

## OSC Open Space Conservation District

The primary purpose of the Open Space Conservation District (OSC) is an **OWNER DRIVEN VOLUNTARY DISTRICT** to preserve the open land and sensitive natural, scenic, agricultural, and historic areas and the rural community character of Six Mile. It is the intent of this specific district to preserve and promote natural resources, scenic vistas, general farming, wildlife habitat and tree growing and to provide for tracts with a formal Conservation Easement (or documented future intent of such, for example, upon death of owner) or formal Forest Stewardship Management Plan. Detailed objectives of this **OWNER INITIATED VOLUNTARY DISTRICT** are as follows:

- A. To ensure site usage and Zoning Ordinance classification correspond.
- B. To provide an effective means of responding to site conditions for the preservation of steep slopes, woodlands, stream valleys, floodplains, and wetlands.
- C. To preserve scenic vistas and elements of the Town's rural character by minimizing views of new development from existing roads.
- D. To provide for the creation, retention, and protection of open space in the Town.
- E. To reduce erosion and sedimentation associated with earth disturbance, reduce pollutants from surface water runoff and maintain high levels of groundwater recharge.
- F. To provide an opportunity to attain the objectives of the Town's Comprehensive Plan with regard to open space preservation and enhancement of environmental resources.
- G. To provide for the enhancement of woodlands through natural succession and reforestation, where appropriate, and to encourage the preservation of habitat for various forms of wildlife.
- H. To protect and preserve prime agricultural land, natural and historic resources, the continued viability of agricultural areas and the continuity of development and viability of agricultural operations.
- I. To encourage, protect and promote the formation and continuance of a compatible environment for greenspace public and recreational areas, livestock pastures, forest management areas, and other agricultural uses which involve the growing of crops, livestock animals and/or trees.
- J. To classify those areas with a Conservation Easement (or documented intent) or formal Forest Stewardship Management Plan.

A single parcel of at least ten (10) acres or multiple contiguous undeveloped parcels totaling a minimum of ten (10) acres may be developed under this district and petitioned to the Planning Commission by the owner or owners provided that they are developed according to a single plan with common authority and common responsibility. Evidence of an agreement among all owners of included parcels demonstrating binding commitment to common development of the parcels may be required. **OTHER PARCELS MAY BE PETITIONED BY OWNERS TO BE INCLUDED IN THIS DISTRICT PROVIDED USE REQUIREMENTS ARE APPLICABLE. THE PRESENCE OF A CONSERVATION EASEMENT (OR ITS DOCUMENTED**

**INTENT) OR FORMAL FOREST STEWARDSHIP MANAGEMENT PLAN  
ALLOWS FOR THE PETITION OF PARCELS BY THE OWNER/S TO THIS  
DISTRICT.**

**Use Provisions**

The following uses are permitted in the common open space:

- 1 Woodland, meadow, wetland, watercourse, wildlife sanctuary, agricultural use, or similar conservation-oriented or natural area.
- 2 Passive recreation area, including parkland, pedestrian or equestrian trails, or community gardens.
- 3 Pastureland, open field, or lawn.

**Permitted Uses:** Uses permitted in the district with OSC related intent/objections without review include:

- (1) Farm or establishments for the growing, care and handling of field crops, truck gardening products, fruit and nut trees, and pastured animals and livestock; excluding commercial feed lots and commercial poultry operations and dairies.
- (2) Tree farm and/or forest management area;
- (3) Horticultural nursery;
- (4) Any public or university owned and operated building, facility, or museum, or land;
- (5) Eleemosynary, religious, hospice, semi-private or philanthropic institution or camp;
- (6) One-family dwelling (meeting Town residential zoning requirements) located on a lot on the OSC site containing not less than ten (10) acres of land;
- (7) One-family dwelling (meeting Town residential zoning requirements) related to farm operation on same property with farm and occupied by full-time owners or laborers on said farm.

**Commercial Uses:** Uses permitted upon review of the Planning Commission on a conditional basis include:

- (a) Stand or shelter for selling and/or display of seasonal produce provided that:
  - a. All setback and yard requirements are maintained;
  - b. At least four (4) off-street parking spaces are provided and suitably maintained; and
  - c. Such use shall be permitted only on the same property where the produce was raised and where the individuals raising the produce also operate the stand or shelter.
- (b) Commercial riding stable provided that no building or enclosure for animals is located closer than one hundred (100) feet from any property line;