

See Article XVII.

**§ 250-87. Performance standards.**

See § 250-112.

**§ 250-88. Storage.**

See § 250-122.

**§ 250-89. Screening and landscaping.**

See § 250-113.

**§ 250-90. Vehicular access.**

See § 250-123.

**§ 250-91. Steep slope controls.**

See § 250-114.

**§ 250-92. Traffic study.**

See § 250-125.

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**ARTICLE XII, RC Riverfront Conservation District**

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**§ 250-93. Purpose.**

The purpose of this district is to provide for a variety of uses which encourage public enjoyment of the riverfront and promote recreation and protection of the environment along the riverfront.

**§ 250-94. Authorized uses.**

In the RC Riverfront Conservation District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Public parks and/or playgrounds.
- (b) Public buildings.
- (c) Essential services.
- (d) Hiking, walking, biking, and exercise trail. [Added 5-10-2004 by Ord. No. 8-2004]
- (e) Oil and gas drilling, subject to the zoning certificate required by § 250-

158A(5). [Added 3-12-2007 by Ord. No. 01-2007]

- (2) Accessory uses.
  - (a) Signs, subject to Article XVII.
  - (b) Off-street parking and loading, subject to Article XVI.
  - (c) Accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.
- B. Conditional uses.
  - (1) Principal uses.
    - (a) Commercial recreation, subject to § 250-110A(6).
    - (b) Marina.
    - (c) Recreational vehicle park, subject to § 250-110A(44).
    - (d) Townhouses and garden apartments, subject to § 250-110A(46).
  - (2) Accessory uses.
    - (a) Home occupation in a single-family dwelling which is a nonconforming use, subject to § 250-110A(14).
- C. Uses by special exception.
  - (1) Principal uses.
    - (a) Comparable uses not specifically listed, subject to § 250-110A(42).
    - (b) Temporary use or structure, subject to § 250-110A(39).

**§ 250-95. Area and bulk regulations.**

In the RC Riverfront Conservation District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional use and use by special exception contained in Article XIV:

- A. Minimum lot size: 21,780 square feet.
- B. Maximum dwelling unit density: 12 units per acre.
- C. Minimum lot width: 90 feet.
- D. Maximum lot coverage: 40%.
- E. Minimum front yard: 50 feet.
- F. Minimum rear yard:
  - (1) Adjoining R Zoning District: 100 feet.
  - (2) All others: 40 feet.
- G. Minimum side yard:
  - (1) Adjoining R Zoning District: 100 feet.
  - (2) All others: 40 feet each side.
- H. Minimum distance between buildings (where more than one building exists on a single lot): 20 feet.
- I. Special yard requirements: See § 250-115.
- J. Permitted projections into required yards: See § 250-116.
- K. Maximum height:
  - (1) All principal structures: 45 feet and three stories.
  - (2) All accessory structures: 15 feet and one story.
- L. Height exceptions: See § 250-117.

**§ 250-96. Parking and loading.**

See Article XVI.

**§ 250-97. Signs.**

See Article XVII.

**§ 250-98. Performance standards.**

See § 250-112.

**§ 250-99. Storage.**

See § 250-122.

**§ 250-100. Screening and landscaping.**

See § 250-113.

**§ 250-101. Vehicular access.**

See § 250-123.

**§ 250-102. Steep slope controls.**

See § 250-114.

**§ 250-103. Traffic study.**

See § 250-125.

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**ARTICLE XIII, Conservation Development**

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**§ 250-104. Purposes.**

- A. To provide a voluntary tool allowing for greater flexibility in the design of new residential subdivisions;
- B. To protect interconnected networks of open spaces and natural resources across the community;
- C. To allow for flexibility in the development of parcels with unique physical attributes and / or natural superlatives;