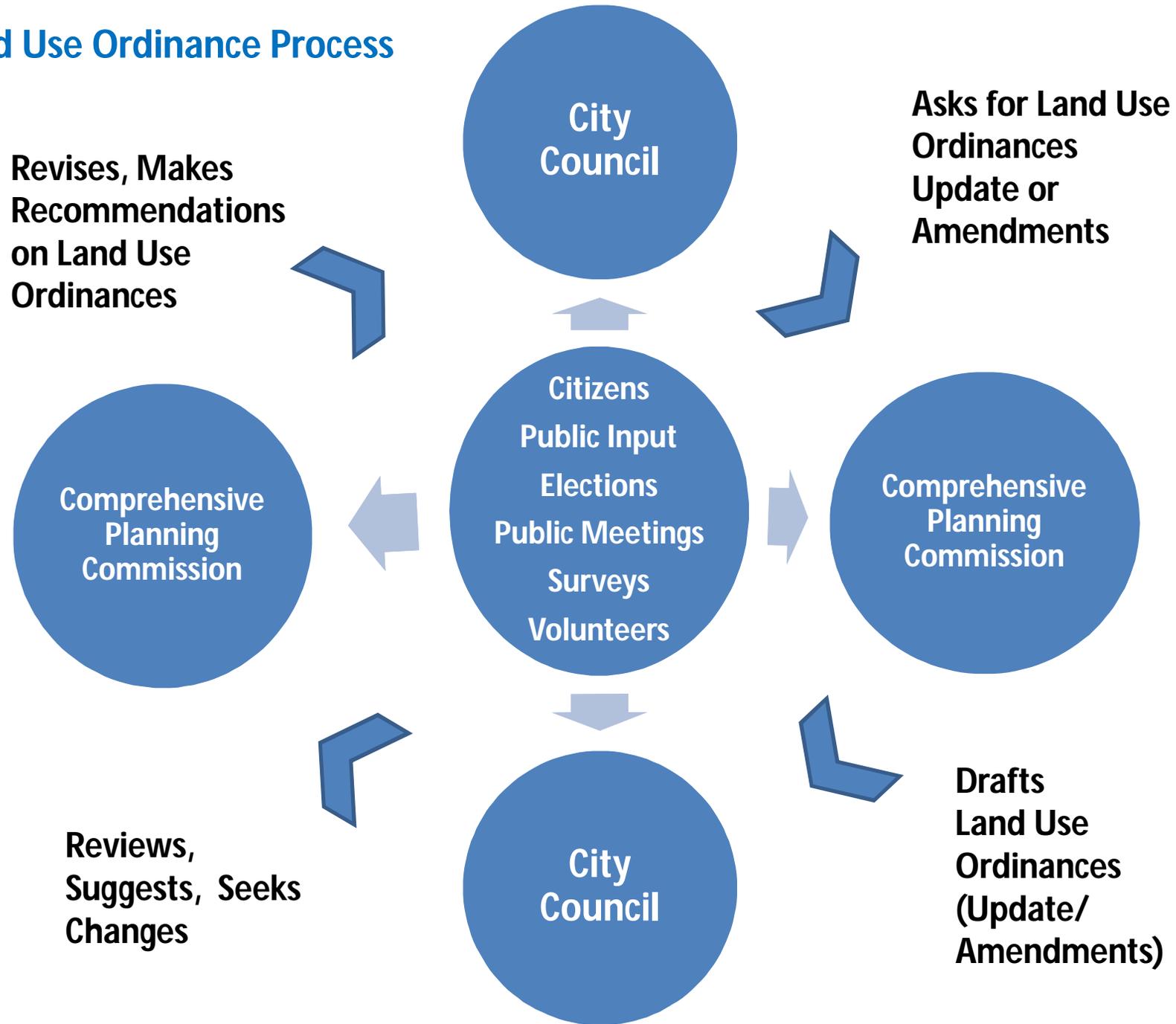
Some of Rockland's rural areas are currently zoned for significant development that is impractical given existing environmental constraints (wetlands, wet soils, steep slopes, habitats), lack of infrastructure, and if developed heavily would increase the burden on City budgets to provide services that would cost more than the increased property tax revenue generated from such development.

