
ARTICLE

8

CONSERVATION DISTRICT

SECTION 800 CONSERVATION (CONS)

The principal purpose of the Conservation district is the protection of natural resources and environmentally sensitive areas, and to prevent these resources and areas from being degraded. The district permits low intensity and low activity uses which are compatible with these resource protection goals. It is not intended for high intensity, high activity, and potentially damaging uses which are customarily provided in other districts. The types of natural resources and environmentally sensitive areas which are to be protected, maintained, and conserved in this district include large canopy forests, fragile hillsides and highly erodible slopes, habitat for unique fish and wildlife, threatened and endangered species, wetlands, stream corridors, fragile or unstable geologic features such as kope formations, and other sensitive or unique natural areas and features. The Conservation district is based on components of the Boone County Comprehensive Plan, including the Goals and Objectives, Environment Element, Land Use Element, and the Future Land Use Map.

SECTION 811 Principally Permitted Uses

The following protection oriented uses are permitted:

1. Nature preserves, public and private open space parks, wildlife preserves, hunting grounds, fishing, and hiking areas;
2. Historic sites, historic structures, historic monuments, historic farms and accompanying produce sales, outdoor education exhibits, natural history museums, existing cemeteries;
3. Agricultural or farming uses.
4. Small roadside stands and farmers marts selling produce only.

SECTION 812 Accessory Uses

Such uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling unit (subject to RSE zoning district standards) for grounds keeper, caretaker, or manager of the property including:
 - a. private garages and parking;
 - b. structures such as fences and walls;
 - c. storage sheds, barns;
 - d. private stables or other keeping and use of pets and animals;

- e. chicken coops (**Does not apply in the City of Florence**);
- 2. Signage (see Article 34);
- 3. Parking (see Article 33).

SECTION 813

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is of integral relation to and directly in support of the conservation activity, or b) the use, building or structure is subservient to and not of scale, nature advertisement, trade or other character which will compete, detract or conflict with the principal purpose of the district; c) the activity is necessary to serve the public or membership engaged in the principal purpose so long as the service area, use, scale or other character of the activity does not overpower, transcend or conflict with the principal purpose of the district of immediate environs surrounding; and d) provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district. The uses below shall be related to a nature preserve, open space park, wildlife preserve, fishing and hiking areas, hunting grounds, historic sites, historic structures, historic monuments, farms, existing cemeteries and museums.

- 1. Retail sales or service of gasoline, oil, marine craft and accessories, grocery items, confectionery, drug and proprietary, art and craft products, books and stationery, antiques, sporting and athletic goods, bait, fuel and ice, bottled gas, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs, and similar products;
- 2. The operation of eating and drinking establishments including alcoholic beverages;
- 3. Bed and breakfast inns;
- 4. Roadside stands, farmers marts and similar sales uses of agricultural and related products including specialty crafts and foods.

SECTION 814

Intensity

The intensity of use in a Conservation district shall be based on the ability of the affected parcel of property to accommodate the uses without adversely impacting the natural character of the parcel of land nor conflicting with the principal purpose of the Conservation district.

SECTION 815

Minimum Size

There is no minimum size or extent of a Conservation district.

SECTION 816

Minimum Standards

- 1. All permitted uses shall be conducted in a manner that supports the preservation of the natural or historic features of the site. No permitted activity shall degrade the resource(s) which is intended to be protected by the Conservation district.
- 2. Site Plan Review is required for principally permitted use #2, all conditional uses, and when required by Article 30.
- 3. See Article 31 for dimensional standards.