

SECTION 6A

Conservation Zone

This Section was created in March 2018.

This zone was created for the preservation of open space and recreational enjoyment of property that is deed restricted as conservation area, owned by a conservation entity, a public utility or by a government entity.

6A.1 The following uses are permitted by right:

- A. Structures that predate the effective date of this section and are deemed non-conforming in conformance with Section 29 of these regulations.

6A.2 The following uses are permitted by **site plan** approval

- A. Agriculture, forestry, livestock grazing, and hunting.
- B. Launching ramps, boating, piers, docks and moorings.
- C. Structures to support the activities of the Valley Rail Road including public restrooms.
- D. Accessory structures necessary to the public enjoyment of the land and water, such as bathrooms, picnic tables, boardwalks, play areas, nature study, fishing, boating provided such structure does not exceed 1,000 sf.
- E. Structures for the custodial use and care of the property provided that such structures do not exceed 500 sf.

6A.3 The following uses are permitted by **special permit**:

- A. Public utility uses.
- B. Accessory structures in excess of 1,001 sf, necessary to the public enjoyment of the land and water, such as bathrooms, picnic tables, boardwalks, play areas, nature study, fishing, and boating.
- C. Structures for the custodial use and care of the property provided that such structures do not exceed 2,000 sf.