

e. the sum of all reductions in lot coverage granted as a result of a., b., c., and d. above shall not result in an increase in actual lot coverage of more than five percent (5%) of the total area of the lot.

- J. Special Lot coverage requirements for lots bisected by public or private right-of-ways intended to be used for vehicular access to adjacent properties:

The lakefront portion of the lot shall have a maximum lot coverage of 50%, calculated without the inclusion of any reductions in lot coverage received through paragraph I of this section.

31.19 LDO - LIMITED DEVELOPMENT OVERLAY DISTRICT

A. Purpose

Canandaigua Lake has been subject to an increase in nutrient levels and sediments, resulting in lower levels of dissolved oxygen and water clarity. The purpose of this overlay district is to reduce sediment and nutrient runoff into Canandaigua Lake by requiring erosion control plans for most new development.

B. Location

1. All property in the Town of Gorham bounded as follows: beginning at the intersection of the northern Town Boundary with Lincoln Hill Road, running southeast along the center line of CR 18 (Lincoln Hill Road) to the Middle Road intersection, thence south along the centerline of Middle Road to the Conklin Road intersection, thence west along the centerline of Conklin Road to the County Road 1 intersection, thence across County Road 1 to the intersection of Arnold Road, thence south westerly to the intersection of the southern Town Boundary, thence westerly to the intersection of western Town Boundary, thence northerly to the northern Town Boundary, thence easterly to the point of beginning.
2. In addition, all areas in the Town with slopes over fifteen percent (15%) and a contiguous area of more than 1 acre in size shall be designated as being in the LDO District.

C. Erosion control plan required

1. All site preparation where more than 800 square feet of ground surface is disturbed for any reason, including but not limited to construction of any principal or accessory structure, road or driveway within this district, is subject to the preparation of an erosion control plan under the provisions of the erosion control law of the Town of Gorham. This provision applies to the construction of single family dwellings and activities thereon, except as specifically exempted under Section 85-9 Paragraphs E. and F. of the Soil and Erosion Control Law of the Town of Gorham
2. Agricultural activities such as plowing, cultivating and harvesting of crops are exempt from these provisions. However, any agricultural, horticultural, animal husbandry or forest use which involves earthmoving activities (other than standard agricultural practices) or commercial harvesting of trees (other than selective logging) shall be subject to these provisions. Construction of manure storage facilities, other waste storage facilities or other structures that require a building permit shall be subject to these requirements.

- D. All development must be designed so as to avoid direct drainage discharge into either Canandaigua Lake or a tributary of Canandaigua Lake, and shall retain stormwater on site.

When this cannot be avoided, drainage shall be controlled so that no change in either quantity or quality of discharge shall be experienced after development from existing pre-development conditions.

E. Minimum lot size: Shall be the same as the standard for the underlying zoning district, except as follows:

1. On parcels with an average slope of fifteen percent or more, the minimum lot size shall be two (2) acres. The average slope shall be calculated by using either the U.S. Army method as defined in Terrain Evaluation, by Mitchell, published in London by Longman in 1973, or by the Digital Grid method as specified in the Map Users Manual, by Tomlin published by Harvard with no date given (examples of each method are on file with the Zoning and Planning Office at the Gorham Town Hall.)

2. Major subdivisions shall have an average lot size of at least 18,000 square feet, and no more than 20% of the lots shall be at (or below in the case of a conservation subdivision) the minimum lot size allowed where the underlying zoning district is R-1 – Residential.

3. Major subdivisions shall have an average lot size of at least 13,000 square feet and no more than 20% of the lots shall be at (or below in the case of a conservation subdivision) the minimum lot size allowed where the underlying zoning district is HR – Hamlet Residential.

F. Permitted Uses

Shall be as permitted in the underlying zoning district.

G. All applications before the Town Planning Board, Zoning Board of Appeals, Zoning Officer, or Town Board shall comply with the requirements of the Access Management Local Law of the Town of Gorham. The Access Management Local Law contains special standards for properties and applications within the LDO district, and establishes an area wide plan for alternative access roads and a future road pattern intended to provide alternative traffic routes to using State Rt 364 as incorporated into the Access Management Plan Map.

H. Prohibited Uses:

1. Wind Farms: No property shall be considered for rezoning to WFD within the boundaries of the Limited Development Overlay District.

2. No Commercial WECS shall be allowed within the boundaries of the Limited Development Overlay District, except within the AG Agricultural District.

3. No Residential WECS shall be allowed within the LDO district except in the AG and RR District.