

CONSERVATION ZONING OVERVIEW

WHAT

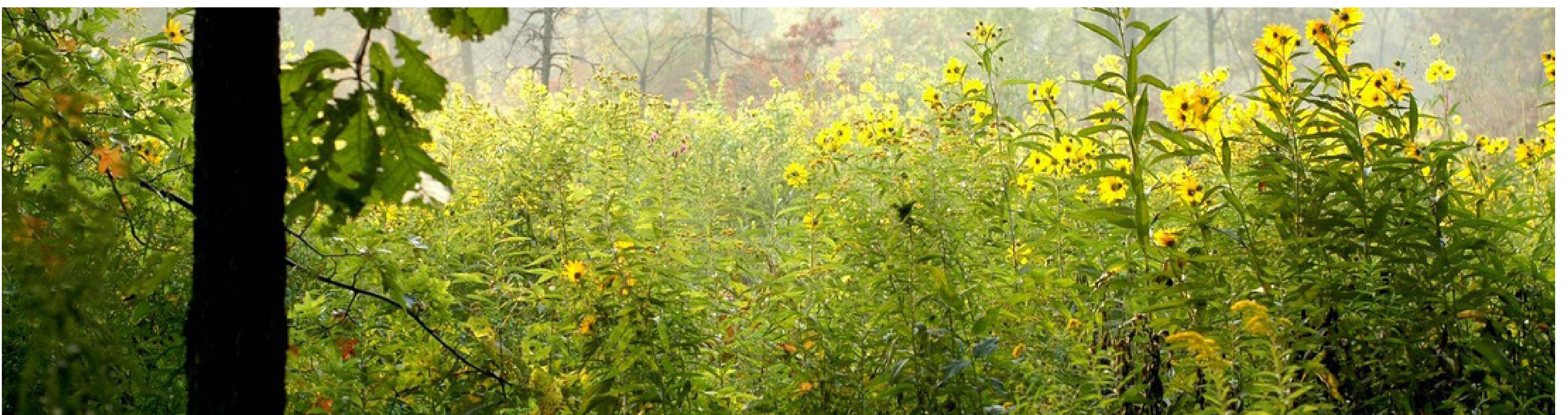
Proposed new zoning classification within Hobart zoning ordinance.

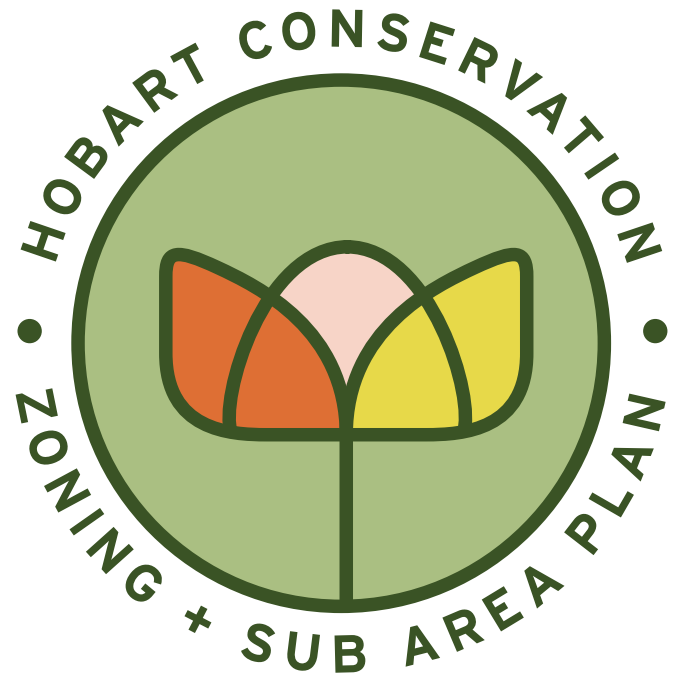
WHY

Conservation areas are currently under “residential zoning.” New, conservation zoning classification will better accommodate and promote open space preservation and natural resource protection activities on lands managed by public or private organizations for conservation purposes. Conservation zoning designation will make it easier for conservation land managers to conduct typical natural resource protection activities.

WHERE

Conservation zoning would only be applied to areas of at least 10 acres in area that are set-aside or designated for permanent open space and natural resource preservation purposes within the Hobart Marsh area. Properties would need to be managed by public or private organizations solely for natural resource conservation or open space preservation purposes and be subject to a natural resource management plan.





CONSERVATION ZONING OVERVIEW

USES & ACTIVITIES ALLOWED

- Trail heads and trails
- Boardwalks
- Seating areas
- Interpretative exhibits and information kiosks
- Overlooks and observation platforms
- Accessory parking lots (*typically gravel*)
- Restrooms
- Kayak/boat launches and docks
- Fences and gates (*variety of materials, not over 6-foot height*)
- Outdoor lighting (*full cut-off/dark sky-compliant*)
- Maintenance and vegetation/habitat protection
- Prescribed fires and burn piles
- Parks, playgrounds and community centers, privately owned and operated (*only if approved as use variance*)
- Public utility and public service uses (*only if approved as use variance*)

POSSIBLE REGULATIONS

- No more than 10% of parcel may be **covered by buildings**.
- **Buildings required to be set back** at least 25 feet from any abutting residential-zoned lots.
- Buildings may **not exceed 30 feet in height** within 100 feet of an R-zoned lot.
- Prescribed fires and controlled burning associated with conservation activities are subject to **compliance with fire protection and burning provisions** of city code.
- The regulations of HMC § 50.015 (Grass, Weeds and Noxious Vegetation) **will not apply to native plants** in NRC districts.
- Off-street parking and loading areas would be **exempt from the parking lot surfacing requirements** of HMC § 154.358(G).
- Outdoor lighting fixtures would be required to be **Dark Sky-Compliant**.

