

CHAPTER 10 ZONING

Conservancy Districts

10.3.2 C-2 Upland Conservancy District

A. Purposes:

The primary purpose of this District is to preserve, protect, enhance, and restore all significant woodlands, related scenic areas, sub marginal farmlands and abandoned mineral extraction lands within the Town of Lyndon. Regulations of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the Township, while seeking to assure the preservation and protection of areas of significant topography, natural watersheds, ground and surface water, potential recreation sites, wildlife habitat, and other natural resource characteristics that contribute to the environmental quality of the Township.

B. Principal Uses:

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

1. Farming and related agricultural uses when conducted in accordance with the Soil Conservation Service standards.
2. Forest and game management.
3. Forest preservation.
4. Hunting and fishing clubs.
5. Parks and recreation areas.
6. Stables.
7. Single-family detached dwellings.

C. Conditional Uses:

See Conditional Uses on page 70.

D. Area, Height and Yard Requirements:

| | | |
|------------------|--------|---|
| LOT | AREA | Minimum 5 acres |
| | WIDTH | Minimum 200 feet |
| BUILDING | | |
| DWELLING | HEIGHT | Maximum 35 feet |
| OTHER STRUCTURES | HEIGHT | Maximum 2 times the distance from the nearest lot line |
| YARD | | |
| DWELLING | REAR | Minimum 100 feet |
| | SIDE | Minimum 20 feet |
| | STREET | Minimum 75 feet from center line of Town & County Roads & 75 feet from right-of-way of State Roads. |
| OTHER STRUCTURES | REAR | Minimum 25 feet |
| | SIDE | Minimum 20 feet if the structure is not to be used for the housing of animals; 100 feet if the structure is to be used for the housing of animals |
| | STREET | Minimum of 75 feet from center line of Town & County Roads & 75 feet from right-of-way of State Roads |