

**2108 CONSERVATION (CON) DISTRICT**

**2108.A PURPOSE**

The Conservation District includes land generally unsuitable or unavailable for development due to natural hazards and constraints, conserved and public land, land above 1,500 feet in elevation, and land not readily accessible from maintained public roads. Forest lands predominate with a very low density of development. It is the intent of this district to: (1) Protect the town’s rural character and environmental quality by guiding development away from land that has significant natural resource constraints or high resource value; (2) Minimize forest fragmentation and clearing; and (3) Preserve the natural beauty of highly visible hillsides and ridgelines.

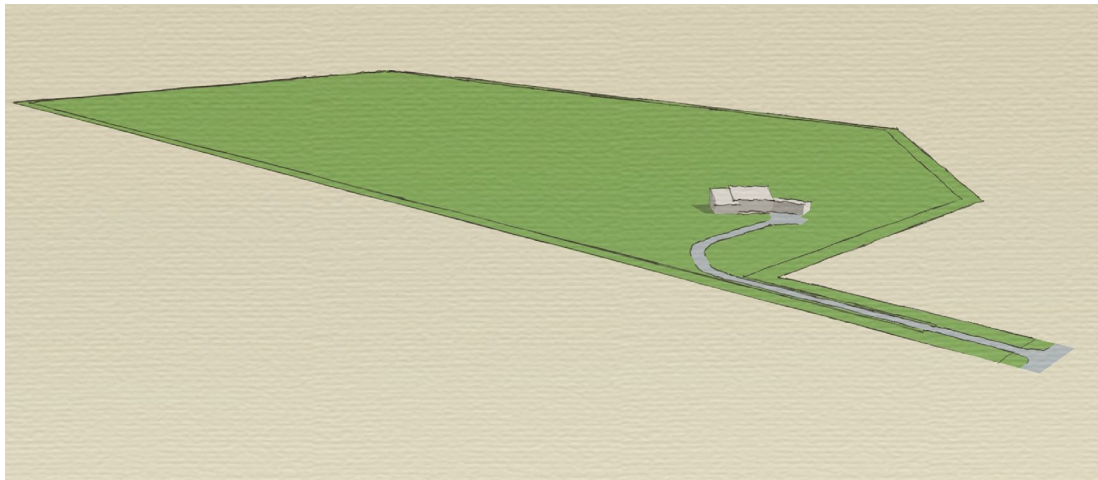
**2108.B DIMENSIONAL STANDARDS**



LOTS		
(1)	Minimum lot size	30 acres
(2)	Minimum lot frontage	60 feet
(3)	Maximum lot coverage (see 2108.E(1))	1 percent

SETBACKS		
(4)	Minimum front setback	40 feet
(5)	Maximum front setback	n/a
(6)	Minimum side and rear setbacks	20 feet
(7)	Minimum stream or shoreline setbacks	100 feet

STRUCTURES		
(8)	Maximum principal building footprint	n/a
(9)	Minimum principal building height	n/a
(10)	Maximum structure height	24 feet



**2108.C PERMITTED USES**

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| <p><b>Residential and Lodging Uses</b></p> <ul style="list-style-type: none"> <li>(1) Accessory dwelling</li> <li>(2) Primitive camp</li> <li>(3) Home occupation</li> <li>(4) Family childcare home</li> <li>(5) Bed and breakfast</li> <li>(6) Short-term rental</li> <li>(7) Group home</li> </ul> | <p><b>Art and Entertainment Uses</b></p> <ul style="list-style-type: none"> <li>(8) Public outdoor recreation, park or nature preserve <sup>SP</sup></li> </ul> <p><b>Civic and Community Uses</b></p> <ul style="list-style-type: none"> <li>(9) Cemetery <sup>SP</sup></li> </ul> | <p><b>Natural Resource Based Uses</b></p> <ul style="list-style-type: none"> <li>(10) Farming or forestry</li> <li>(11) On-farm business <sup>SP</sup></li> </ul> |
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**Notes**  
<sup>SP</sup> Site plan review required

**2108.D CONDITIONAL USES**

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| <p><b>Residential and Lodging Uses</b></p> <ul style="list-style-type: none"> <li>(1) Single-family dwelling</li> <li>(2) Two-family dwelling</li> <li>(3) Campground or resort <sup>SP</sup></li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>(4) Wood products manufacturing <sup>SP</sup></li> <li>(5) Stone products manufacturing <sup>SP</sup></li> <li>(6) Communications antenna <sup>SP</sup></li> <li>(7) Communications tower <sup>SP</sup></li> </ul> | <p><b>Art and Entertainment Uses</b></p> <ul style="list-style-type: none"> <li>(8) Museum or library <sup>SP</sup></li> <li>(9) Commercial outdoor recreation <sup>SP</sup></li> <li>(10) Golf course or country club <sup>SP</sup></li> <li>(11) Equestrian facility <sup>SP</sup></li> </ul> <p><b>Civic and Community Uses</b></p> <ul style="list-style-type: none"> <li>(12) Government facility <sup>SP</sup></li> <li>(13) Educational institution <sup>SP</sup></li> <li>(14) Specialty school <sup>SP</sup></li> <li>(15) Religious institution <sup>SP</sup></li> <li>(16) Social club <sup>SP</sup></li> </ul> | <p><b>Natural Resource Based Uses</b></p> <ul style="list-style-type: none"> <li>(17) Firewood processing <sup>SP</sup></li> <li>(18) Extraction and quarrying <sup>SP</sup></li> <li>(19) Agricultural enterprise <sup>SP</sup></li> </ul> |
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**Notes**  
<sup>SP</sup> Site plan review required

**2108.E DISTRICT STANDARDS**

- (1) The maximum lot coverage for any lot entirely located in this district that is less than 30 acres in size and that was in existence as of [\*effective date] will be 13,000 square feet.
- (2) Any undeveloped lot without a designated building envelope must have a building envelope designated and approved in accordance with the provisions of Subsection 3307.C and Section 4309 prior to the Administrative Officer issuing a zoning permit for development.