
ARTICLE X
ZONE REGULATIONS

SECTION 10.0 C-O - 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 XI of this ordinance
3. Signs as regulated by Article XIV 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 forth in Section 9.14 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 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. Advertising of any included or accessory uses shall be within the building and shall not be visible from outside the building
 - (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. TEMPORARY USES: No building or occupancy permit shall be issued for any of the following, not 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 restriction as may be deemed necessary by the Board to protect the surrounding development and 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 a sanitary landfill would not create any undesirable odors or any unsightly area to adjacent properties and/or buildings and further that such sanitary landfill, according to a registered civil engineer 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 constructions shall not cause flood hazard, soil erosion, adverse changes in 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 XII and XIII of this ordinance

4. No outdoor storage of any material (useable or waste) shall be permitted in this zone except within enclosed metal 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. Where any yard of any use permitted 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
7. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone