

804-3. Conservation Residential 2.5 "CVR" Zoning District**Table 5-804: CVR District Purpose and Uses**

District Character		
The character of the Conservation Residential 2.5 "CVR" Zoning District is defined as that which is primarily intended to provide a residential option at environmentally sound locations, while protecting the environmentally sensitive reservoirs, Griffy and Monroe.		
Purpose		
The purpose of the CVR Zoning District is to protect environmentally sensitive areas – such as flood prone areas, wetlands, watersheds, karst features, drainage areas, and steep slopes – to permit limited single-family dwelling residential development on very large Lots or in subdivisions (planned unit or cluster development) at environmentally sound locations; to discourage the development of nonresidential uses; and to maintain the character of the surrounding neighborhood. Development in the CVR District is hindered by concern over the watershed environment, and, in some cases, extreme topography, poor access and the availability of few or no public services. Therefore, the number of uses permitted in the CVR District is limited and many of the permitted and conditional uses have additional standards that apply to them to ensure compatibility with the watershed environment and low-density residential uses. The development of new residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distances.		
Primary Uses		
General Uses <ul style="list-style-type: none"> Artificial Pond or Lake* Agricultural Uses <ul style="list-style-type: none"> Agriculture-Related Commerce* Agriculture, Traditional Community or Institutional Garden* Farm Store* Logging or Forestry Operations* Nursery and/or Greenhouse* Residential Uses <ul style="list-style-type: none"> Emergency Housing or Short-Term Shelter 	<ul style="list-style-type: none"> Residential Facilities for Individuals with a Developmental Disability* Residential Storage Structure* Residential Facilities for Individuals with a Mental Illness* Single-Family Detached Dwelling Public and Semi-Public Uses <ul style="list-style-type: none"> Parks and Playgrounds Relocation of Pole Signs* School* Minor Utility* Wireless Communications Facilities 	Personal Service Uses <ul style="list-style-type: none"> Bed and Breakfast* Real Estate Sales/Model Home Office Religious facilities Short-Term Rental - Owner Occupied* Tourist Home or Cabin* Business Uses <ul style="list-style-type: none"> Taxidermist*
Conditional Uses		
General Uses <ul style="list-style-type: none"> Accessory Wind Turbine* Agricultural Uses <ul style="list-style-type: none"> Agritainment or Agritourism* Equestrian Center* Winery* Residential Uses <ul style="list-style-type: none"> Home-Based Business* Public and Semi-Public Uses <ul style="list-style-type: none"> Child Care Center* Collection Container Facility* Fitness Center Wastewater Treatment Facility 	<ul style="list-style-type: none"> Water Treatment Facility Personal Service Uses <ul style="list-style-type: none"> Artisan Crafts, Food, and/or Beverage Production* Amusement and Recreational Uses <ul style="list-style-type: none"> Campground, Commercial* Campground, Primitive* Recreational Vehicle (RV) Park* 	Construction and Industrial Uses <ul style="list-style-type: none"> General Contractor, Rural* Mixed Uses and Adaptive Reuse <ul style="list-style-type: none"> Adaptive Reuse* Live and Work Dwelling* Historic Adaptive Reuse*
Accessory Uses		Temporary Uses
Residential Uses <ul style="list-style-type: none"> Accessory Apartments* Accessory Dwelling Units, Attached and Detached* Accessory Livestock* Home Occupation* 	Public and Semi-Public Uses <ul style="list-style-type: none"> Child Care Home* 	General Uses <ul style="list-style-type: none"> Temporary or Seasonal Activity* Agricultural Uses <ul style="list-style-type: none"> Roadside Stand, Temporary* Construction and Industrial Uses <ul style="list-style-type: none"> Construction Trailer

(*) Indicates uses that have additional use-specific standards. See [Table 1-811](#) and the link following the use.

