

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 Facilities for Individuals with a Mental Illness* Single-Family Detached Dwelling Two-Family Dwelling* Public and Semi-Public Uses <ul style="list-style-type: none"> Minor Utility* Parks and Playgrounds Relocation of Pole Signs* School* 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
General Uses <ul style="list-style-type: none"> Accessory Buildings or Structures* Accessory Solar Panel* Accessory Use Residential Uses <ul style="list-style-type: none"> Accessory Apartments* Accessory Dwelling Units, Attached and Detached* 	<ul style="list-style-type: none"> Accessory Livestock* Home Occupation* Residential Storage Structure* 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.		