

ARTICLE XII – C-1 CONSERVANCY DISTRICT

1. Purpose

The C-1 Conservancy District is intended to preserve environmentally sensitive lands, open space areas, natural resources, flood-prone lands, wetlands, woodlands, wildlife habitat, and scenic areas. The district is designed to allow low-impact recreational and conservation-related uses while limiting development that may adversely impact natural resources or public safety.

2. Permitted Uses

Permitted uses include:

- Forestry and sustainable forest management
- Orchards and limited agricultural uses
- Wildlife sanctuaries and nature preserves
- Passive outdoor recreational uses including hiking, fishing, hunting, trails, and nature observation
- Public parks and conservation areas
- Utility and public infrastructure including transmission lines, substations, communication facilities, and public improvements
- Artificial lakes and ponds on parcels of 15 acres or greater subject to applicable permits and environmental regulations

3. Permitted Accessory Uses

Accessory uses and structures incidental to a permitted use may include:

- Small storage structures related to conservation or recreational activities
- Picnic shelters and trail-related structures
- Observation platforms and similar low-impact structures

Accessory structures on parcels of 60,000 square feet or less shall not exceed 400 square feet unless otherwise approved.

4. Conditional Uses

The following uses may be permitted subject to conditional use approval:

- Artificial lakes or ponds on parcels smaller than 15 acres
- Communication towers exceeding 75 feet in height

- Livestock grazing where compatible with conservation objectives
- Public recreational facilities involving structures or organized activities
- Additional accessory structures exceeding standard size limitations

5. Lot Requirements

No minimum lot area or frontage requirements shall apply unless otherwise required by applicable county, state, or federal regulations.

6. Height Regulations

Maximum structure height:

- Parcels 15 acres or greater: 35 feet maximum
- Parcels smaller than 15 acres: 20 feet maximum

Communication towers and utility structures may exceed these limits subject to conditional use approval where applicable.

7. Building Setbacks

- Front Yard: 40 feet minimum from right-of-way
- Side Yard: 25 feet minimum
- Rear Yard: 25 feet minimum
- Corner Side Yard: 50 feet minimum from right-of-way

All accessory buildings hereinafter constructed in the C-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building and Uses.

8. Environmental Protection Standards

Development within the Conservancy District shall minimize impacts to natural resources. The Town may require:

- Erosion control measures
- Stormwater management plans
- Vegetative buffering
- Wetland and floodplain protection measures
- Restoration of disturbed areas

9. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

10. Signs

Signs shall comply with Article XIII Sign Regulations.

11. Other Requirements

All uses and structures within the Conservancy District shall comply with applicable town, county, state, and federal regulations including environmental and wetland protection standards.