

**Town of New Shoreham Planning Board
Amendments to the Land Development and Subdivision Regulations
Article 3, Section 304**

The New Shoreham Planning Board hereby adopts the following amendment:

Section 304. - Land Unsuitable for Development.

A. When calculating the number of residential building lots or units permitted on any parcel, only developable land (see ~~definition~~ Section 201. Definitions) shall be considered.

~~The following categories are considered unsuitable for development, and shall be deducted from the total acreage of the parcel when making density calculations:~~ Developable land is the total gross land area of a parcel proposed for development LESS the total of the following:

~~1. All areas occupied by Coastal wetlands; and coastal features including beaches, bluffs and dunes, as determined by the Coastal Resources Management Council; and freshwater wetlands and areas of perimeter wetland within fifty (50) feet of the edge of any wetland. Freshwater wetlands as defined by R.I. General Laws Title 2, Chapter 1, as amended, and in any rules and regulations adopted pursuant thereto. Provided, however, that any setback requirement from the edge of a wetland, as so defined in R.I. General Laws Title 2, Chapter 1, shall not be included in the calculation of wetland area.~~

~~2. Shoreline features, such as beaches, bluffs, coastal wetlands, and dunes, as classified in Section 210 of the Coastal Resources Management Program as undevelopable, as amended December 2012, or subsequent amendments thereto.~~

~~3. 2. All the land area within easements Easement areas serving other lots, including but not limited to for sewage disposal systems; or wells, but not including Scenic and conservation easements, or easements for access.~~

~~4. Land area subject to existing conservation and open space easements.~~

B. Land described in Subsections A.1 ~~and through A.24~~ above may be included as part of any lot in any subdivision or land development project; ~~provided, however, that land unsuitable for development~~ but shall not be counted toward the minimum lot area required under the Zoning Ordinance.

Adopted by the New Shoreham Planning Board April 11, 2018