Table 6-804: CVR Summary of Dimensional Standards

Design standards		Minimum Setbacks Measured from the edge of the Right-of-Way	
Minimum Lot Width at Building Line	125 feet	Front Yard – Local	25 feet ^{3,5,7}
Minimum Lot Size	2.5 acres	Front Yard – Minor/Major Collector	35 feet ^{3,5,7}
Maximum Height (Primary Structure)	40 feet	Front Yard – Minor Arterial	50 feet ^{3,5,7}
Maximum Height (Accessory Structure)	30 feet ⁶	Front Yard – Major Arterial	60 feet ^{3,5,7}
Maximum Impervious Cover	15% of Lot Size or 15,000 sq ft, whichever is less ²	Front Yard – Interstate/Freeway	75 feet ^{3,5,7}
Maximum Impervious Cover for Development within a Critical Watershed	10% of Lot Size or 10,000 sq ft, whichever is less ²	Lake Yard – Water Body Lake Monroe	200 feet from normal pool elevation ¹⁰
		Lake Yard – Water Body Lake Lemon	50 feet from normal pool elevation ¹⁰
		Setback – Riparian Area	50 feet from Centerline on either side ⁴
Subdivision Standards		Minimum Setbacks from Property Line	
Minimum Buildable Area for Lots not on Sewer	1 acre ^{1,11}	Side Yard – Residential Use	15 feet ^{6,7}
Minimum Buildable Area for Lots on Sewer	15,000 sq ft ^{1,11}	Side Yard – Non-Residential Use	50 feet ^{6,7}
		Rear Yard – Residential Use	35 feet ^{6,7}
		Rear Yard – Non-Residential Use	50 feet ^{6,7}

1. If the lot is in the ECO Area, 1-acre contiguous minimum buildable area is required.
2. Excluding agricultural buildings.
3. Front yard setback applies to any yard fronting on any street. Front yard setback is measured from the right-of-way line of a public road. If there is no direct frontage, the setback is 25 feet from the property line.
4. See ECO Chapter for more restrictive setback standards as applicable.
5. Not applicable for properties abutting or adjoining overpasses.
6. Additional regulations for accessory structures are in [Section 811-2\(B\)](#).
7. For lots within a platted subdivision, or where right-of-way is dedicated/has been granted, the more restrictive setback shall apply (either the platted setbacks or the zoning setbacks).
8. In the ECO1 Area, the minimum lot size must be 5 acres.
9. If the property only has access to a septic system, the minimum lot size to subdivide property is at least 10 acres by survey. See [Chapter 831](#).
10. In no case shall the Lake Front Yard Setback be less than 25 feet from property line.
11. See exception under [Chapter 832-7\(A\)2](#) for lots created for conservation or agricultural purposes.

Dimensional Standards Illustration	Example Development Pattern

Table 1-811: Table of Permitted Land Uses

USES	RURAL RESIDENTIAL				RESIDENTIAL					BUSINESS		INDUSTRIAL				REF
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
GENERAL USES																
Accessory Buildings or Structures	Permitted with standards in all zones and requires an Improvement Location Permit.															Y
Accessory Solar Panel																Y
Accessory Use																Y
Accessory Wind Turbine	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Artificial Pond or Lake	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Y
Drive-through as an accessory use										C	C				C	Y
Temporary or Seasonal Activity	PS	PS	PS	PS					PS	PS	PS	PS	PS	PS	PS	Y
AGRICULTURAL USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Agricultural Event Center	C															Y
Agriculture-Related Commerce	PS	C	PS									P			PS	Y
Agriculture, Traditional	P	P	P	P	PS				P	P	P	P	P	P	P	Y
Agritainment or Agritourism	C	C	C												C	Y
Aquaculture	PS															Y
Community or Institutional Garden	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	PS	PS	PS	Y
Equestrian Center	C	C	C												C	Y
Equine Services or Stables	PS														PS	Y
Farm Supply & Equipment Sales and/or Repair	C									PS	P	P			C	Y
Farm Store	PS	PS	PS	PS											PS	Y
Feed Mill	C															Y
Intensive Agriculture	C											C	C			Y
Logging or Forestry Operations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Y
Nursery and/or Greenhouse	PS	PS	PS												PS	Y
Roadside Stand, Temporary	PS	PS	PS	PS	PS										PS	Y
Veterinary Service, Large Animal	C														C	Y
Winery	C	C	C												C	Y
RESIDENTIAL USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Accessory Apartments	PS	PS	PS	PS	PS	PS	PS	PS								Y
Accessory Dwelling Units, Attached and Detached	PS	PS	PS		PS											Y

