

4.5 CONSERVANCY DISTRICT -

This district is created to protect the public health and reduce the financial burdens imposed on the community, its governmental units and its individuals, that may result from improper use of land which because of certain natural and/or manmade features is not suitable to extensive development. Areas subject to frequent or periodic flood and overflows, unstable soil conditions, underground caverns, rock outcroppings, impregnable rock conditions, and other conditions that are deemed by the Planning Commission to be detrimental to the public welfare. Upon proof that such conditions do not exist or that corrective measures can be taken to correct conditions, the land in question may be rezoned.

4.51 Permitted Uses -

4.511 - Any use that does not require the erection of a structure, or structures, intended for year around use or occupancy, fences excepted, excluding mining and waste disposal.

4.52 Conditional Uses -

4.521 - Public parks, playgrounds, recreational areas, provided no structure intended for regular occupancy is erected.

4.522 - General agricultural operations.

4.523 - The construction, installation, operation and maintenance of water and gas pipes, mains and conduits, electric transmission and distribution lines, telephone, television and telegraph lines, oil pipe lines, and sewer lines, provided such facilities are properly screened and protected.

4.53 Dimensional and Area Regulations - Any structure except fences shall comply with the setback requirements of for Conservancy Districts.