

ARTICLE IV. PROVISIONS GOVERNING CO-1 CONSERVATION DISTRICT

Sect. 400 CO-1 Conservation District

Intent: The conservation District is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources, wildlife habitat, watersheds, dams, present and future water supplies, and to minimize erosion of soil, siltation and pollution of streams and lakes.

1.) Uses permitted.

Within any CO-1 Conservation District no building or premises shall be used or arranged, or designed to be used except for one or more of the following uses which shall be subject to all regulations and requirements for permit of this ordinance.

- a.) Agricultural uses including farm dwellings and accessory buildings, orchards and orchard products.
- b.) Lakes (artificial)
- c.) Public or private picnic grounds, beaches, bridle and bicycle paths.
- d.) Public parks and forest preserves.
- e.) Boat docks and launching areas, recreational camps, resorts.
- f.) Single family dwellings on lots of one (1) acre or more.

2.) Accessory uses allowed.

Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements

3.) Conditional Uses allowed.

None, except those allowed in Section 210 (3)(b).

4.) Dimensional Requirements.

- a.) The minimum lot size permitted without Conditional Use approval is one acre which shall have a minimum of 150 foot frontage and a minimum of 200 foot depth.
- b.) Front Yard - 50 feet from right-of-way

- c.) Side Yard-15 feet
- d.) Street Side Yard - 50 feet
- e.) Rear Yard- 30 feet
- f.) Maximum Height – 35 feet

5.) Parking.

- a.) Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.
- b.) All other parking shall be provided as indicated in Article XIII.
- c.) Parking Exceptions Article XIII, Section 1301.

6.) Signage.

Signs permitted as indicated in Article X.