

SECTION 6 “SP” SPECIAL PROTECTION DISTRICT

SUBDIVISION 1. PURPOSE

The “SP” SPECIAL PROTECTION DISTRICT is intended to provide a district which, based on topographic, wooded, and soil conditions will protect environmentally sensitive, scenic areas; retain major areas of natural ground cover for conservation purposes; and, deter abuse of water resources and conserve other natural resources of the county.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted within the “SP” SPECIAL PROTECTION DISTRICT:

1. Any agricultural use, including farm dwellings and agricultural buildings.
2. Any flood control or watershed structure.
3. Any park, recreational area, hiking or riding trail, wildlife area, game refuge or forest preserve owned by a governmental agency.
4. Any Recycling Drop-Off Shed.
5. Any Small Farm Winery as regulated in Section 14, Subdivision 11 of this Ordinance.
6. Any Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
7. Any permitted Signs as regulated in Section 18 of this Ordinance

SUBDIVISION 3. CONDITIONAL USES

The following uses may be allowed in the “SP” SPECIAL PROTECTION DISTRICT subject to obtaining a conditional use permit in accordance with the provisions of Section 22 of this Ordinance:

1. Any extraction of minerals as regulated in Section 20 of this Ordinance.
2. Any conditionally permitted Farm Winery as regulated in Section 14, Subdivision 11, of this Ordinance.
3. Any conditionally permitted Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.

SUBDIVISION 4. ACCESSORY USES

The following uses shall be permitted accessory uses within the “SP” SPECIAL PROTECTION DISTRICT:

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

SUBDIVISION 5. SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in a “SP” SPECIAL PROTECTION DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

1. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements.
 - A. Front yard.
 - 1.) There shall be a front yard setback of not less than fifty (50) feet from the right-of-way line of any public right-of-way.
 - 2.) Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory building shall project beyond the front yard of either road.
 - B. Side yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than thirty (30) feet.
 - C. Rear yard. Every building shall have a rear yard having a depth of not less than thirty (30) feet.
2. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following requirements:
 - A. All buildings shall not exceed thirty-five (35) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.
3. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14, Subdivision 13 of the General Regulations.

SUBDIVISION 6. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in any “SP” SPECIAL PROTECTION DISTRICT in accordance with the provisions of Section 17 of this Ordinance.

SUBDIVISION 7. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the “SP” SPECIAL PROTECTION DISTRICT are set forth in Section 14 of this Ordinance.