

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

***C***                      ***Conservation***

~ 305-12. District descriptions.

- D. Conservation District. The district designated for conservation, "C," is limited to low-density residential, agriculture and certain other open land uses. The purpose of this district is to prevent intensive development of land that is unsuitable for development because of lack of municipal utilities, unsuitability of soil, steepness of slope or periodic flooding.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

- A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District-----→	C
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	225 sq. ft, 5.17 acres
City Water or Sewer (has either well or septic)	225 sq. ft, 5.17 acres
Has both a Well and Septic on the lot	225 sq. ft, 5.17 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	C
City Water and Sewer	Not Allowed
City Water or Sewer (has either well or septic)	Not Allowed
Has both a Well and Septic on the lot	Not Allowed
Minimum Lot Frontage (Feet) <sup>1</sup>	400
Minimum Front Yard Depth (Feet)	50
Minimum Side Yard Width (Feet)	25
Minimum Depth from Building to Rear Lot Line (Feet)	25

### ~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

#### Permitted and Special Exceptions Use Table

District ----->	C
<b>Residential Uses</b>	
Single-Family Dwelling	P
Manufactured Housing (Individual Lots) <sup>1</sup>	P
Family Apartment	SE
Seasonal Conversion	SE
Bed-and-Breakfast Establishment	SUP
Cluster Development	SUP <sup>2</sup>
<b>COMMERCIAL USES</b>	
Home Occupation- See Section 305-25	
Outdoor Recreation	SUP
Outside Storage	SUP
Restaurant/eating and drinking establishments	SUP
Wireless Communications Facility[Amended 5-1-06 by Ord. No. 09-06]	SUP
<b>INDUSTRIAL USES</b>	
Gravel Pit	SE
<b>PUBLIC/INSTITUTIONAL USES</b>	
Day-Care Center	SE <sup>4</sup>
Cemetery	SUP
Church	SUP
Hospital, Clinic or Nursing Home	SUP
Nursing Home	SUP
Independent Living facility	SUP
Assisted Living facility	SUP
Residential Care facility or Sheltered Care facility	SUP
Private Club	SUP
Essential Services	P
<b>AGRICULTURE/RECREATIONAL USES</b>	
Stables/livestock barn/kennels	P

Farming	P
Plant Nursery/greenhouse	P
Veterinary Clinic	SUP
<b><i>RECREATION</i></b>	
Nightclub	SUP
Commercial Recreation	SUP
Golf Course	P

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.