

ARTICLE 16
CONSERVATION DISTRICT

7 TCC 1-16 (a) 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.

7 TCC 1-16 (b) Permitted Uses. The following uses are permitted used in the Conservation District in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures on properties prior to the principal structure not to exceed a total of 250 square feet and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;
- (2) Agriculture;
- (3) Camp/Cabin;
- (4) Communication Facilities;
- (5) Dwellings, existing prior to January 1, 1998, may be divided off of an existing parcel, provided at least 1 acre is deeded with the residence and the split meets exception 9 of the State Plat Act, as follows: the sale of a single lot less than 5 acres from a larger tract when a survey is made by an Illinois 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.
- (6) Greenhouse, non-commercial;
- (7) Home Occupations
- (8) Kennel, private;
- (9) Signs;
- (10) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
 - i. There shall only be one wind energy system allowed on a zoning lot.

7 TCC 1-16 (c) 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 Article 25 (Special Uses):

- (1) Accessory structures prior to the principal structure not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;
- (2) Agriculturally-related business;
- (3) Campground;
- (4) Clubs or lodges; private;
- (5) Communication Facilities;
- (6) Dwellings, single-family on parcels at least one (1) acre in size;

- (7) Game Breeding, shoot preserve;
- (8) Gravel Pits;
- (9) Home Commercial Special Use;
- (10) 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;
- (11) Manufactured/Mobile Home, accessory to agriculture;
- (12) Paint Ball Facilities; provided that outdoor paintball facilities are located more than five hundred (500) feet from any residential district, adjacent dwelling, school, church, existing paint ball facility and hunting range;
- (13) Recreational Facilities, Class I, Class II and Class III;
- (14) Shooting range, outdoor;
- (15) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
 - i. There shall only be one wind energy system allowed on a zoning lot.

7 TCC 1-16 (d) Minimum Lot Sizes. Except as provided by special use permit, all uses and structures in the Conservation District shall have minimum lot size of forty (40) acres.

7 TCC 1-16 (e) Minimum Lot Width. Minimum lot width at the building setback line shall be 200 feet.

7 TCC 1-16 (f) Frontage. Minimum road frontage shall be 200 feet.

7 TCC 1-16 (g) Minimum Setbacks. The following setback standards shall apply in the Conservation District for principal and accessory structures:

- (1) **Roads.**
 - i. Arterial Street (Highway): 150 feet from the centerline of the right-of-way.
 - ii. Collector Street (Major): 100 feet from the centerline of the right-of-way.
 - iii. Minor Street (Minor): 100 feet from the centerline of the right-of-way.
 - iv. Private Street (Minor): 100 feet from the centerline of the right-of-way.
- (2) **Side Yard.**
 - i. Principal structures shall have a side setback of not less than 30 feet from the property line.
 - ii. Accessory structures shall have a side setback of not less than 15 feet from the property line.
- (3) **Rear Yard.**
 - i. Principal structures shall have a rear setback of not less than 50 feet from the property line.

- ii. Accessory structures shall have a rear setback of not less than 25 feet from the property line.

7 TCC 1-16 (h) Height. Except as provided in 7TCC 1-5(l), the following height regulations shall apply in the Conservation District.

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 20 feet to the mean height of the roof.