FUTURE LAND USE ENACTED POLICY AND STRATEGY

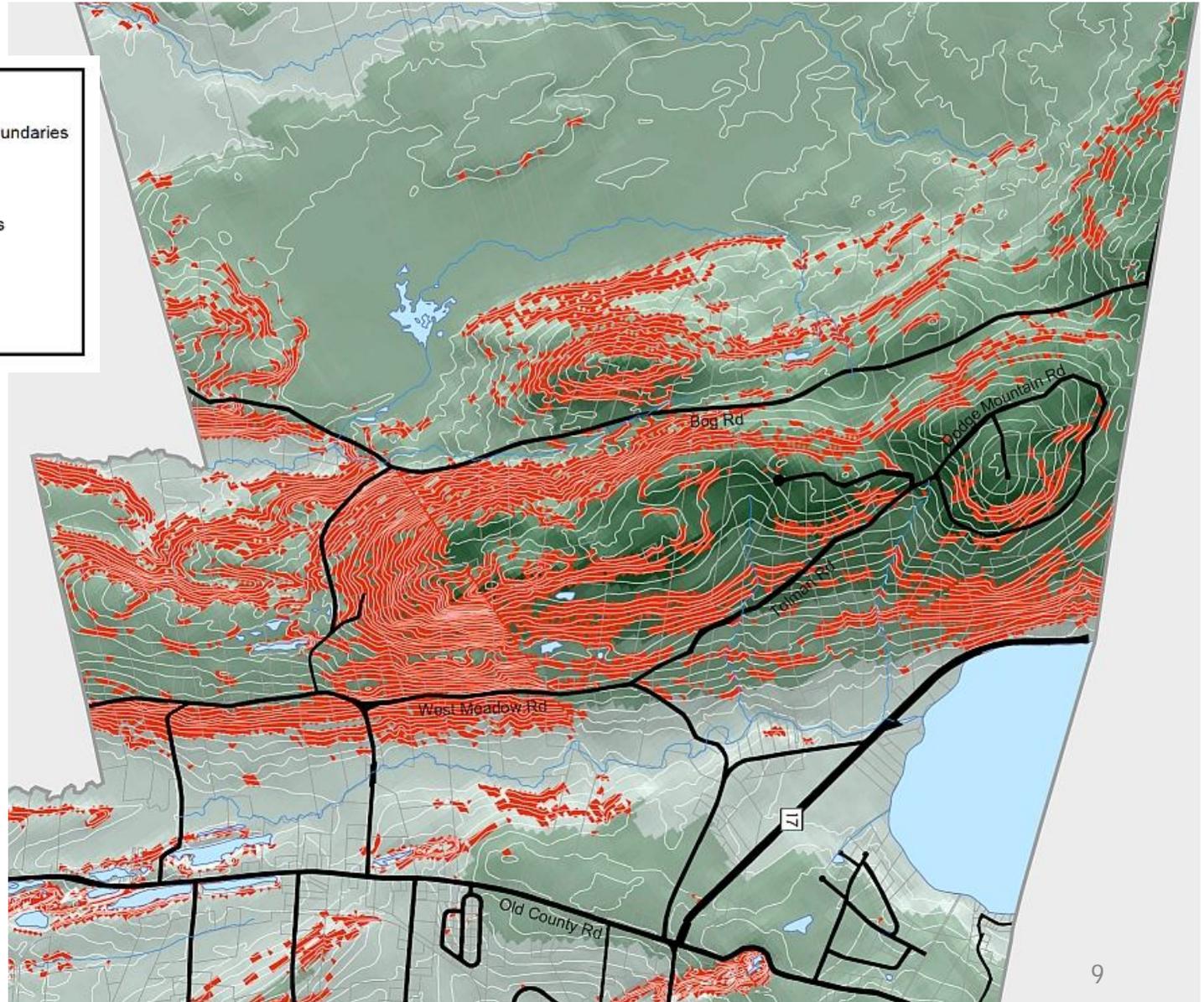
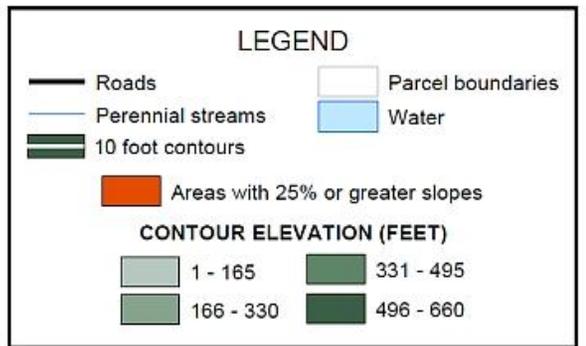
Rezone the area west of Old County Road and east of Bog Road to lower the net residential density from that found in the Residential B Zone, and allow those commercial and industrial uses that depend on rural resources (either as permitted or conditional uses), home occupations, artisan shops, and similar traditional, rural, nonresidential uses in addition to residential uses.

