

ARTICLE XXII C-1 CONSERVANCY

A. PERMITTED USE

The following regulations shall apply in a Conservancy Zone:

1. Forestry, orchards, game farms, wildlife sanctuaries, game preserves and outdoor recreational uses, general farming.
2. Transmission lines, substations, telephone and telegraph lines, public utility installation, radio, cellular, and television stations and any towers under seventy-five (75) feet in height, public streets, street right-of-ways, and street improvements.
3. Artificial lakes located on a parcel of fifteen (15) or more acres.

B. PERMITTED ACCESSORY USES

1. A structure compatible for the continuance of a conservancy operation. A four hundred (400) sq. ft. maximum building size for a 60,000 sq. ft. lot or smaller.

C. CONDITIONAL USE

1. Artificial lakes on parcels of fifteen (15) acres or less.
2. Towers over seventy-five (75) feet.
3. Accessory building.
4. Livestock raising or grazing.
5. Public Parks or Public recreational sites.

D. LOT REQUIREMENTS.

1. There are no lot requirements or frontage.

E. HEIGHT REGULATIONS.

Structure - Thirty Five (35) feet maximum* on fifteen (15) or more acres.

Twenty (20) feet maximum * on fifteen (15) or less acres.

F. BUILDING SETBACKS.

Front Yard	40 feet minimum from right-of-way
Side Yard	25 feet minimum
Rear Yard	25 feet minimum
Corner Side	50 feet minimum from right-of-way

G. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in Article IV, Subsection C, Building Uses.

H. PARKING

Parking shall conform to the requirements as set forth in Article XIV, Off Street Parking Requirements.

I. SIGNS

Signs shall be regulated as set forth in Article XIII, Sign Regulations.

- Except as provided in Article IV, Subsection E, Height Regulations.