

Sec. 13-1-36 CD-1 Conservancy District.

- (a) **Purpose.** The purpose of this District is to preserve, protect, and maintain the natural environment and character of areas exhibiting significant natural resource features which contribute to the productive, recreational, or aesthetic value of the community.
- (b) **Permitted Uses.**
 - (1) Forest and game management; wildlife preserves.
 - (2) Hunting, fishing and hiking.
 - (3) Parks and recreation areas (public and private); arboreta; botanical gardens; greenways.
 - (4) Stables.
 - (5) Utilities.
 - (6) Non-residential buildings used solely in conjunction with the raising of water, fowl or fish.
 - (7) Harvesting of wild crops.
 - (8) Recreation related structures not requiring basements.
 - (9) Preservation of scenic, historic, and scientific areas.
 - (10) Public fish hatcheries.
 - (11) Soil and water conservation.
 - (12) Sustained yield forestry.
 - (13) Hunting, fishing and trapping in compliance with City ordinances.
- (c) **Conditional Uses.**
 - (1) Animal hospitals, shelters and kennels.
 - (2) Archery and firearm ranges, sports fields and skating rinks.
 - (3) Land restoration, flowage, ponds.
 - (4) Golf courses and clubs.
 - (5) Ski hills and trails.
 - (6) Yacht clubs and marinas; boat harbors.
 - (7) Recreation camps.
 - (8) Public and private campgrounds.
 - (9) Riding stables.
 - (10) Sewage disposal plants.
 - (11) Governmental, cultural and public buildings or uses.
 - (12) Utilities.

- (13) Hunting and fishing clubs.
 - (14) Farm structures.
 - (15) Grazing.
 - (16) Residential and agricultural uses existing at the time of the creation of this District.
 - (17) Other uses consistent with the purpose of this District and approved by the Common Council.
- (d) **Area, Height and Yard Requirements.**
- (1) **Lot.**
 - a. Area: Minimum one (1) acre.
 - b. Width: Minimum one hundred (100) feet.
 - c. Residential Dimensional Requirements: Single-family dwelling units shall comply with the R-1 standards. No other dimensional standards are applicable in the Conservancy District.
 - (2) **Building Height.** Maximum thirty-five (35) feet.
 - (3) **Other Structures Height.** Maximum one-half (1/2) the distance from the structures nearest lot line.
 - (4) **Yards.**
 - a. Street: Minimum twenty (20) feet.
 - b. Rear: Minimum twenty (20) feet.
 - c. Side: Minimum twenty (20) feet except structures used for the housing of shelters of animals must be one hundred (100) feet from lot lines.
 - d. Lake and River Lots: The above setbacks shall be as modified in Section 13-1-25(a).
 - (5) **Special Procedures.** Proceedings before the Board of Zoning Appeals that involve DNR-designated wetlands are found in NR 117, Wis. Adm. Code, and are acknowledged herein as governing City regulatory activities in the Conservancy District where NR 117 regulations are more restrictive than those in this Chapter.