

ARTICLE IV

"S" CONSERVANCY DISTRICT

Section 4.1 USE

In this district, the land and structures may be used, and structures may be erected, altered, enlarged, and maintained for the following uses only.

4.1.1 Permitted Uses:

- A. Agricultural uses, including field crops, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries, and apiaries.
- B. Recreation area, when operated by a non-profit organization.
- C. Reforestation and the public reservation of environmentally sensitive areas not involving sales, or advertising, on the premises.
- D. One-family dwelling.

4.1.2 Accessory uses:

- A. Accessory buildings and uses customarily incidental to the permitted principal uses, not to exceed in square footage the area of the principal structure, except that agricultural accessory structures such as horse and cattle barns may exceed in square footage, the area of the principal structure.
- B. Signs.
- C. Home occupations

4.1.3 Conditional uses. The following "Conditional uses" as prescribed in ARTICLE XIII, may be granted or denied, as per the provisions of that Article. It is not the intention that the "S" District encourage the following uses. Certain areas of such district may be developed to meet the minimum standards established as prescribed in Article XIII, and may therefor accommodate said uses.

- A. Government use or structure (Section 13.1.14)
- B. Essential service buildings, structures, facilities, and installations (Section 13.1.18)

4.1.4 Special Exceptions granted by the Zoning Hearing Board, as prescribed in ARTICLE XVII:

- A. Use of a lot insufficient in size to meet the minimum area requirements of a zoning lot, for a greenhouse, or horticultural nursery, which uses shall not occupy more than 70% of the gross lot area.

Section 4.2 LOT AREA, YARD AND HEIGHT REQUIREMENTS

These standards are hereby established as the minimum necessary to achieve the community goals and objectives identified. Development proposals which exceed these standards are encouraged.

4.2.1 Lot or Parcel Area

A. Minimum lot area per family - two (2) acres

B. Lot Width

(1) Interior lot - two hundred feet (200')

(2) Corner lot - two hundred and seventy-five feet (275')

4.2.2 Yard Requirements

A. Front yard depth - seventy-five feet (75'), measured from the right-of-way line, or one hundred feet (100') from the centerline of the street, whichever results in the greatest dimension.

B. Side yard width - **fifty** feet (50') on each side. A side yard abutting a street shall not be less than the depth of front yard required on the adjoining lot on that street.

C. Rear yard depth - seventy-five feet (75'), except that for a through lot the required rear yard depth shall be the same as the required front yard depth.

D. Accessory structures - Front yard same as principal use, side and rear yards eight feet (8') minimum.

4.2.3 Height: The maximum height of structures, except as otherwise provided, in this district, shall be:

A. Thirty-five (35) feet not exceeding two (2) stories for a one-family dwelling.

B. Thirty-five (35) feet not exceeding three (3) stories for principal structures.

C. Accessory use structures shall not exceed twenty-five (25) feet in height.

D. Accessory agriculture structures, such as barns and silos, shall be exempt from maximum height restrictions.

Section 4.3 **PARKING**

See Article XIV.

Section 4.4 **PERMITS**

A Zoning/Building permit shall be required prior to the erection, construction, placement or alteration of any structure proposed in relations to those uses enumerated in this Article.