

ARTICLE VI

CONSERVATION DISTRICT (CO)

Sec. 6.01 Purpose:

This district is intended to preserve open land areas, natural features, wildlife areas, and the principal river and stream corridors which provide critical surface drainage and flood control. Provisions are provided which are intended to promote public health, safety, and welfare by limiting the use of land near principal drainage courses where flood conditions may occur.

Sec. 6.02 Uses Permitted by Right:

- A. Agricultural or horticultural activities, including general and specialized farming and related activities not limited to:
 - (1) Dairying.
 - (2) Raising of grain, grass, mint and seed crops.
 - (3) Orchards.
 - (4) Apiculture (beekeeping).
 - (5) Floriculture (Cultivation of ornamental flowering plants).
 - (6) Raising of tree fruits, nuts and berries.
 - (7) Sod farming.
 - (8) Raising or growing of ornamental trees, shrubs and nursery stock, including retail sales on the premises.
 - (9) Vegetable raising.
 - (10) Greenhouses.
- B. Public and private conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forests and wildlife resources.
- C. Public or private recreational facilities including parks, playgrounds, camps, centers, parkways and similar recreational facilities.
- D. Wildlife research centers.
- E. Roadside stands selling agricultural products and set back from the right-of-way at least fifty (50) feet and with off-street parking for at least 5 cars for each fifty (50) square feet of structure.
- F. Single family detached dwellings.

Sec. 6.03 Permitted Accessory Uses:

The following are permitted accessory uses:

- A. Activities typically associated with the actions or functions of individual members, participating in organizations such as 4-H, Future Farmers of America and the like.
- B. Signs, subject to the regulations established in Article XIX.

Sec. 6.04 Uses Permitted by Special Use Permit:

The following are uses of land and structure may be permitted in this District by the application for and the issuance of a Special Use Permit as provided for in ARTICLE XX.

- A. Commercial recreation facilities of an open space character including golf courses, stables, campgrounds, and similar facilities.

Sec. 6.05 Site Development Standards:

The following standards apply to all uses and structures in the CO- Conservation District, except as modified in Article XVI — Special Provisions and Article XX — Special Use Permits.

- A. Minimum Lot Area: No building or structure shall be established on any parcel less than ten (10) acres in size.
- B. Minimum Lot Width: The minimum lot width shall be three hundred (3 00) feet.
- C. Maximum Lot Coverage: The maximum lot coverage shall not exceed ten percent (10%) of total area.
- D. Yard and Setback Requirements:
 - (1) Front Yard: One Hundred (100) feet.
 - (2) Side Yard: Forty (40) feet.
 - (3) Rear Yard: One Hundred (100) feet.
- E. Maximum Height Requirements:

No structure shall exceed two (2) stories or thirty-six (36) feet measured from the average finished grade at the front setback line. Residential accessory buildings shall not exceed a height of twenty-five (25) feet.
- F. Minimum Building Floor Area:
 - (1) Single-family detached: Every dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than nine hundred (900) square feet, exclusive of basements, garages, porches and breezeways.
- G. Signs shall be regulated in accordance with the requirements of ARTICLE XIX.
- H. Site Plan Review may be required, as determined by Sec. 21.02.
- I. Other applicable standards as may be contained in the Ordinance.

Sec. 6.06 Other Requirements:

For all uses in the CO-Conservation District, the following provisions shall be met.

- A. All lighting shall be installed and maintained in such a manner as to confine the illumination source/direct rays to the property upon which the use is located and such that no direct rays, glare or illumination shall adversely affect the welfare of an adjacent property.