

**ARTICLE X**  
**ZONE REGULATIONS**

**SECTION 10.0 CO (CONSERVATION) ZONE**

**A. USES PERMITTED**

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

**B. ACCESSORY USES**

1. Customary accessory buildings and uses.
2. Fences and walls – as regulated by Article XII 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 by the Board of Adjustment as set for in Section 9.12 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 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) restaurant
- (5) club house and lockers

- 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. AREA AND HEIGHT REGULATIONS: No buildings 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 Width on Each Side of Lot – Fifty (50) 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.

E. OTHER DEVELOPMENT CONTROLS:

- 1. All "Uses Permitted", "Conditional 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 constructions 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 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. No motor vehicle which is inoperable or trailer which is usable or unusable shall be stored or used for storage of any items therein on any lot or parcel of ground in this zone unless it is within a completely enclosed building.
- 7. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of one hundred (100) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of

which shall be maintained by a screening area as regulated by Section 9.17 of this Ordinance.

8. No use producing objectionable odors, noise, vibrations, dust or others deemed objectionable by the city's Zoning Administrator, shall be permitted within five hundred (500) feet from the boundary of any residential zone.