

IX. OPEN SPACE/RECREATIONAL-PRIVATE LAKE DISTRICT

A. General Purpose

The OS/R-PL or Open Space/Recreational-Private Lake District, is intended primarily to accommodate and protect those lands dedicated to private open space, such as private, artificial water course, like a lake, stream, creek, pond, culvert, gully, or other water body (collectively referred to as “water course”). Only those used that are compatible with or otherwise support private recreation, resource conservation, stormwater detention and other open space purposes are permitted within the district. This district is not intended to accommodate new development except as such may occur on property adjacent to or nearby the private water course or other private resource when the development is for purposes of utilizing such private resource and is not detrimental to the resource.

B. Permitted Uses

The activities allowed as permitted uses in the OS/R-PL district are as follows:

1. Recreational uses on and near the water course, such as but not limited to boating, conducting of regattas, swimming, fishing, duck blinds, and hunting and shooting, provided the uses are in accordance with the charter, by-laws and/or other rules of the governing authority of the water body or water course, and applicable federal, state and local laws and pursuant to any required permit.
2. Construction, management, repair, replacement, restoration and/or erosion control (including the periodic dredging of Wonder Lake as may be approved from time to time by the Village of Wonder Lake and only after all requisite permits have been obtained) and removal of a dam, shoreline stabilization and/or restoration control, subject to federal, state and local laws which shall mean and include any obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool.
3. Use and operation of the water course for stormwater detention, drainage and storage, including by means of a man-made structure, or by other actions such as pumping, dredging, grading, and removal of water and/or sediment, all in order to preserve water supply and/or prevent or alleviate flooding.
4. Construction and operation of marinas, boathouses or similar facilities located on waterfront property or having direct water access that provided moorings for boats; and boat launching ramps, boat livery, boat maintenance shops, marine supply stores and fuel docks.
5. Planting, maintenance and cultivation of landscaping and vegetation associated with the water course.

C. Accessory Use

Accessory uses are allowed by right in conjunction with the above listed permitted uses unless otherwise specifically prohibited. Accessory uses in the OS/R-PL district are those uses, which in the opinion of the Village President, or his designee, are necessary or reasonably related to the listed permitted uses.

D. Conditional Use

Earth materials; extraction & processing, provided that no such extraction/mining shall take place on any property located less than two thousand five hundred (2,500) feet from the nearest shoreline of Wonder Lake as such shoreline existed on the effective date of this amendment.