

**§ 151.057 (C-1) CONSERVATION DISTRICT.**

(A) *Statement of intent.* This Conservation District is intended to maintain the open space area in the center of Park Rapids and to prevent property losses resulting from inappropriate development of the river floodplain.

(B) *Permitted uses.*

- (1) Pasture and cropland consistent with § 151.085;
- (2) Forestry consistent with § 151.086;
- (3) Public parks, open space, playgrounds, campgrounds; and
- (4) Accessory uses and structures to the above permitted uses. See § 151.115.

(C) *Conditional uses.* The following uses may be permitted with the approval of a conditional use permit by the City Council following the procedures outlined in §§ 151.240 of this chapter:

- (1) Single-family residences;
- (2) State licensed residential facility registered under M.S. Chapter 144D serving 6 or fewer persons;
- (3) Licensed daycare facility serving 12 or fewer persons;
- (4) Group family daycare facility licensed under Minn. Rules, Parts 9502.0315 to 9502.0445, as it may be amended from time to time, to serve 14 or fewer children;
- (5) Commercial recreational uses utilizing and dependent upon the natural amenities of the zoning district and immediate, surrounding area; and
- (6) Accessory uses and structures to the above uses. See § 151.115.

<i>Yard requirements for C-1 District</i>		
	<i>1-Family</i>	<i>Other Uses</i>
Lot area minimum square feet	1 acre	5 acres
Lot width minimum feet	200 feet	500 feet
Maximum lot coverage	10%	5%
Front yard minimum	50 feet	50 feet
Side yard minimum	30 feet	30 feet
Rear yard minimum/alley	30 feet, 0 feet	30 feet, 0 feet
Maximum height	25 feet	25 feet