

201.07 “C-1” Conservation District. This district is intended to provide for areas of low-density public and recreational land uses within the City of Early. The following tables detail principal and accessory uses in the I-1 district; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.07A		USES IN THE C-1 CONSERVATION DISTRICT	
Permitted Principal Uses Principal uses that are permitted in the LI district.	Permitted Accessory Uses Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use	Special Exceptions Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.	
<ul style="list-style-type: none"> • Agriculture and agricultural buildings including farm houses • Public parks, playgrounds, and recreation areas • Essential services as defined in Section 103. 	<ul style="list-style-type: none"> • Other accessory uses customarily incidental to a permitted principle use, including signs as regulated by Section 203. 	<ul style="list-style-type: none"> • Sanitary landfills, in accordance with county and state regulations exempt that no sanitary land fill shall be operated within 1,320 feet from any “R” District • Mining, removal and loading of sand or gravel, including equipment, buildings or structures for screening, crushing, mixing, washing, or storage located not less than 500 feet from any “R” District. • Privately operated country clubs, golf courses, marinas, or docking facilities, guest ranches, swimming clubs, riding stables, lakes, resorts, and similar recreational uses provided that any principal or accessory building in connection therewith shall be located not less than 200 feet from any lot in an “R” District. 	

TABLE 201.07B		MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE C-1-CONSERVATION DISTRICT*			
Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height of Permitted Uses
None	300 feet	PRINCIPAL USES			
		Along State and Federal roads: 80 feet; along all other public roads: 60 feet	30 feet	100 feet	2 ½ stories or 30 feet
		ADDITIONAL BUILDINGS & STRUCTURES			
					15 feet

*See Section 103 for explanations regarding setback & yard measurement. Subject to the additional requirements, exceptions and modifications in Section 204. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

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