

12.25-2 C-2 UPLAND RESOURCE CONSERVANCY DISTRICT

(a) Primary Purpose and Characteristics

The C-2 Upland Resource Conservancy District is intended to preserve, protect, enhance and restore all significant woodlands, areas of rough topography, and related scenic areas. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of Kenosha County.

(b) Principal Uses

- 1 Agricultural uses
- 2 Hunting and fishing
- 3 Preservation of scenic, historic and scientific areas
- 4 Forest and game management
- 5 Park and recreation areas
- 6 One single-family dwelling

(c) Accessory Uses

- 1 Gardening, tool and storage sheds incidental to the residential use
- 2 General farm buildings, including barns, silos, stables, sheds, and storage bins
- 3 Home occupations and professional home offices
- 4 Private garages and carports
- 5 Small wind energy system
- 6 Solar energy system

(d) Conditional Uses (see also section 12.29-8)

- 1 Utility substations
- 2 Wind energy conversion system
- 3 Bed and breakfast establishments (8/9/94)

(e) Lot Area and Width

- 1 Parcels shall have a minimum area of five acres
- 2 All such parcels have a frontage of not less than 300 feet in width except on a cul-de-sac or curve in which case the lot frontage may be reduced to 150 feet of frontage provided there is at least 300 feet of width at the required building setback line

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or part of a building shall exceed 35 feet in height
- 2 The total minimum floor area of a dwelling shall be 1400 square feet with a minimum first floor area of 1000 square feet
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

- 1 Street yards - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)

- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not less than 25 feet in width on each side of all structures
- 4 Rear yard - not less than 50 feet.

(h) Authorized Sanitary Sewer System

- 1 On-site sewage disposal absorption system
- 2 Public sanitary sewer