

# Recreation Residence Guidelines



**Beaverhead-Deerlodge National Forest**

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## ***Introduction***

The recreation residence permit is designed and administered to maintain a forest-related recreation experience. The laws, regulations and policies governing the use and maintenance of recreation residences are those necessary to comply with federal, state and county ordinances, building, and sanitation codes to safeguard the National Forests' resources. The following is a set of guidelines to help direct management of recreation residence tracts. All permit holders and prospective purchasers will abide by these guidelines. Nothing in the guidelines will supersede conditions of the special use permit authorized for each recreation residence. The guidelines will give permit holders a more detailed and informative understanding of a common approach to maintaining the character of their recreation residence lots and tracts.

These guidelines supplement the requirement of the recreation residence term special use permit (FS 2700-5a), Clause II.A., Operation and Maintenance.

## ***Goals and Objectives***

It is not intended that these guidelines cover all situations that might arise in the administration of recreation residences. The guidelines give an overall intent of joint Forest Service/permit holder management of the area. It should be clearly understood that prior approval for all exterior structure modifications and modifications or additions to the permitted lot is required.

The goals of the Beaverhead-Deerlodge recreation residence permit guidelines are to:

- Protect the forest environment including soil, vegetation, water quality, wildlife, fisheries, and historic resources.
- Prevent urbanization of recreation residence tracts.
- Help assure safety of the permit holders and the public.
- Maintain the National Forest setting.
- Comply with the terms and conditions of the special use permit.
- Comply with requirements for protection of threatened and endangered species and historic resources.

The following management objectives were used in developing the recreation residence standards and guidelines:

1. Recreation residences will be used and maintained as a single-family recreation home, which fits in with the rustic character of the Beaverhead-Deerlodge National Forest. It is intended that use shall be exercised at least 15 days each year, unless otherwise authorized in writing. It shall not be used as a full-time residence to the exclusion of a home elsewhere.

A primary residence must be maintained by the permit holder and a physical address of the primary residence must be submitted if requested by the Forest Service.

2. Prevent the urbanization of recreation residence lots and tracts.
3. Recreation residences and other associated structures will be constructed and maintained to be as visually unobtrusive as possible from viewpoints and as seen from county roads, access roads or trails and other public use and access areas.
4. Recreation residence lots shall be maintained to reduce fire hazards by the elimination of fine fuels and dead material on the lot to provide a natural but managed appearance. Lots shall be landscaped for fire protection while maintaining a natural appearance (Reference *Fire Protection Guidelines for Wildland Residential Interface Development*, <http://dnrc.mt.gov/forestry/Fire/Prevention/documents/WUIrewrite/protguwp.pdf>)
5. All structures will be maintained and kept structurally sound.
6. Permit holder structures or temporary items will not block public access.
7. Other forest resources will be protected, such as archeological resources, sensitive plant and animal species, water quality and fish habitat.

### ***Administration of Standards and Guidelines***

Recreation Residence Guidelines for the Beaverhead-Deerlodge National Forest will be referenced when the authorized officer is reviewing (1) a permit transfer request; (2) a request for change or addition to the authorized improvements; or (3) the results of an inspection.

Permanent structures that do not meet these guidelines but were approved by the Forest Service in the past may continue to be maintained and repaired on a regular basis. When permits are issued to a new permit holder, the structures that do not meet these guidelines will be removed or modified to bring them into compliance. Immediate removal will be required for structures that were never approved.

Special use permit holders are required to maintain their recreation residence to acceptable standards to meet all federal regulations, the express terms of the permit, and the requirements of state law and local ordinances. While standards for neatness, appearance, and the appropriate use of National Forest System lands are established by the authorized officer, acceptable building health and safety standards are defined as those which meet state, county, or other local government rules. Although the Forest Service does not enforce state and local health and safety laws, its authorized officers are responsible for ensuring compliance with the terms and conditions of the special use permit. When health and safety deficiencies are apparent, or when concern exists due to neatness, appearance, or resource damage, the authorized officer shall require permit holders to take appropriate actions.