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	AGR	FOR	CVR	RNH	RES	LD	CD	HD		LB	GB	LI	HI	ME		
Accessory Livestock	PS	PS	PS	PS	PS	PS	PS	PS								Y
Boarding House										P	P					
Continuing Care Community										PS	PS					Y
Emergency Housing or Short-Term Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home-Based Business	C	C	C	C	C	C	C	C								Y
Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS								Y
Long-Term Shelter										C	C					Y
Mobile Home Community	Permitted as a PUD. See Chapters 812 and 820															Y
Multi-Family Dwelling (3-4 units)				PS			PS	PS								Y
Multi-Family Dwelling (5+ units)								PS								Y
Residential Facilities for Individuals with a Developmental Disability	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					Y
Residential Facilities for Individuals with a Mental Illness	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					Y
Residential Storage Structure	PS	PS	PS	PS	PS											Y
Senior Housing				PS			PS	PS								Y
Single-Family Attached Dwelling (3-5 units)							C	PS								Y
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P								
Single-Family Paired Dwelling (2-units)				PS	PS	PS	PS	PS								Y
Two-Family Dwelling	PS	PS	PS	PS	C	PS	PS	PS								Y
PUBLIC AND SEMI-PUBLIC USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Birthing Center										C	P				PS	Y
Cemetery and/or Mausoleum	PS	PS		PS	PS	PS	PS	PS	PS						PS	Y
Child Care Center	C	C	C	C	C	C	C	PS	PS	PS	PS	PS				Y
Child Care Home	PS	PS	PS	PS	PS	PS	PS	PS								Y
Clean Fill	C													C		Y
Clubs or Lodges											PS				PS	Y
Collection Container Facility	C	C	C	C	C				PS			PS			PS	Y
Correction and/or Detention Facilities									PS				PS		C	Y
Crematory and/or Funeral Home											P	C	C		C	Y
Cultural Facility				P					P						P	

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	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Fitness Center	C	C	C	C					P		P	P	P		P	Y
Governmental Facility				PS					PS	PS	PS		PS		PS	Y
Greenfill	PS													PS		Y
Hospital											PS					Y
Major Utility									C				C		C	Y
Medical Clinic										P	P	P			P	
Minor Utility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS	Y
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Police, Fire, or Rescue Station									PS		PS				PS	Y
Radio and/or TV stations									P		P	P			P	
Relocation of Pole Signs	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Y
School	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				PS	Y
Social Service Use				C					P	P	P	P	P		P	
Solar Farm	C								C			C	C	C	C	Y
Solid Waste and/or Recycling Processing Facility													C	C		Y
Wastewater Treatment Facility	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	
Water Treatment Facility	C	C	C	C					P			P	P		P	
Wireless Communication Facilities	Permitted with Standards/Conditional in all zones, to be determined by Section 812-3															
PERSONAL SERVICE USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Artisan Crafts, Food, and/or Beverage Production	C	C	C	C	C	C				PS	PS	PS	PS		PS	Y
Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	PS							PS	Y
Caterer and/or Commercial Kitchen										P	P				P	
Dry Cleaning and Laundry										PS	PS				PS	Y
Financial Institution										P	P				P	
Kennel, Commercial Breeding Operations	C	C														Y
Personal Services				C						P	P				P	
Real Estate Sales/Model Home Office	P	P	P	P	P	P	P	P								
Rehabilitative Therapy Facility										P	P	P			P	

