

4.13 HIGHLAND CONSERVATION DISTRICT TWO (C-2)

(1) **Purpose and Intent.**

The purpose of the C-2 District is to provide a means of obtaining the natural resources and the recreation goals and objectives of the Town's Comprehensive Plan. This District is to provide for the preservation, protection, enhancement, and restoration of significant woodlands, scenic areas, sub-marginal farmland and areas that have slopes in excess of 20%; limit erosion and sedimentation; to promote and maintain the natural beauty of the area while seeking to assure the preservation and protection of areas that have significant topography, natural watersheds, ground and surface water, potential recreation sites, wildlife habitats, and other natural resource characteristics that contribute to the environmental quality.

(2) **Permitted Uses.**

The following uses are permitted in the C-2 Zoning District:

- (A) Forest and woodland crop management.
- (B) Farming and related agricultural uses when conducted in accordance with NRCS standards.
- (C) Installation of soil and water conservation structures.
- (D) Parks and recreational areas, arboretums, and botanical gardens.
- (E) Forest preservation, wildlife reservations, and conservation projects.
- (F) Other recreational activities that do not require a structure or earth movement.
- (G) Antennas as defined in section 14 of this Ordinance.

(3) **Conditional Uses.**

A conditional use in C-2 District is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance and will approve the conditional use only after finding that its inclusion in this district possesses a high likelihood of not creating problems with regard to nearby parcels of land or occupants thereof, and which are therefore permitted only subject to the fulfillment of conditions which effectively insure that no such problems will be created.

- (A) Hunting and fishing clubs, including trap and skeet shooting facilities, target ranges and gun clubs when such activities are located at least 200 feet from the boundaries of the property involved.
- (B) Stables, riding clubs, and fairgrounds.
- (C) Private and public golf courses and country clubs.
- (D) Earth movements involving site disturbing in excess of one half-acre not related to farming activity.
- (E) Stream course changing, waterway construction or enlargement, dams, and changing of natural drainage ways.
- (F) One single family dwelling.
- (G) Ski hills, ski trails, hunting and fishing clubs.
- (H) Recreation camps.
- (I) Public or private campgrounds.
- (J) Animal hospitals, shelters and kennels.
- (K) Telephone, internet and electrical transmission lines, building or structures and similar public utility facilities.
- (L) Radio, television, and communication transmitters or relay towers and facilities.

(4) Requirements for Permitted and Conditional Uses.

Within the C-2 District the following standards shall apply:

- (A) Minimum Lot Area: 10 acres
- (B) Maximum Building Height: 35 ft.
- (C) Minimum Front Yard Setback: 75 ft.
- (D) Minimum Rear Yard Setback: 25 ft,
- (E) Minimum Lot Width at Building front setback line: 100 ft.
- (F) Minimum Lot Frontage on Public Road: 50 ft.
- (G) Minimum side Yard Setback: 15 ft.
- (H) Off-Street Parking, Public Gathering: 1 space per 5 seats if applicable, 1 space per 200 sq. ft. of building, or 1 space per 5 anticipated users at maximum usage of facility.
- (I) Front Yard Setbacks: All front yard setbacks are to also refer to Section 8.1 of this Ordinance for setbacks on Federal, State and County roads.