## ***Inspections and Monitoring***

To insure that compliance with the standards and guidelines is being met, the Forest Service will make periodic inspections of all permitted recreation residences and lots, including docks, outbuildings and other permitted improvements. At the time of the inspection, a report will be written, detailing any improvements needed to meet the guidelines and dates when the items should be completed. Formal inspections, when applicable, will usually be accomplished during the summer when the permit holders are present. Advance notice will be sent to each permit holder when practical, notifying him or her of the scheduled inspection date. Permit holders are encouraged to be present during these inspections to facilitate discussion and agreement on necessary improvements or changes and the associated timeline to make the corrections. When objections arise with inspection items or dates to accomplish them, the permit holders are encouraged to contact the Forest Service and discuss them. The intent is to have a mutually agreeable working relationship to accomplish the objectives.

When the authorized officer suspects deficiencies and determining their extent is beyond the authorized officer's knowledge or ability, the authorized officer may require a permit holder to have an inspection performed in accord with the holder's responsibilities described in the special use permit. If the holder does not comply by having an inspection performed, the authorized officer may request the applicable agency to perform an inspection.

## ***Procedures for Construction of New Improvements***

Plans for new construction will be evaluated on how well the proposal blends in with the surrounding terrain, slope, vegetation, existing footprint location, lot boundaries, visual integrity and existing structures, along with any environmental conditions that may be limiting. Natural materials will be used to the extent possible. Use of concrete, keystone type blocks, and pre-formed pavers for construction will be limited.

1. Before proceeding on any project that involves altering the external dimensions or appearance of structures, vegetation changes, changing the shape or color of structures or requiring any ground-disturbing activities, prior written approval is required from the Forest Service.
2. The permit holder is required to provide an Application for Construction (Appendix A), or a written proposal that contains all of the information requested in the application. Requests should be made at least 6 months in advance of the proposed start date. It is advised that before the permit holder spends time and/or money in drafting plans, they discuss the concept of the proposal with the Permit Administrator.
3. Detailed plans are required for, but not limited to, building construction and reconstruction including: cabin remodels or additions, storage buildings, pump houses, docks, outside toilets, porches, decks, septic tanks, drain fields, utility lines, access roads and parking areas. These activities are considered undertakings with potential adverse effects that may

require compliance with the consultation procedures identified in Section 106 of the National Historic Preservation Act of 1966.

4. Permit holders must certify that all new construction complies with the current International Building Codes and County or State Codes, where applicable. Applicable State and County building permits shall be obtained when required for new improvements, additions and remodels. Where there may be historic concerns, the State Historic Building Code should be referenced. All construction plans will be reviewed by the Forest Archeologist; concurrence from the State Historic Preservation Office will be required when applicable.

New construction, alteration, addition, or substantial repair of existing improvements will be authorized only when, in the opinion of the authorized officer, it does not exceed the acceptable size standards and meets visual, environmental, and historic property concerns.

Once approval is obtained, construction should start within 6 months. If 6 months has passed, the permit holder will need to contact the Forest Service to see if any additional information will be required to continue with the project. All exterior building construction should be completed within 12 months.

### ***Design Guidelines***

The Forest Service's Built Environment Image Guide (BEIG) Rocky Mountain Province should be referenced for information on design and materials. The BEIG focuses on image, appearance and architectural character that fit within the context of the ecological, physical and cultural setting, and provides examples, measures and standards.

### ***Residence***

- Maximum size limit is 1,400 square feet. Determination of size includes the sum total of all habitable structures. The total of 1,400 square feet includes both floors of a two story residence (excluding loft which is defined as an unpartitioned open space under a roof), and where they already exist, authorized guest cabins and garages with living space. This also includes enclosed/screened-in or roofed porches, but excludes decks. If destroyed or damaged beyond repair, existing cabins over the current square footage criteria will only be allowed replacement by a cabin meeting the current square footage allowance.
- Recreation residences on level ground are limited to one story and a loft. Where excavation has been allowed into a slope, recreation residences are limited to two stories and a loft (the "day lighted" basement is considered the first story). Total height must conform to Forest Service visual objectives and should not exceed 24 feet, measured from the main floor to the peak of roof.
- Outside stairways will not be allowed for primary access to the second story/loft area.
- Basements will not be allowed.

