

## CONSERVATION DISTRICT

### § 157.265 PURPOSE.

The Conservation District is established for the preservation of natural features, the natural habitats of wildlife, and agricultural lands encouraging the continued use of agricultural production. The Conservation District is also designed to protect the public health, safety, comfort, and general welfare by reducing the hardships and financial burdens imposed on the county by the periodic flooding and overflow of the streams and rivers.

(Prior Code, 7 TCC 1-16(a))

### § 157.266 PERMITTED USES.

The following uses are permitted used in the Conservation District in accordance with the applicable regulations set forth in this chapter:

- (A) Agriculture;
- (B) Camp/cabin;
- (C) Communication facilities;
- (D) Dwellings, existing prior to January 1, 1998, may be divided off of an existing parcel, provided at least one acre is deeded with the residence and the split meets exception nine of the State Plat Act, being 765 ILCS 205/0.01 et seq., as follows: The sale of a single lot less than five acres from a larger tract when a survey is made by a state registered land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
- (E) Greenhouse, non-commercial;
- (F) Home occupations;
- (G) Kennel, private;
- (H) Personal storage/recreational building, not to exceed 1200 square feet. Structures larger than 1200 square shall require approval of a Special Use request.
- (I) Signs;
- (J) Shipping/Cargo Containers subject to the regulations found in §157.046; and
- (K) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot.

(Prior Code, 7 TCC 1-16(b))

### § 157.267 SPECIAL USES.

The following uses may be established by a special use in the Conservation District in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Agriculturally-related business;
- (B) Banquet facilities.
- (C) Campground;
- (D) Clubs or lodges, private;
- (E) Commercial Solar Energy Facility, subject to all regulations as found in §§ 156.01 through 156.99; and

- (F) Communication facilities;
- (G) Dwellings, single-family on parcels at least one acre in size;
- (H) Game breeding, shoot preserve;
- (I) Gravel pits;
- (J) Home commercial special use;
- (K) Manufactured/mobile homes occupied by retired/disabled persons on the same lot or tract of land on which a single-family detached dwelling is occupied as a permanent residence by a family member;
- (L) Manufactured/mobile home, accessory to agriculture;
- (M) Paintball facilities; provided that outdoor paintball facilities are located more than 500 feet from any residential district, adjacent dwelling, school, church, existing paintball facility, and hunting range;
- (N) Personal storage/recreational building, not to exceed 1200 square feet. Structures larger than 1200 square shall require approval of a Special Use request.
- (O) Recreational facilities, Class I, Class II, and Class III;
- (P) Shooting range, outdoor;
- (Q) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot; and
- (R) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through 153.11

(Prior Code, 7 TCC 1-16(c)) (Ord. LU-17-14, passed 11-15-2017)

#### **§ 157.268 MINIMUM LOT SIZES.**

Except as provided by special use permit, all uses and structures in the Conservation District shall have minimum lot size of 40 acres.

(Prior Code, 7 TCC 1-16(d))

#### **§ 157.269 MINIMUM LOT WIDTH.**

Minimum lot width at the building setback line shall be 200 feet.

(Prior Code, 7 TCC 1-16(e))

#### **§ 157.270 FRONTAGE.**

Minimum road frontage shall be 200 feet.

(Prior Code, 7 TCC 1-16(f))

#### **§ 157.271 MINIMUM SETBACKS.**

The following setback standards shall apply in the Conservation District for principal and accessory structures.

- (A) *Roads.*
  - (1) Arterial street (highway): 150 feet from the centerline of the right-of-way.
  - (2) Collector street (major): 100 feet from the centerline of the right-of-way.
  - (3) Minor street (minor): 100 feet from the centerline of the right-of-way.
  - (4) Private street (minor): 100 feet from the centerline of the right-of-way.

(B) *Side yard.*

- (1) Principal structures shall have a side setback of not less than 30 feet from the property line.
- (2) Accessory structures shall have a side setback of not less than 15 feet from the property line.

(C) *Rear yard.*

- (1) Principal structures shall have a rear setback of not less than 50 feet from the property line.
- (2) Accessory structures shall have a rear setback of not less than 25 feet from the property line.

(D) Properties located within the Copperas Creek Subdivision in Springlake Township shall adhere to the setback requirements as found in § 157.150. Further, no more than 30% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-16(g)) (Ord. LU-17-05, passed 9-27-2017; Ord. LU-18-02, passed 4-25-2018)

**§ 157.272 HEIGHT.**

The following height regulations shall apply in the Conservation District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof; and
- (B) Accessory structures not to exceed 36 feet to the mean height of the roof.
- (C) Properties located within the Copperas Creek Subdivision in Springlake Township shall adhere to the height requirements as found in § 157.152.

(Prior Code, 7 TCC 1-16(h)) (Ord. LU-17-05, passed 9-27-2017; Ord. LU-18-02, passed 4-25-2018)