

## CHAPTER 10 ZONING

### Conservancy Districts

#### 10.3.1 C-1 Lowland Conservancy District

A. Purposes:

The primary purpose of the C-1 Lowland Conservancy District is to preserve, protect, and enhance the lakes, streams, swamps, marshes, bogs, and other wetlands in the Town of Lyndon. The proper regulations of these areas will serve to maintain and improve ground water and surface water quality; prevent flood damage; protect fish and wildlife habitat; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; and protect the water based recreation and open space resources of the Town of Lyndon. This District recognizes that undisturbed wetlands serve as natural purifiers of surface waters and as protective buffers at the land-water interface.

B. Lands Included:

The C-1 Lowland Conservancy District shall include minimally all areas delineated as swamp, marshes, bogs, and other wetlands on the “Shoreland Zoning Maps, Sheboygan County, Wisconsin”, as described in the SHORELAND – FLOODPLAIN ORDINANCE, SHEBOYGAN COUNTY, WISCONSIN, as well as those shoreland and wetland areas identified as being of local concern.

C. Principal Uses:

The following uses are permitted in the C-1 Lowland Conservancy District provided that such uses are conducted in accordance with sound conservation practices as established by the Soil Conservation Service and do not involve dumping filling; extension of cultivated areas; mineral, soil, or peat removal; or any other activity that would substantially disturb or impair the natural fauna, flora, watercourses, water regimen, or topography.

1. Dugout ponds and level ditches.
2. Flood overflow and movement of water.
3. Forestry and game management.
4. Hiking trails.
5. Hunting, fishing, wildlife preserves, and other historic/scientific areas.
6. Navigation.
7. Non-residential buildings used solely in conjunction with the raising of waterfowl, fish, and other lowland animal or crops.
8. Park and recreation areas not including the location or erection of buildings or structures.
9. Wild crop harvesting including marsh hay, moss, ferns, wild rice, berries, fruit, nuts, and seeds.

D. Conditional Uses:

The following uses may be conditionally permitted except that issuance of a “Conditional Use Shoreland Zoning Permit” (pursuant to the SHORELAND – FLOODPLAIN ORDINANCE, SHEBOYGAN COUNTY, WISCONSIN) and/or Department of Natural Resources Permits (pursuant to Sections 30.11, 30.12, 30.19, 30.195, and 31.05, Wisconsin Statutes) may be required.

1. Cranberry bogs.
2. Piers and docks.
3. Removal of peat or topsoil.
4. Special crop farming.
5. Utilities such as telephone, telegraph, gas lines, and transmission lines.
6. See Conditional Uses on Page 70.

E. Area, Height and Yard Requirements:

None; no buildings or structures permitted except as provided under Section .25 of Ordinance by special exception.