### *Building Style and Design*

Any changes to the exterior of a cabin shall retain as much of the original building material as possible. The use of consistent type of materials throughout a structure is preferred. Missing elements should be replaced in-kind where possible; if not possible, they should be replaced with similar materials. Natural or organic materials such as rocks, logs, rough sawn lumber or wood paneling should be utilized whenever possible. Concrete steel, glass and other manufactured materials may be permitted if appropriately used. Bright colored building materials are not allowed.

### *Windows and Doors*

Window and door casings, shutters, and other outside trim should harmonize with the main structure and the surroundings and should not present strong contrast. Trim colors shall be chosen from the approved color list. Window and door sashes must be bronze, black, or painted to match the cabin. Dormer windows will be allowed, not to exceed 6 feet x 6 feet dimensions per window.

### *Foundations*

Exposed foundations shall extend above the ground only as far as necessary to conform with acceptable construction practices. The area between foundation and floor should be enclosed to comply with fire safe guides.

### *Roofs*

- Any changes to roofs must be approved by the authorized officer. Roofs must be designed to withstand the maximum snow loads of the area. Materials, style, and color must be approved. Roofs of residences and associated structures must be constructed out of the same material and color.
- Roofing material can be shingle, shake, rolled mineral surfaced, 3-tab composition, non-reflective metal or simulated shake or shingle made of metal. Shake and shingle roofing, although acceptable, are not recommended because of the potential fire hazard. Proposals for other types of roofing not listed above must be submitted for approval.
- Corrugated fiberglass and painted vertical (standing seam) panel or corrugated metal are prohibited for new installation. Skylights of appropriate design may be approved.
- A minimum of a 4/12-roof pitch will be required.
- Shed style roofs will not be permitted.
- Roofing must be a dark earth tone color. Dark brown, dark green and dark gray shades are generally acceptable.
- Roofs should be kept clear of all debris and needles on a regular basis to reduce fire hazard.
- If a roof is sagging, missing shingles, leaking or showing rot, replacement or repair will be

required.

### *Chimneys and Flues*

Every effort shall be made to retain the stone and masonry work of existing chimneys. Solid masonry chimneys must extend to a solid ground foundation with adequate footing. Metal flues must be non-reflective.

All chimneys must be equipped with approved spark arrestors to filter burning particles from smoke. Manufactured spark arrestor screens that meet NFPA and/or UL approval are acceptable. Open fireplaces should be equipped with spark screens. Screens should be welded or woven mesh with a minimum mesh of 3/8 inch and maximum mesh of 1/2 inch. Spark arresters should be installed around the mouth of chimney, stovepipe or vent of any heater, stove or fireplace, and cleaned regularly to remove deposits.

### *Deck, Porches, Patios*

- Decks, porches, and patios must be attached to the residence. Combined deck, porch, and patio size (including walkways) is limited to 60 percent of the primary structure square footage. Under no condition may they exceed 600 square feet.
- Their location must be approved by the authorized officer. Decks on only one side of the residence are preferred, but wrap-around walkways may be considered. Waiver of these limitations may be made for reasonable accommodation under the Americans with Disabilities Act.
- If the area beneath a deck is used for storage, it must be fully enclosed with solid material or lattice backed by a solid material. Porches may not be enclosed to provide additional living space. The use of screens requires written authorization, and must be temporary and well maintained. Colored canvas, plastic, and tarps will not be authorized as enclosures. Decks will only be allowed on the ground floor level.
- Decks should be constructed with firm concrete footings that extend below the frost line.
- All decks greater than 30 inches above ground must have railings. Railings will be at least 36 inches in height with no more than 4 inches distance between balusters, whether constructed vertically or horizontally. Other railing/baluster style options and materials that meet code may be considered. Railings must be maintained to be secure.
- Redwood or cedar is recommended for all decks. Some types of synthetic decking material may be acceptable, providing the color is approved.
- Decks may be left unpainted after initial construction, but once they are painted or stained, they must be maintained.
- Decks may not be roofed or screened in.
- No new concrete patios will be allowed. Those that exist may remain as long as they are in

good condition. If repairs are required, it will be up to the Forest Service to determine if they can remain.