Areas west and north of Old County Road, and southeast of Old County Road near the Rockport town line, would benefit from a requirement that future subdivisions only be developed as Clustered Housing subdivisions, pursuant to Rockland Code Ch. 19, Art. III, Sec. 19-306, or as conservation subdivisions, in order to protect the natural resources present.

Land Use Ordinance Process



Steep Slopes 25% and greater



Hydric Soils (can't support septic systems on small lots)

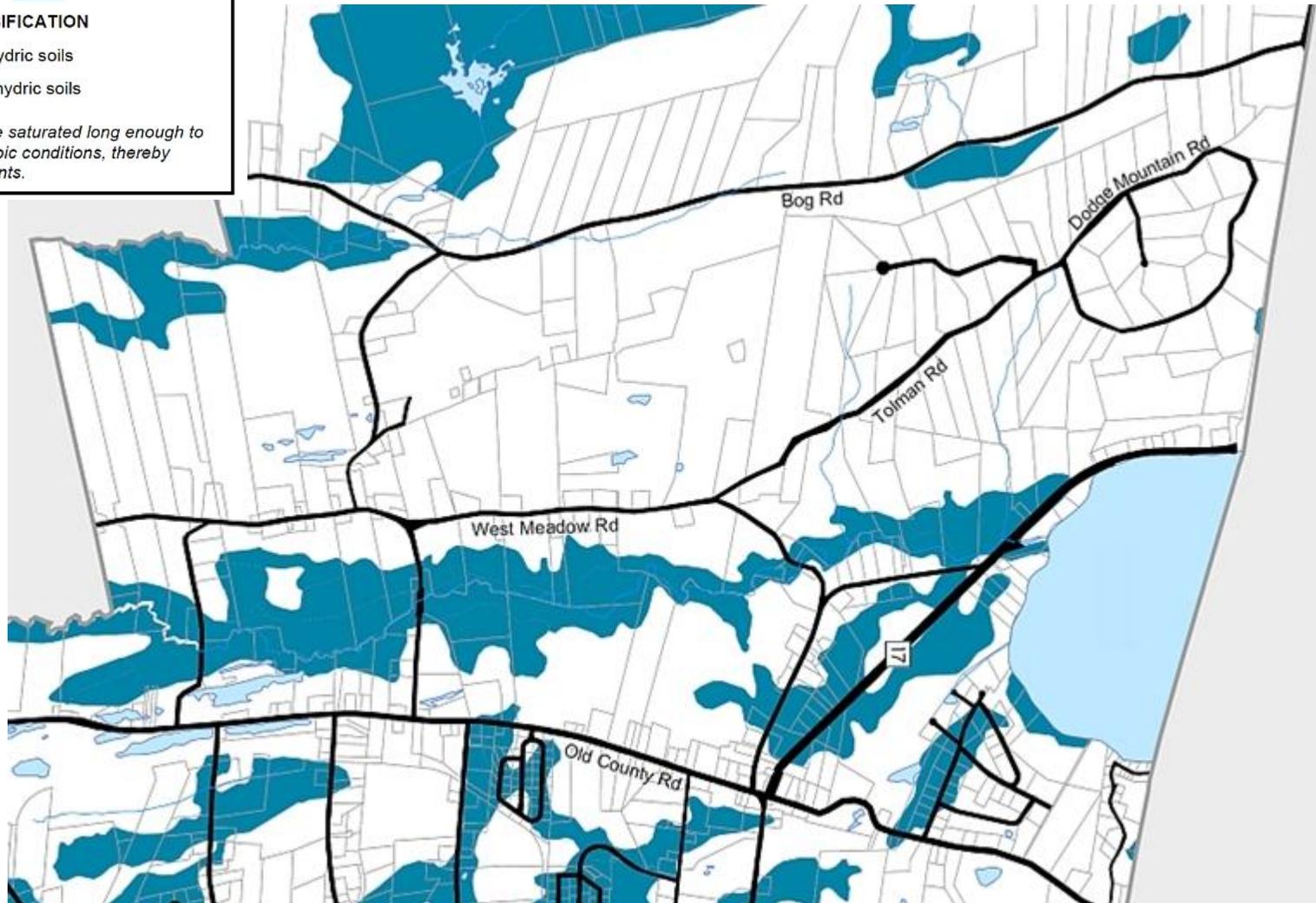
LEGEND

 Roads	 Parcel boundaries
 Perennial streams	 Water

SOIL CLASSIFICATION

 All hydric soils
 Not hydric soils

Hydric soils are soils that are saturated long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.



Current Shoreland Zoning (state limits on development near water bodies and wetlands)

Environmental Overlays

Shoreland Zones

- Limited Commercial
- Limited Residential
- Resource Protection
- Stream Protection
- Waterfront Zones
- Waterbody
- Wetland RP

