

## **EXHIBIT E**

### § 203-43. CON Conservation District.

The intent in establishing the Conservation District is to recognize and maintain the environmentally sensitive lands, open space, and animal habitats by limiting development in these zoned areas.

#### A. Use regulations.

(1) Principal uses. In the Conservation District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

(a) Single-family detached dwellings.

(b) Farmhouses and farm buildings.

(c) Stormwater infrastructure

(d) Passive Recreation

(e) Agriculture and horticulture, including farm markets located on and operated in conjunction with farm property qualifying for farmland assessment.

#### B. Bulk and area regulations.

(1) Minimum lot size: five acres.

(2) Minimum lot width: 200 feet.

(3) Minimum yards.

(a) Front yard: 75 feet.

(b) Side yard: 25 feet.

(c) Rear yard: 50 feet.

(4) Maximum building coverage: 5%.

(5) Maximum impervious coverage: 15%.

(6) Maximum building height: 35 feet.

(7) Maximum gross density: 0.067 dwelling units/acre.

#### C. Special requirements.

(1) No parking of any vehicle shall be permitted upon any roads or streets within the district.

(2) No junk cars or abandoned vehicles shall be stored or permitted upon any lot, road or street.

(3) Removal of topsoil from any lot is prohibited.

(4) Accessory buildings, including storage sheds, greenhouses, and other outbuildings, shall be subject to the following regulations, which shall supersede the requirements of § 203-59A in this district.

(a) The gross floor area of any building shall not exceed 2% of the lot area, and the total size of all accessory buildings shall not exceed 4% of the lot area.

(b) No accessory building shall be located within 15 feet of any side or rear property line.

(c) No accessory building shall be permitted between the building line and the street line.

(d) The height of an accessory building shall not exceed 25 feet or the height of the principal building, whichever is less.