### *Appearance*

The exterior color of all improvements must be compatible with the forest setting and maintain a quality visual experience for all forest visitors. To achieve that objective, owners of recreation residences must obtain approval of the authorized officer prior to painting any exterior surface. Colors must generally be neutral and darker than the landscape backdrop. Light and bright colors and highly reflective materials create a contrast and will usually not be approved. Natural materials and earth tones or soft shaded colors will blend with the surroundings and help to achieve the desired landscape character.

### *Guest Cabins/Sleeping Cabins*

- A guest cabin is identified as a building that contains enough facilities that it can be used as a residence and is essentially independent of facilities in the main residence. A sleeping cabin is a building with sleeping accommodations only.
- No new guest cabins or sleeping cabins will be authorized. Additions to guest/sleeping cabins will not be allowed. The goal, based on existing policy (1988) is to phase out the existing guest and sleeping cabins. When a permit is issued to a new permit holder on a lot with a guest or sleeping cabin, a review will be conducted to determine whether to continue authorization of the structure.

### *Storage Buildings and Garages*

Construction of storage buildings, garages or other structures will require written approval. Only one storage building or garage will be authorized per lot. Existing buildings, more than one per lot, may be allowed to remain as long as they are maintained to the current standards. If they are not maintained, their removal will be required. If a permit holder requests a brand new garage and a storage shed already exists, the holder will be requested to consolidate into one new building.

- Any new garage or storage building will not exceed 20 feet x 24 feet, exterior dimensions with a 9-foot wall (floor to point of contact with roof). Total size allowed may be less than the maximum size allowed due to lot size, location and environmental conditions.
- Total height for garage/storage buildings cannot exceed 18 feet from floor to peak of roof.
- A vehicle door will only be allowed on one side of the garage. A single or double door may be allowed.
- Windows on garage are limited to one per side, maximum 3 feet x 4 feet dimensions, excluding garage door side.
- Windows on attic walls are limited to 2 feet x 3 feet in size, and a maximum of one window

on each end of building. One end may have a loft door for access to storage (replaces window on that side).

- No outside stairways to access attic will be allowed (portable methods only).
- Storage buildings or garages must be designed to blend in with the surroundings and residence and have the same color, siding and roofing materials as the residence.
- New metal buildings will not be approved for use. When a permit is issued to a new permit holder on a lot with a metal building, the metal buildings will be required to be sided with wood.
- New attached garages will not be allowed.
- A garage/storage building may not be used as living/sleeping quarters.
- Utilities such as electricity, propane or water may be allowed in garages. Bathrooms will not be allowed. Water for use in a laundry facility or utility sink is acceptable.
- Conversion of storage or other outbuildings to sleeping quarters or guest cabins is prohibited.

## ***Utilities***

### *Water and Sewer Systems*

- Sewage disposal facilities shall be installed and maintained in accordance with plans submitted and approved by the Forest Service and County Health District.
- Plans for water systems shall be approved by the Forest Service. Acquired water rights will be in the name of the Forest Service.
- All waterlines to and from pump houses must be buried, unless not feasible due to terrain.

### *Outdoor Toilets*

- Outdoor toilets are subject to County Health District regulations. Existing pit toilets without leak proof containers are approved on a temporary basis. Continued use of existing pit/vault toilets must be permitted by the County Health District and may not degrade surface waters.
- All new and relocated outdoor toilets are required to have a leak-proof vault container placed underneath the structure and must be permitted by the County Health District. The vault must be pumped and waste disposed of at an approved sewage facility on a regular basis. The facility is to be fly and rodent proof. Siding and roofing materials will blend in with the residence and surroundings.

