



# CV/RC - Conservation/Recreation

## Purpose Statement

The purpose of the Conservation/Recreation District is to provide areas that conserve existing undeveloped natural areas and include the following: to preserve and protect the value of distinctive geologic, topographic, botanic, historic, or scenic areas; to protect the ecological balance of an area; to conserve natural resources, such as river valleys, and tracts of forest land; and to reduce the problems created by intensive development of areas having excessively high water tables, or which are subject to flooding, or which are topographically unsuited for urban type uses; to provide for the orderly and attractive grouping of passive recreation-oriented establishments, facilities, and structures.

## Permitted Uses

**Agricultural Uses:** Agricultural structures; aquaculture; forest management, nursery, sod, Christmas tree production, silviculture, or floriculture; keeping livestock; maple syrup processing; ponds; roadside/produce stands; private stables.

**Residential Uses:** None.

**Community, Civic, and Institutional Uses:** Municipal, cultural, or public uses; places of worship; wildlife refuges or game preserves; public recreation.

**Commercial, Office, and Service Uses:** Archery ranges.

**Industrial and Extraction Uses:** Metallic mining exploration.

**Accessory, Temporary, and Other Uses:** Accessory buildings, structures, and uses; garage, yard, and estate sales; private recreational vehicles/campers; solar energy systems for private use; small energy wind systems; special event, transient amusements, and temporary/intermittent events; wireless telecommunication facilities.

## Conditional Uses

**requires Board of Adjustment approval**

**Agricultural Uses:** Public stables/riding academies

**Residential Uses:** None.

**Community, Civic, and Institutional Uses:** Campgrounds and recreational vehicle parks; charitable or philanthropic uses; community gardens; essential services and utilities; facilities for a private club, fraternal organization, or community group.

**Commercial, Office, and Service Uses:** Gun ranges; indoor or

outdoor recreation.

**Industrial and Extraction Uses:** Nonmetallic mining.

**Accessory, Temporary, and Other Uses:** Permanent use of storage/shipping containers as an accessory structure; Minor occupation/home profession businesses (in accessory building); outdoor dining (accessory to a permitted restaurant use); solar energy systems for commercial use; large wind energy systems.

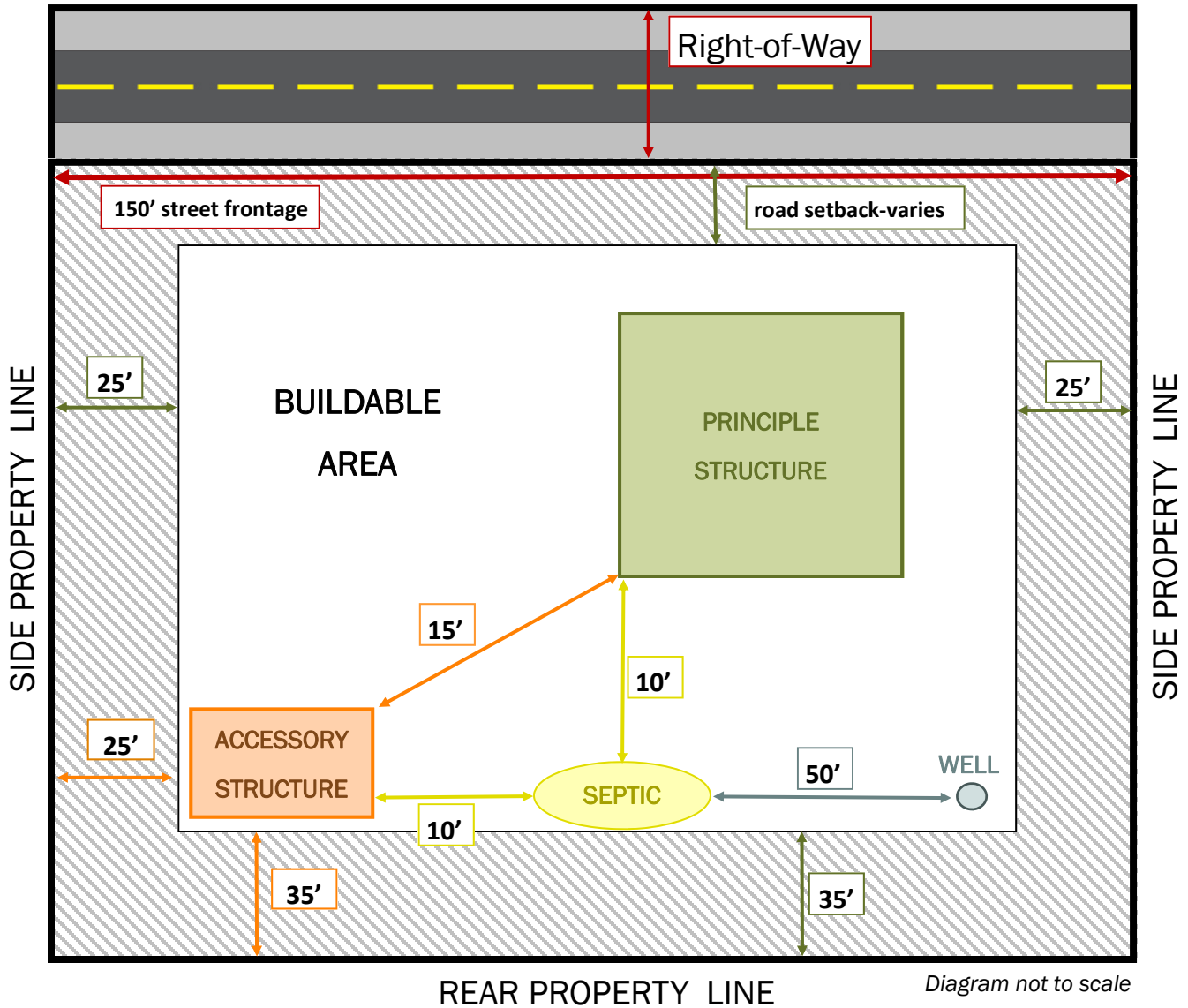
## Accessory Structures

- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- No maximum size; max coverage 25% building area.
- 35 feet maximum height.

- A conditional use permit may be applied for: Accessory building(s) prior to a principal structure and Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

## Livestock Requirements

- Minimum lot size for housing chickens and fowl is 2 acres.
- Minimum lot size for horses is 3 acres for 1 horse, and an additional 1½ acres for each additional horse.
- Minimum lot size for housing all other livestock is 3 acres.
- Raising or breeding of livestock, fowl, or poultry for commercial purposes is only permitted on lots of 5 acres or more.
- Maximum animal unit density is 0.5 animal units per acre.
- The storage or use of manure or any odor or dust producing substance is prohibited within 25 feet of a property line.
- Minimum setback for animal lots and structures used for housing livestock is 100 feet from any lake or stream.
- Minimum setback for buildings housing animals is 25 feet from all property lines.



### Minimum Lot Requirements

- 2 acres lot area
- 150 feet street frontage
- 200 feet building width
- 66 feet of access to a public road

### Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
  - state & federal highways: 110 feet or 50 feet
  - county highways: 83 feet or 42 feet
  - town roads: 63 feet or 30 feet
- 25 feet from side property line
- 35 feet from rear property line
- 35 feet maximum height

### Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 25 feet from side property line
- 35 feet from rear yard property line
- Setbacks are increased if accessory structure is housing livestock
- Road setbacks same as principle structure setbacks