

## ARTICLE X

### ZONES

#### SECTION 10.0 CO (CONSERVATION) ZONE

A. PERMITTED USES:

1. Agricultural uses, but not including the feeding of garbage to animals.
2. Public owned and/or operated parks and/or recreation areas.
3. Recreational uses, other than those publicly owned and/or operated such as golf courses and country clubs.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13 of this Ordinance:

1. Golf driving ranges.
2. Riding academies and stables.
3. The following uses are permitted in connection with streams, rivers, lakes, or other bodies of water, providing that the development of all permitted facilities in or adjacent to navigable waters shall be approved by the Corps of Engineers, Department of the Army, and such statement of approval or denial shall be submitted to the Board of Adjustment at the time of submittal for a conditional zoning certificate:
  - a. Boat harbors and marinas - The following uses shall be permitted as accessory uses in connection with any boat harbor or marina and primarily intended to serve only persons using the boat harbor or marina:
    - (1) Boat fueling, service, and repairs.
    - (2) Sale of boat supplies.
    - (3) Grocery store.
    - (4) Club house and lockers.
    - (5) Restaurant.

- b. Public boat landing or launching facilities.
  - c. Dockage facilities.
  - d. Off - street parking facilities and temporary parking of boat trailers - including spaces large enough to accommodate automobiles pulling boat trailers.
- D. TEMPORARY USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses be permitted until and unless the location of such use and a temporary permit for said location and use shall have been applied for and approved by the Board of Adjustment and subject to such conditions and/or restrictions as may be deemed necessary by the Board to protect the surrounding development and/or to reasonably insure a reasonable and justifiable operation:
  - 1. Extraction of minerals and other similar items.
  - 2. Sanitary landfill, provided such does not create a water diversion which would endanger adjacent areas and further provided that such sanitary landfill would not create and undesirable odors or any unsightly area to adjacent properties and/or buildings and further that such sanitary landfill, according to a registered civil engineering report, would not cause contamination of any water body.
- E. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
  - 1. Minimum Lot Area - Five (5) acres.
  - 2. Minimum Lot Width at Building Setback Line - Three hundred (300) feet.
  - 3. Minimum Front Yard Depth - One hundred (100) feet.
  - 4. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
  - 5. Minimum Rear Yard Depth - Fifty (50) feet.
  - 6. Maximum Building Height - Twenty - five (25) feet.
- F. OTHER DEVELOPMENT CONTROLS:
  - 1. All "Uses Permitted", "Conditional Uses", and "Temporary Uses", permitted in this zone shall require a certificate of approval from the city engineer, certifying his approval of the type of and manner of construction to be built (insuring that such construction shall not cause flood hazards, soil erosion, adverse changes in the natural drainage courses, or unnecessary destruction of natural features) which completed certificate shall be submitted to the appropriate officer or board, as required herein, at time of request.
  - 2. Dwelling units are not permitted in this zone.

3. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
4. With the exception of subsection D. of this section of the Ordinance, no outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
5. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
6. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
7. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.