### *Electrical*

- Exterior wiring and electrical fixtures must comply with the National Electrical Code and must meet State requirements. Electric lines to pump houses, yard lights and other electrical outlets should be buried if feasible. When an electric line serves a light on a post, it must be covered in conduit. Lights currently attached to trees will generally need to be moved to a post. Generators and the electric service they provide are not exempted from the state electrical codes. Permit holders are required to have any exterior electrical wiring inspected by the state electrical inspector regardless of whether they have grid power or a stand-alone generator.
- Any new work must receive permits from the appropriate regulatory agency
- Outdoor decorative-type lighting is prohibited. Yard lights must be attached to posts with all associated wiring underground or be attached to structures. High intensity dusk-to-dawn yard lights or use of several lights to light up the entire lot are not authorized. Outdoor lighting will only be allowed for safety purposes, but should be kept to a minimum.
- All outdoor lighting must be shielded on the top and sides to minimize light pollution.
- New utility lines should be installed underground.
- Installation of solar panels may be approved if constructed of a non-reflective color that blends with the forest setting and does not require routine removal of tree cover.

### *Heating Systems*

- All stoves, heating systems and electrical wiring must be installed to minimize fire danger and must comply with county building and electrical codes.
- Manufactured fireplaces, heating stoves and chimneys shall be listed by an approved testing agency and installed in accordance with the manufacturer's specifications. Constructed fireplaces and chimneys shall be constructed to the International Building Code and National Fire Protection Association (NFPA) Codes.
- Natural (native) rock material, artificial rock and masonry material are recommended for exterior construction of chimneys and fireplaces. An exterior facing may be required on those chimneys that do not blend in with the surrounding environment. An example of a chimney that may need to be faced is a concrete block chimney.
- Chimney flues shall be cleaned on a regular basis to prevent dangerous accumulations of creosote.

Propane tanks shall be located and screened to be as inconspicuous as possible.

Inconspicuous satellite dishes and antennas may be approved for noncommercial personal use only.

### ***Docks***

Boat docks and moorings must be authorized by the authorized officer and by any other agencies responsible for the water resource at their location, or must be removed.

Docks will be constructed and maintained to provide boat access and boat security and will be blend in with the surrounding landscape.

- Pilings or other underwater anchorage structures may be used to anchor docks in place. Pilings should not extend more than three feet above the mean high water mark. If underwater anchors are used, care should be taken to insure that cables are not visible above the high water mark.
- All docks constructed with Styrofoam or similar material will be approved only if fully enclosed in a wood covering. Logs are recommended for floatation.
- When new docks are constructed, the old dock structure will be disposed of properly.
- Boat lifts will not be allowed.
- Only structures of temporary nature will be allowed on docks. Slides, diving boards, TV antennas and satellite dishes will not be allowed.

Removal of shoreline vegetation is not allowed. Pruning and trimming of vegetation to safely access boat docks is acceptable.

Docks are not to be used as the principle place of moorage for boats owned by persons other than the recreation residence permit holders.

### ***Off Lot Improvements***

Off-lot improvements such as docks, individual water systems, power lines, and driveways may be authorized. Temporary, portable off-lot improvements are not allowed. When off-lot improvements are individually owned by a recreation residence owner, they may be authorized by citing them in the recreation residence special use permit (on the face of the permit as authorized uses) and on a map showing their location in relation to the lot. Applicable land use rental fees will be collected.

### ***Bridges***

All bridges and approaches must comply with AASHTO standards and have a load rating completed by a Professional Engineer registered in Montana. If the safe load carrying capacity of the bridge is less than state legal loads, weight limits must be posted. If the load capacity is less

than 3 tons, the bridge must be closed with MUTCD compliant barricades posted with 'Road Closed' signs.

