
ARTICLE

8

CONSERVATION DISTRICT

SECTION 800 CONSERVATION (CONS)

The principal purpose of the Conservation district is to identify, protect, and provide for the permanent green space, wildlife habitat, wetland protection, unique or rare species, neighborhood buffer areas, high visibility urban forests, and slope stability, and at the same time allow some uses on a limited basis in order to enhance the environmental quality of property. The Conservation zoning district is based upon the *Environment Element* of the Boone County Comprehensive Plan and the Boone County Open Space Master Plan.

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 (Site Plan Review required);
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 SR-2 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;
2. Signage (see Article 34);
3. Parking (see Article 33).

Site Plan Review is required for all Accessory Uses.

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. Site Plan Review is required for all Conditional Uses.

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 & Breakfast Inns.
4. Roadside stands, farmers marts and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required).

SECTION 814

Intensity

The intensity of use in a Conservation Zoning 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 zoning district.

SECTION 815

Minimum Size

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

SECTION 816

Minimum Standards

1. Any of the permitted uses shall be conducted in a manner that supports the preservation of the natural or historic features of the site. (Site Plan Review required for all conditional and accessory uses and #2 of the principally permitted uses). See Article 31 for the Dimensional Standards under Conservation zoning district and other applicable sections of the Articles of this Zoning Order.