

Article XIII-1: CC1 Cultural Conservation 1 District

SECTION 240-1300-1. PURPOSE

The purpose of this district is to allow for the continued and future use, expansion, and new development of certain cultural institutional uses, which are designed and developed in a campus setting, and to allow for the varied uses associated with such institutional uses taking into account the unique needs of such institutional uses while minimizing off-site impacts and preserving natural and historic resources. In addition, it is the intent of the district to achieve the applicable purposes and community development objectives as stated in Article I.

SECTION 240-1301-1. USE REGULATIONS

A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:

1. Agriculture, non-Intensive per § 240-402 and § 240-1903.
2. Wood lot, arboretum, or other conservation or passive recreation use.
3. Timber harvesting per § 240-1802.G.
4. Residential conversion per § 240-1930.
5. Botanical garden in a campus setting.
6. Public park or recreation use per § 240-1927.
7. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
8. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
 - a. Sale of agricultural products, agricultural warehousing, secondary agricultural use, and agritourism, except for a brewery, winery, distillery, or the like per § 240-1903.
 - b. Renewable energy system per § 240-1929.
 - c. Adaptive reuse of a historic resource per § 240-1602.
 - d. Studio.
 - e. Event space and museum/art gallery per § 240-1912.

B. Uses permitted by special exception when authorized by the Zoning Hearing Board:

1. Fire or other emergency service facility.
2. Cemetery on a minimum lot size of ten (10) acres and per § 240-1907.
3. Public utility facility.
4. Public use, excluding public park and recreational use, sanitary landfill, junkyard, salvage, yard, and penal institution.
5. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal special exception use permitted in this district shall be permitted by special exception, subject to applicable provisions for accessory uses in Article XIX.

SECTION 240-1302-1. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to lands within this district, except as otherwise indicated for a specific use.

- A. Minimum tract or lot size: Ten (10) acres.
- B. Minimum tract width: Four-hundred (400) feet.
- C. Minimum lot width:
 - 1. At building line: One-hundred (100) feet
 - 2. At street line: Fifty (50) feet
- D. Tract setbacks:
 - 1. Minimum setback depth from tract boundary: one-hundred (100) feet.
 - 2. Minimum setback depth from street: one-hundred (100) feet.
 - 3. Minimum setback depth from refuse collection center: Twenty (20) feet.
 - 4. Minimum setback depth from nearest parking facility: Twenty (20) feet.
- E. Lot setbacks:
 - a. Minimum front yard setback depth: Fifty (50) feet
 - b. Minimum side yard setback depth: Twenty (20) feet
 - c. Minimum rear yard setback depth: Forty (40) feet
- F. Tract impervious coverage.
 - 1. Maximum building coverage: Twenty percent (20%).
 - 2. Maximum lot coverage: Thirty percent (30%).
- G. Lot impervious coverages:
 - 1. Maximum building coverage: Twenty-five percent (25%)
 - 2. Lot or tract coverage: Thirty-five percent (35%)
- H. Maximum building height: Forty-five (45) feet.

SECTION 240-1303-1. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.

- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.
- F. In addition, new development proposed within this district, as well as the rehabilitation, alteration, or modification of existing structures or uses, shall comply with the following design standards:
 - 1. New development and adaptive reuse to preserve historic resources shall be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design.
 - 2. The removal of mature trees and site vegetation shall be minimized per Article XVIII.
 - 3. Every effort should be made to locate new structures with regard to existing site features, the cultural landscape, and development patterns, and in such a manner as to minimize changes to the existing contours and original topography of the site.
 - 4. Nonresidential outdoor storage of materials and equipment shall be in the rear or side yard and must be screened when adjacent to residential uses or districts per Article XX.
 - 5. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view per Article XX.
 - 6. Outdoor display of merchandise for sale shall be permitted as per Article XX.