Clauses WO-G1 and R1-G1 are mandatory clauses and require that the bridge be inspected by a qualified engineer on a two year interval or when damage occurs to the structure. All bridges and approaches must meet the National Bridge Inspection Standards (23 CFR 650). Bridges must also be inspected by a qualified engineer prior to permit reissuance or when damage occurs to the structure.

If the bridge is replaced, plans must be completed, sealed and signed by a licensed professional engineer in the state of Montana and must meet AASHTO Specifications for Highway Bridge Designs. At a minimum, the bridge design must include approach roadways and site drainage, topographic site surveys, hydraulic and scour analysis and geotechnical evaluation. The bridge must be designed to meet AASHTO design loads, accommodate 100-year flood event and provide positive drainage away from the bridge and stream. Abutments must be located outside the bank full stream channel. After construction, the design engineer must inspect and certify in writing and submit to the Forest that the bridge was built in accordance with the plans

Bridges can be gated if there is no public access need, but weight limit posting requirements remain.

Stream crossing structures also require proper design by a licensed engineer.

### ***Road Maintenance***

- Maintenance of the recreation residence access roads and driveways is the responsibility of the permit holder unless otherwise specified. Application of approved salt-based dust abatement products to the road surface is the permit holder's responsibility. The use of oil products will not be allowed.
- Snow removal will be authorized only after a careful review and evaluation of each case on its individual merits, including consistency with the Forest Plan, travel management plan, environmental needs, safety, user conflicts, and public impacts. A plowing permit will be issued to the permit holder who would be responsible for the plowing to meet the requirements of the permit.
- Construction of driveways is limited to one single-lane width with associated parking for two cars. Paving of driveways is not allowed. Graveling may be permitted in those cases where erosion is occurring, and this is the only means of control. If approved, driveways and walks should be of native materials, or gravel in natural dark colors and textures.

### ***Vehicle Parking and Storage***

All vehicles must be located within approved driveways and parking areas. Unregistered or inoperable vehicles are not allowed on the premises. Recreation vehicles (RV) may be used to expand the capacity of a recreation residence only on a short-term basis not to exceed two weeks.

## ***Maintenance of Improvements***

### *Painting, Staining and Varnishing*

- The exterior colors should harmonize with the surrounding landscape. Earth tones and forest colors that blend in with the surroundings are ideal. Dark browns, dark greens and dark grays are recommended. Past acceptance of colors is not necessarily approval for continued use. Bright colors such as shades of white, red, blue, yellow, orange, etc. will not be approved. This includes trim and doors.
- Weathered or unstained siding may be approved if the color blends in with the site conditions. If logs were originally varnished and it is now worn off, they may need to be re-varnished.

### ***Lot Maintenance***

The residences and lots should be cared for to retain the tract's visual and historic character. Minor maintenance involving repairs-in-kind do not need Forest Service approval if there are no effects to the resources and no structural changes. Examples of minor maintenance include replacing a few boards in a deck, a few shingles on a roof, or a broken windowpane.

- Lots will be maintained in a natural appearing forest environment with a clean, neat and orderly appearance. Trash, debris, unusable equipment, etc., will be disposed of on a regular basis. Building materials and firewood should be stacked neatly. Building materials should be used within a reasonable amount of time or removed from the lot.
- Firewood must be neatly stacked in one area away from trees and buildings, and not exceed an amount that will be used within two years. Tarp or plastic coverings to protect the wood from the elements are permitted if securely fastened. The tarps should be green or brown in color. Metal coverings will not be allowed.
- Slash and other woody debris should be piled and burned on a regular basis or hauled to a county landfill. Seasonal burning permits are required and can be obtained free of charge at the local Forest Service or State office.
- Storage of inoperable vehicles or unused trailers, etc. will not be allowed.

### *Hazard Tree Management*

- Permit holders are responsible for identification and removal of trees that are hazardous to their improvements, whether or not the trees are located on their lot. The Forest Service may identify hazard trees during inspections and authorize permit holders to remove them. Felling of all hazard trees on the permitted lot is the responsibility of the permit holder. Prior approval must be obtained before cutting any tree. Removal or pruning of trees will not be allowed for creating a view. Dead limbs may be pruned from trees to eliminate potential fire hazards. The Forest Service will inspect and mark hazard trees upon request.