Setback

- 100
- 75
- IWWH
- Streams/Quarries

Flood Zone

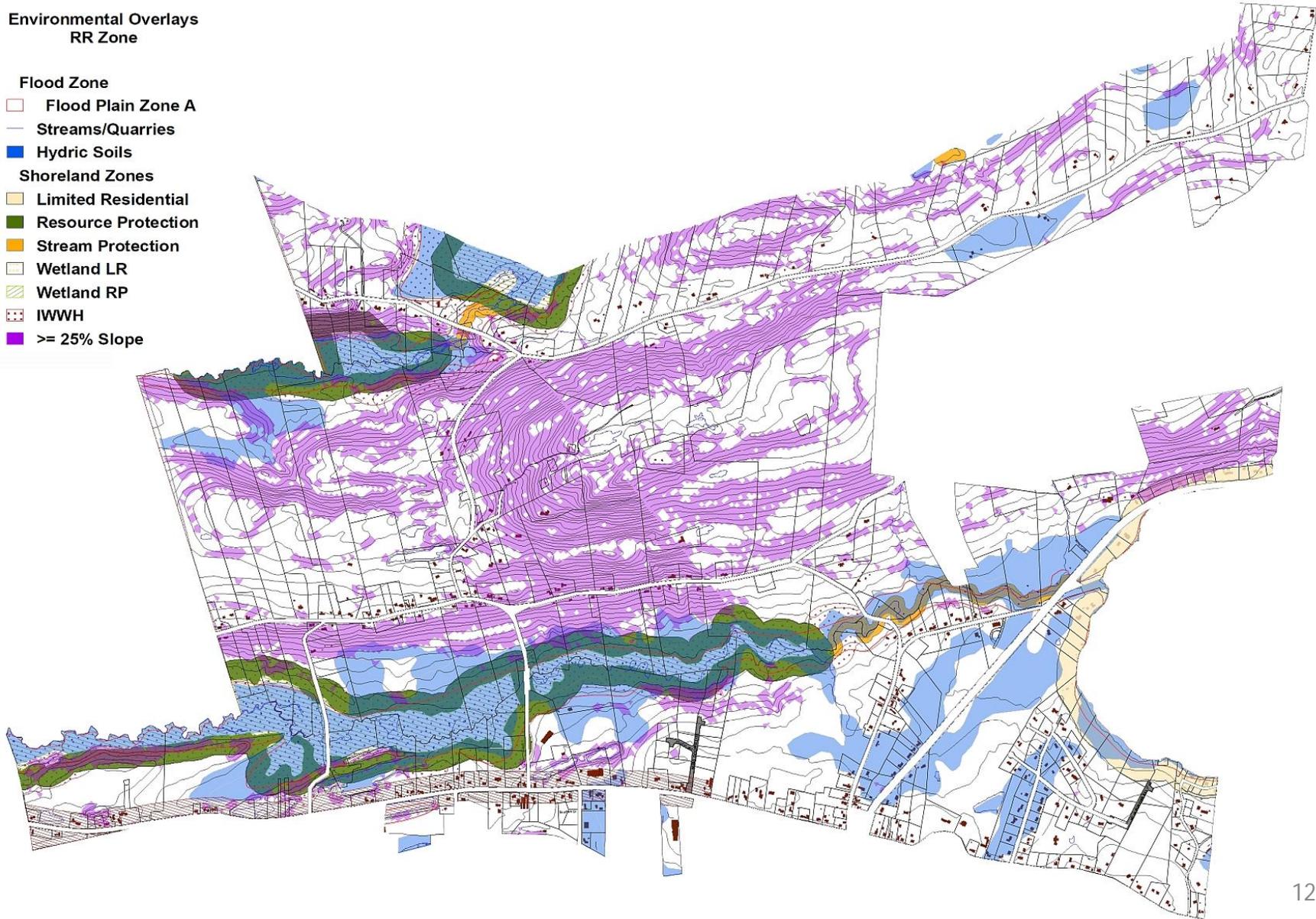
- A



Compilation of Areas with Natural Development Restrictions

Environmental Overlays RR Zone

- Flood Zone
 - Flood Plain Zone A
 - Streams/Quarries
 - Hydric Soils
- Shoreland Zones
 - Limited Residential
 - Resource Protection
 - Stream Protection
 - Wetland LR
 - Wetland RP
 - IWWH
 - >= 25% Slope



Current Zoning

- Current Zones
- Zones
- B
 - Rural Residential "RR"



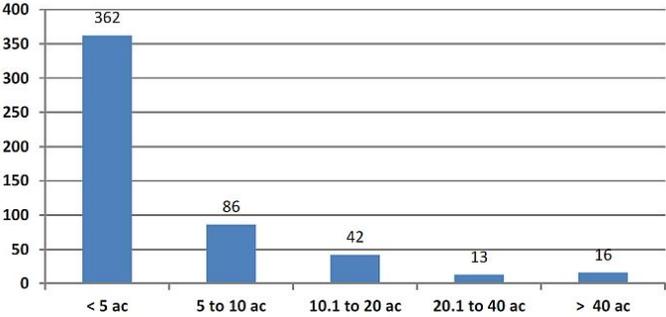
Proposed Zoning

Proposed Zoning
Zones

-  A
-  RR
-  200 Ft



Current Lot Sizes



Median: 1.65 acres
 Average: 5.52 acres
 % non-conf 69%

Land Area RR Only
Ac_Cal

- 0 - 4.9
- 5.00 - 10.00
- 10.01 - 20.00
- 20.01 - 40.00
- 40.01 - 87