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	AGR	FOR	CVR	RNH	RES	LD	CD	HD		LB	GB	LI	HI	ME		
Religious facilities	P	P	P	P	P	P	P	P		P	P				P	
Self-Storage											C				PS	Y
Short-Term Rental - Owner Occupied	PS	PS	PS	PS	PS	PS	PS	PS							PS	Y
Tourist Home or Cabin	PS	PS	PS												PS	Y
Veterinary Service, Small Animal				C						C	PS	PS	PS		C	Y
BUSINESS USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Event Center											PS				PS	Y
Hotel or Motel											PS				C	Y
Office										P	P	P			P	
Parking Facility										PS	PS	PS	PS		PS	Y
Repair Services, Drop-off											P	P			P	
Taxidermist	PS	PS	PS								PS	PS	PS		PS	Y
RETAIL USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Auction House	C										P	P			P	
Café/Coffee Shop				C	C		C			PS	PS				PS	Y
Firearm Sales				C				C		PS	PS				PS	Y
Garden Center	C										P	P				Y
Grocery Store				C						C	P				C	Y
Liquor Store											P				P	
Manufactured Housing Sales											P		P		P	
Microbrewery/Brewpub										PS	P				PS	Y
Outdoor Retail and Display, Accessory										PS	PS				PS	Y
Pharmacy				C						P	P				P	
Restaurant, Fast Casual											P				C	
Restaurant, Sit-Down				C						P	P				P	
Retail Sales, Big Box											C	C			C	Y
Retail Sales, Large Scale											PS	C			C	Y
Retail Sales, Medium Scale										C	PS				C	Y
Retail Sales, Small Scale				C				C		PS	P				C	Y
Smoke Shop											C					Y

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	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
AUTOMOTIVE AND TRANSPORTATION USES																
Automotive and/or Boat Service and Repair, Major											PS	PS	P		PS	Y
Automotive and/or Boat Service and Repair, Minor	C	C								PS					PS	Y
Automotive Sales and/or Rental											PS				PS	Y
Automotive Salvage													C		C	Y
Automobile Storage Facility (Impound Lot)												C	PS		PS	Y
Bus Terminal									P		P				P	
Car Wash											PS				PS	Y
Electric Vehicle Charging Station									P	P	P	P	P	P	P	Y
Fueling Station										C	PS	PS			PS	Y
RV and/or Boat Storage									C	C		PS			PS	Y
Transfer or Storage Terminal												PS	PS		PS	Y
Truck Stop/Travel Plaza													C		C	Y
Trucking Terminal												C	PS		C	Y
AMUSEMENT AND RECREATIONAL USES																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Campground, Commercial	C	C	C	C						C						Y
Campground, Primitive	PS	PS	C												C	Y
Entertainment Center				C						C	PS				PS	Y
Golf Course	C								C						C	Y
Indoor Shooting Range									C				C	C	C	Y
Indoor Theater											P				P	Y
Outdoor Adventure Attraction	C			C							C			C	C	Y
Outdoor Shooting Range													C	C		Y
Outdoor Theater	C	C								C						Y
Racetrack											C		C			
Recreational Vehicle (RV) Park	C	C	C												C	Y
Resort	Permitted only as a part of a PUD															
Rodeo and other Transient Amusement Enterprises									C		C					Y

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	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
CONSTRUCTION AND INDUSTRIAL USES																
Cement, Paving, Central Mixing, Rock Crushing													C	C		Y
Commercial Print Shop											P	P			P	
Construction Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cut Stone and Stone Products													P	P	P	
Data Center	This use is not permitted															
Food Processing and Packaging												P	P		P	
General Contractor										P	P	P			P	
General Contractor, Rural	C	C	C													Y
Industrial Equipment Sales and Rental											PS	P	P		PS	Y
Industrial Manufacturing, Heavy													PS			Y
Industrial Manufacturing, Light										P	P	P	P		P	
Mineral Resource Extraction														PS		Y
Research Laboratories												P	P		P	
Sawmill	C	C													C	
Small Engine and Motor Repair												P			P	
Warehouse and Distribution												PS	PS		PS	Y
MIXED USES AND ADAPTIVE REUSE																
	AGR	FOR	CVR	RNH	RES	LD	CD	HD	IP	LB	GB	LI	HI	ME	AP	
Adaptive Reuse	C	C	C	C	C	C	C	C	PS	PS	PS	PS	PS	PS	PS	Y
Airport-Related Business													PS		PS	Y
Fairgrounds, Public									P						C	
Historic Adaptive Reuse	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Live and Work Dwelling	C	C	C	C												Y
Commercial Mixed Use										PS	PS				PS	Y
ADULT ORIENTED BUSINESSES																
Adult Oriented Businesses	Must comply with Section 812-1.															Y

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