Removal of live trees may be approved; however, the permit holder may be required to purchase the trees from the Forest Service. Hazard trees within the boundaries of the recreation residence lot may be authorized to be cut and used free of charge if (1) the volume is less than two cords and (2) the material is to be used on the lot. Forest products or timber removed from the lot requires a personal or commercial permit.

- Most of the downed wood within the lot boundary should be cut up and stacked or disposed of properly.

### *Landscaping*

- Since the goal is to maintain lots in a natural appearing condition and not have a landscaped look, only planting of native vegetation will be allowed on the lots.
- Ornamental flowering plants will be allowed in removable pots. Plastic yard animals, statues, etc. are not appropriate in a forest setting and will not be allowed. Flower beds, lawns, ivy, and decorations such as bird baths and plastic flowers are not allowed. Whitewashed rocks or trees and other types of decorations foreign to the natural environment are not authorized for use on the lot.
- Landscaping, planting, or vegetation will only be authorized to restore or maintain natural conditions or historic properties. Overall appearance should conform to the natural forest character of the area.
- Removal of native vegetation must be approved in advance and will be allowed to simply to improve views. Mowing or cutting of weeds and tall grasses is permitted within 20 feet of the residence and other structures and in parking areas. Where erosion or vegetation loss has occurred, recommend landscape rehabilitation with approved local, native plant species.
- Gardens will not be allowed. Those that currently exist will need to be converted back to native species and natural conditions. Planting of native grass species may be allowed for erosion control, but approval must be obtained prior to seeding.
- Lawns may be authorized, but cannot exceed 800 feet and must be adjacent to the residence.

### *Other Guidelines*

- No animals, other than common household pets, shall be kept on the premises. Pets shall be under physical control when outdoors and shall not be left outside unattended. No permanent pet enclosures shall be allowed. Animals must not pose a health or safety threat to humans, native wildlife, or the forest habitat. Livestock are prohibited.
- No approval will be given to install tree houses, forts, playhouses or “flying fox” swing systems.

- Permanent-type attachments, nails, bolts, and so forth, are not allowed on or in trees. Such attachments include, but are not limited to: yard lights, antennas, fences, tree houses, benches, signs, clotheslines, swings, and wires.
- Generally, fences will not be authorized. Exceptions may be made when a fence is appropriate to meet safety or other resource needs, and when it can be done within acceptable visual management constraints.
- Gates are allowed only to prevent or reduce resource damage. All proposals for a gate require advanced review and approval from the authorized officer. Gates may be closed only for resource protection, and health and safety. Gates must not be locked or posted as private property or no trespassing.
- Saunas, spas, and hot tubs may be approved if incorporated into the main structure or deck, are not visible by neighbors or from public vantage points, and do not cause negative environmental impacts.
- Permanent installation of outdoor recreation equipment such as basketball hoops, and swing sets is not allowed. Metal swing sets are not allowed. Alternate swing installation may be approved. Temporary use of such equipment may be authorized on request.
- Lots must be clean, neat, and free of litter and debris.
- Mailboxes will not be allowed.

### ***Public Use***

The special use permit does not authorize exclusive use of National Forest System lands to recreation residence permit holders. The public is allowed free access for all lawful and proper purposes to National Forest System lands. Within recreation residence tracts, the public may access National Forest System lands by walking across the permitted lot or parking in areas not under permit.

### ***Sanitation Management***

Outdoor trashcans must be an approved bear resistant model or trash must be kept indoors, in a storage building or garage.

In addition, the following requirements will help eliminate conflicts with wild animals:

- Outdoor refrigerators will not be allowed.
- Pet food needs to be stored inside.
- Salt licks are not allowed.

- Temporary feeders for birds and squirrels need to be stored inside when cabin is not occupied.

