
C-1 CONSERVATION DISTRICT

11.0 PURPOSE

The purpose of the Conservation District is to protect the public health and to reduce the financial burdens imposed on the community, its governmental units, and its individuals which may result from improper use of lands having excessively high water tables or are subject to frequent and periodic floods and overflow.

11.1 USES PERMITTED IN THE C-1 CONSERVATION DISTRICT

1. Any customary agricultural use, forestry.
2. Water conservation works, including water supply works, flood control and watershed protection, fish and game hatcheries and preserves, hydroelectric power installation, etc.
3. Accessory use and buildings.
4. Essential services.

11.2 CONDITIONAL USES IN THE C-1 CONSERVATION DISTRICT

1. Gun clubs and archery courts.
2. Commercial mining in accordance with the provision of Article 20.
3. Reclamation of lands subject to flooding, provided that no filling, draining, construction of levees or other improvements intended to reduce the danger of flood or erosion shall be authorized by the Board unless it finds that such reclamation work is in concert with the objectives of the Land Use Plan and that any such work is done in accordance with plans approved by the Board after review by the technical staff of the Licking County Soil and Water Conservation District.
4. Recreational facilities such as fishing lakes, golf courses, golf driving ranges, parks, and outdoor sports complexes.

11.3 OTHER REQUIREMENTS

Buildings or structures authorized in the Conservation District shall not obstruct natural drainage courses and flood ways. Equipment, materials and wastes stored in area subject to flooding shall have a specific gravity substantially heavier than water, or shall be otherwise secured against floating away and shall not become a source of water pollution or contamination.

1. Engineer's Report: Whenever the Commission or Board is required to act upon matters of protection of life and property from flood hazards, it shall request a report and recommendations thereon from the technical staff available to the Licking County Soil and

Water Conservation District.

2. Change to Non conservation District: Changes of district classification from C-1 to any other classification provided by this Resolution may be initiated in accordance with the requirements of this Resolution, provided that the applicant can show that any flood condition existing at the time the C-1 District was originally established does no longer exist or has been remedied by the Licking County Flood Plain Administrator, and that the area in question is now reasonably well protected from floods for the intended purpose and occupancy. Prior to recommending a change of zoning to the Township Trustees, the Commission shall require completion of all necessary flood works in accordance with the requirements and specifications of the C-1 District. When deemed necessary the plan will be reviewed by the technical staff of the Licking County Soil and Water Conservation District.

11.4 REQUIRED LOT AREA AND LOT WIDTH IN THE C-1 DISTRICT

None, except as may be specified by the Commission; provided that no structure shall be located closer than thirty-five (35) feet to any existing or proposed public right-of-way, and not closer than fifty (50) feet to any side or rear lot line.

11.5 HEIGHT REGULATION IN THE C-1 DISTRICT

No structure shall exceed thirty-five (35) feet in height.

Adopted Date: 1/4/2004, Effective Date: 2/4/2004