

CHAPTER 76

CO, CONSERVANCY DISTRICT

SECTION:

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10-76-1: PURPOSE: The general intent of the CO, Conservancy District is to preserve property for public open space and outdoor recreation.

10-76-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in an CO District:

- A. Agricultural uses except feedlots.
- B. Conservation and protection of ground water recharge areas.
- C. Nature interpretive centers and other public buildings.
- D. Public open space and nature trails.
- E. Public parks and playgrounds.
- F. Wildlife sanctuaries.

10-76-3: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the CO District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- B. Concession stands.
- C. Fences.

10-76-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses allowed in an CO District: (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.)

- A. Cemeteries, provided that:
 - 1. The site accesses on a major collector.
 - 2. The site is landscaped in accordance with Section 16 of this Ordinance.
 - 3. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.

10-76-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the CO District and are governed by Chapter 7 of this Ordinance.

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 - 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.

10-76-6: LOT AREA, DENSITY, AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the CO District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

- A. Principal Structure Setbacks:
 - 1. Front Yard:
 - a. Seventy-five (75) feet from a collector or arterial street.

- b. Thirty-five (35) feet from a local street.
- 2. Side Yard: Ten (10) feet.
- 3. Rear Yard: Thirty-five (35) feet.
- B. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- C. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-76-7: BUILDING HEIGHT: The following minimum requirements shall be observed in an CO District, subject to additional requirements, exceptions, and modifications set forth in this Chapter.

- A. The maximum height of all principal buildings shall not exceed three (3) stories or thirty-five (35) feet, whichever is greater.
- B. Accessory structures shall be governed by Chapter 18 of this Ordinance.