

## **DIVISION 2      CONSERVATION DISTRICT (C-1)**

### **Sec. 2-2-1      Purpose**

The Conservation District covers the unincorporated portions of the county which are occupied by a mix of rural residential uses, open spaces and a variety of small, non-intensive farms. This district is established to conserve these open spaces, to protect the rural residential character of the area, including small farms that are compatible with neighboring residential uses, conserve water, forest and other natural resources; and maintain a distinctly rural environment.

### **Sec. 2-2-2      Qualifying Lands**

Lands qualifying for inclusion in the C-1 zoning district shall be those within the current C-1 district on the effective date of this Ordinance and other lands within areas designated in the Comprehensive Plan for uses compatible with and including rural residential uses. Qualifying lands shall generally not include those served or planned to be served by public water or sewer service, or by any private community utility systems.

### **Sec. 2-2-3      Permitted Uses**

1. Agriculture
2. Dwelling, single family detached
3. School
4. Church
5. Park, unlighted
6. Playground, unlighted
7. Home occupation
8. Home business, subject to standards of Article 4
9. Radio and television station
10. Preserves and conservation areas
11. Accessory structure
12. Mobile Home Storage Unit on Lots Equal To or Greater Than 2 Acres

### **Sec. 2-2-4      Uses Permitted by Special Exception**

1. Airport
2. Commercial sawmill
3. Cemetery
4. Golf course
5. Hospital
6. General store
7. Lodge, civic organization

8. Hunting or boating clubs, camp ground as defined in Article 6
9. Mobile home, subject to standards of Article 4
10. Motel
11. Restaurant
12. Day Care center
13. Telecommunications Tower, freestanding
14. Intensive livestock operation, subject to use limitations of Article 4
15. Mobile Home Storage Unit on Lot Less Than 2 Acres
16. Rural Home business, subject to standards of Article 4
17. General advertising signs
18. Guest House
19. Mobile Home Park
20. Duplex
21. Non-Traditional Accessory Structure (See 4-18)
22. Flea Market
23. Outdoor Retail Sales
24. Outdoor Events
25. Bed & Breakfast Establishments
26. Light Commercial
27. Renewable Energy, subject to standards – Article 4

**Sec. 2-2-5 Lot Requirements**

1. Minimum Lot Area.
  - 1) All permitted uses except intensive livestock operations: Two (2) acres
  - 2) Intensive Livestock Operations: 5 acres, subject to the provisions of Article 4.
2. Minimum Lot Width from front lot line to rear lot line: Two hundred (200) feet.
3. Frontage at the street (road) line: 200 feet.
4. Maximum Lot Coverage: Fifteen (15) percent.
5. Wastewater Disposal

All lots must meet Health Department requirements for individual wastewater disposal, and drain fields shall be located only on the lot that is served by that drain field. C-1 lots shall not be served by public or community water or sewer service.

## **Sec. 2-2-6 Building Requirements**

### 1. Minimum Building setback

- 1) Front: One hundred (100) feet (from front lot line)
- 2) Side: Fifty (50) feet (from side lot line)
- 3) Rear: Seventy (70) feet (from rear lot line)
- 4) Accessory buildings: No closer than fifteen (15) feet to a side or rear lot line;

### 2. Maximum Building and Structure Height

- 1) General: 35 feet
- 2) Publicly-owned building: maximum of 60 feet provided front, side and rear yard requirements increase 3 feet for each increase of 1 foot in height over 35 feet.
- 3) Accessory buildings - less than the main structure and no more than 1 story if within 30 feet of the lot line.
- 4) Exemptions as provided in Article 1

## **Sec. 2-2-7 Use Limitations**

All development within the C-1 District is required to be served by private, individual wells and individual wastewater disposal systems which shall meet all Health Department requirements. Septic fields shall be fully contained on the lot served by that septic system.

