

4.12 LOWLAND CONSERVANCY OVERLAY DISTRICT ONE (C-1)

(1) **Purpose and Intent.**

The purpose of the C-1 District is to provide a means of obtaining the goals and objectives of the Town's Comprehensive Plan. This District is designed to protect the public health, safety and general welfare of the citizens of the community and private and public property from the hazards of floodwater inundation or high groundwater; and to protect the community from costs which are incurred when development occurs in lowland areas. The intent of this District is to conserve areas, which are subject to flood hazard for open land uses, agricultural uses, recreational uses and other uses, which do not require construction of extensive buildings in lowland areas. All permitted and conditional uses identified in the C-1 District shall be allowed only if similar permitted or conditional uses are allowed in the underlying zoning district.

(2) **Permitted Uses.**

The following uses are permitted in the C-1 Zoning District:

- (A) Agricultural uses to include crop and pasture land when conducted in accordance with Rock County's Land Conservation Standards or State Standards, not including the erection of buildings or structures.
- (B) Harvesting of wild crops, such as wild rice, marsh hay, ferns, moss, berries, tree fruits and tree seeds.
- (C) Forestry and the management of forests.
- (D) Wildlife preserves.
- (E) The management of wildlife, including waterfowl, fish, and other similar lowland animals, and nonresidential buildings used solely in conjunction with such activities.
- (F) Hunting, fishing, trapping, piers, and docks.
- (G) Public and private parks, picnic areas, and similar uses.
- (H) Hiking trails and bridle paths.
- (I) Preservation of areas of scenic, historic, or scientific value.
- (J) Watershed conservation areas.

- (K) Uses similar and customarily incident to any of the above uses.
- (L) Antennas as defined in section 14.2 of this Ordinance.

(3) Conditional Uses.

A conditional use in the C-1 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, any approved uses shall be in accordance with the NRCS standards.

- (A) Dams, reservoirs, ponds, water storage and primary facilities.
- (B) Power plants deriving their power from the flow of water, and transmission lines and other facilities accessory thereto.
- (C) Utilities such as, but not restricted to telephone, internet, power, or other transmission lines.
- (D) Relocation of any watercourse.
- (E) Filling, drainage or dredging of wetlands, provided that this shall conform to any Shorelands Zoning Ordinance enacted by Rock County pursuant to Section 59.971 of the Wisconsin State Statutes, "Zoning of Shorelands on Navigable Waters".
- (F) Removal of the top soil, which consists of the earth's surface, containing rock and mineral particles mixed with organic matter, in addition to the removal of peat.
- (G) Sewage disposal plants.
- (H) Agricultural accessory buildings when conforming to NRCS standards and guidelines.
- (I) Camping grounds open to the public with no buildings or structures.

The following Conditional Uses are not permitted in any A-1, A-2 or A-31 Zoning Districts.

- (A) Camping grounds open to the public with buildings or structures.
- (B) Golf courses both public and private.
- (C) Hunting and fishing clubs.
- (D) Commercial outdoor recreation to include miniature golf, amusement parks, drive-in theaters and racetracks.

(4) Requirements for Permitted and Conditional Uses.

Within the C-1 District the following standards shall apply:

- (A) Minimum Lot Area No minimum Lot Area except in A-1 District where minimum is 35 acres
- (B) Maximum Building Height: 35 ft.
- (C) Minimum Front Yard Setback: 50 ft.
- (D) Minimum Rear Yard Setback: 75 ft.
- (E) Minimum Lot Frontage on Public Road: 50 ft.
- (F) Minimum Lot Width at Building Line: 100 ft.
- (G) Minimum Side Yard Setback: 15 ft.
- (H) Parking: Off-street Parking, Public Gathering (1) space per 5 seats if applicable or (1) space per 200 sq. ft. of building.
- (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.