

Section 35 - Conservation District

(orig. 12-26-62; am. 2-6-84; am. 11-11-96; am. 12-17-02; am. 7-11-06; am. 4-20-10)

A. Intent and Purpose:

1. The Conservation Zone District is intended to provide areas for the conservation of open space and the development of parks and recreational facilities to meet the recreational needs of the County. (orig. 11-3-81)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements specified for this zone district. (orig. 11-3-81)

B. Permitted Uses

1. Agricultural uses, provided that no dwellings are located within such areas. (orig. 12-16-62; am. 4-20-62; am. 11-3-81)
2. Public parks and/or recreation area. (orig. 12-16-62)
3. Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution. (orig. 6-29-04; am. 7-11-06)

C. Accessory Uses

Buildings and structures customarily accessory to the permitted uses; provided that no dwellings are located within such areas except as specifically provided herein. (orig. 12-26-62; am. 1-4-65)

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 12-26-62; am. 11-3-81)

1. Riding academy or stable. (orig. 12-26-62; am. 11-3-81)
2. Golf driving ranges and other similar uses of an open nature. (orig. 12-26-62)
3. Railroad right-of-way. (orig. 12-26-62)
4. Residence for caretaker of public area on which it stands. (orig. 1-4-65)
5. Campground for mounted camper units, camp trailers and tents. This provision shall apply only for campground areas for tourists, climbers and other such individuals involved in similar temporary transient activity. Plans of such areas must be registered with and approved by the County and be subject to all sanitary requirements of Public Health on a continuing basis. This provision shall not be construed to permit mobile homes or trailers, as provided within the Residential-Trailer District. (orig. 1-4-65; am. 12-17-02; am. 4-20-10)
6. Recreational uses and activities which are open to the public and operated upon property owned by the Federal or State government or by any political subdivision of the State by a private entity authorized by said governmental landowner to operate such facility. (orig. 11-3-81)
7. Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use. (orig. 10-17-83; am. 12-17-02; am. 7-11-06)

E. Lot and Building Standards

Deviation from the standards established below may be allowed for Special Uses providing adequate justification is presented and approved at time of hearing. (orig. 11-3-81)

1. Height Limitation

No structure shall exceed 25 feet in height. (orig. 12-26-62)

2. Front Setback

The minimum front setback for any building, structure or camper unit shall be 100 feet. (orig. 12-26-62; am. 11-3-81)

3. Side Setbacks

The minimum side setback shall be 50 feet. (orig. 12-26-62; am. 1-4-65; am. 11-3-81)

4. Rear Setback

The minimum rear setback shall be 50 feet. (orig. 12-26-62; am. 1-4-65; am. 11-3-81)

5. Stream Setback

No building, structure or camper unit intended for overnight living quarters shall be permitted to be constructed or placed within the floodplain of any stream as determined by the high-water line of a 25-year flood. The term "stream" shall be construed to include channel, marshlands, swamp or any other area subject to inundation. (orig. 1-4-65)

6. Fences

- a. Maximum height: 7 feet, except for enclosure fences immediately surrounding swimming pools, tennis courts and other similar outside private recreational facilities, which shall not exceed 12 feet in height. (orig. 11-3-81)
- b. Fence permits are required for any fence over 42 inches in height. (orig. 11-3-81)
- c. No electric fence shall be permitted for a boundary or perimeter fence. (orig. 11-3-81)
- d. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 11-3-81; am. 7-1-03)

F. Signs and Outdoor Advertising Devices

Signs and outdoor advertising devices shall comply with the provisions of the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 11-3-81; am. 12-17-02; am. 7-11-06)

G. Lighting

Lighting shall comply with the provisions of the Lighting Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

H. Architecture

Architecture shall comply with the provisions of the Architecture Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

I. Parking

Parking shall comply with the provisions of Off-Street Parking and Loading Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

J. Landscaping and Open Space

Landscaping and open space shall comply with the provisions of the Landscaping Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

K. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 11-3-81)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 11-3-81)
3. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements of a dwelling. (orig. 11-3-81; am. 12-17-02)
4. Stallions and bulls shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig. 11-3-81)