### ***Signing***

- A sign with the name or lot number can be authorized on the cabin. All signs must have a rustic appearance.
- A signpost by the entrance to a recreation residence tract with all the permit holder's names is encouraged. The purpose of this sign is to assist emergency response, sheriff and Forest Service personnel in locating residences. Small routed wooden signs are preferred, with a dark brown background. Paper plate signs will not be allowed.
- Maintenance of tract and lot signing is the responsibility of the permit holder.
- "No Trespassing" and "private property" signs will not be allowed on the permitted lots or cabins. Prior approval for placement of Real Estate signs is required.
- Signs indicating the facilities are patrolled by a security service are acceptable. These signs should be placed on the cabin or posts rather than on trees.

### ***Rental***

When approved in advance by the authorized officer, the permitted improvements may be rented for recreational use. Rental for commercial use is prohibited. If authorized, renting shall be limited to no more than 14 days per year.

### ***Procedures for Issuance of a Recreation Residence Term Special Use Permit***

Prior to selling or conveying interest in a recreation residence, contact the Permit Administrator and request an application form 2700-3a. This application documents the request that an existing permit be terminated and a new permit issued to a new owner. It is the responsibility of the permit holder to provide a copy of the permit to any prospective purchasers.

A "Bill of Sale" or other notarized document showing there has been a legal change in ownership of the private improvements must be provided to the Forest Service along with the application (2700-3a).

An inspection will be made prior to the Forest Service issuing a new permit. This inspection is to ensure compliance with the terms of the permit and review the condition of the improvements and lot before a new permit is issued. Any items needing correction will be documented. Before a new permit is issued, all deficiencies noted in the inspection must be corrected, or an agreement signed that the items will be corrected by a specific date. The seller and buyer are encouraged to be present during the inspection. A written record of the inspection will be sent to the buyer and seller or to the Attorney's office that is handling the transaction.

New recreation residence owners or owners whose authorizations have terminated must apply for

authorizations to occupy National Forest System lands. Only those who may qualify as an eventual permit holder may submit an application, and be considered for, a recreation residence term special use permit. (See FSM 2721.23b).

A recreation residence permit can only be issued to a single person, married couple or a living/family trust. For a living trust, there is specific language that must be included in the trust concerning the special use permit. Please contact your Permit Administrator for details.

The prospective purchaser is encouraged to contact the Forest Service Permit Administrator to learn and understand the requirements, conditions and responsibilities associated with maintaining a recreation residence under permit on National Forest System land.

## Appendix A - Application for Modification/Construction

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Recreation Residence Tract: \_\_\_\_\_

Lot Number: \_\_\_\_\_

1) What are you proposing to modify/construct at your recreation residence or lot? Please describe in detail. Attach additional sheets if necessary.

2) Why is this work necessary?

3) How will the work be accomplished? Please provide details, such as type of equipment needed, any tree removal requested, amount of material to be moved or brought in.

4) When is your proposed start date and completion date?

5) If you will not be doing the work yourself, who will be conducting the work, and will they be designated to act as your representative on the project? Please provide a name, phone number and address of your designated representative.

6) Please provide a drawing of your proposal including at a minimum, the information requested on the following page, and a directional north indicator arrow. If this is a proposal for anything other than new building construction (such as widening a turn-around, addition of a retaining wall, roof replacement), please provide a diagram and map with adequate detail that the proposal can be identified on the ground. If the proposal is for new construction of a cabin addition or new building, please provide a conceptual plan at this time. Engineered, stamped plans will be required once the conceptual plan has been approved.

\_\_\_\_\_  
Signature of Permit Holder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Permit Administrator

\_\_\_\_\_  
Date Application Received

PROPOSAL

DRAWING/DIAGRAM INFORMATION

Dimensions \_\_\_\_\_

Height \_\_\_\_\_

Roof Pitch \_\_\_\_\_

Color \_\_\_\_\_

Trim Color (windows, doors, shutters) \_\_\_\_\_

Materials \_\_\_\_\_