

SECTION 5
ZONING DISTRICT REGULATIONS

5.01 A-1 AGRICULTURAL DISTRICT

5.01.01 Purpose:

- A. To establish a zoning district in which agriculture and certain related uses are encouraged as principal and primary uses of the land.
- B. To preserve fertile tillable soils as a most valuable natural resource.
- C. To guard and protect sociological relationships that are a necessary part of the lives and well-being of rural people in partnership with nature.
- D. To preserve and protect the fundamental relationship that exists between successful agricultural efforts and the inherent natural and man-made characteristics of the land.
- E. To provide vast open areas which contribute to the stability of the environment; relief from urban blight and enhance air and water quality.
- F. To preserve a continuing food supply close to markets for residents of the village and region as well as the world.

5.01.02 Policy: To achieve the purposes of the agricultural district, it shall be the policy of the village:

- A. To allow only those uses of land which are clearly and primarily best suited for agricultural purposes within the A-1 Zoning District.
- B. To prevent mixtures of urban and rural land uses which create or tend to create conflicts and incompatibilities which directly or indirectly impose unbalanced tax loads on agriculture and which require urban services which in turn contribute to the premature termination and eventual elimination of agricultural uses.

5.01.03 Uses Permitted: No land shall be used or occupied, and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this Ordinance, for other than one or more of the following specified uses:

A. Agricultural Uses:

Farming, crop and tree farming, truck farming, horticulture, forestry, gardening, dairy farming, stock raising, domestic animals and poultry breeding and raising, together with the operation of any machinery or vehicles incidental to the above uses.

Research and/or experimental farm.

Greenhouses, sale of products produced on premises.

Nurseries, sale of products produced on premises.

B. Residential Uses:

Farm homestead and one additional dwelling for the immediate family of the farm owner

or operator of the same parcel.

Two-family dwellings of the farm owner or operator and his or her immediate family.

Single-family detached dwelling.

C. Public, quasi-public, and governmental buildings and facilities.

Public parks, public playgrounds, public golf courses and public community center buildings.

Parish houses and convents.

Churches.

Cemeteries.

Forest preserves.

Governmental military reservations.

Essential services - gas regulatory stations, telephone exchanges, electric substations and cable television antennas.

Man-made lakes, waterways and hydraulic power plants.

D. Commercial Uses:

Sale of farm supplies by farmers as agents where elevators or similar commercial facilities are not maintained on the farm premises.

Agricultural implement sales and services on ten acres or less but not on less than five acres.

5.01.04 Special Uses Permitted: The following uses may be permitted only if specifically authorized by the Village Board.

Similar and compatible uses to those allowed as permitted used in this District.

Convalescent or nursing home.

School or colleges.

Hospitals, clinics and sanitariums.

Grain storage, when not accessory to the pursuit of agriculture.

Fertilizer and seed sales, including bulk storage and mixing.

Animal feed - preparation, grinding, mixing and storage.

Feed yards.

Hunting, fishing, game preserves and recreational clubs.

Central sewage treatment plant.

Sale barn.

Railroad right-of-way and passenger stations, but not including railroad yards and shops.

Planned Unit Developments.

5.01.05 Accessory Uses Permitted: Accessory uses, buildings or other structures and devices customarily incidental to and commonly associated with a permitted or special use may be permitted, provided that they are operated and maintained under the same ownership, on the same parcel, and do not include structural features inconsistent with the permitted use or special use. Such uses are subject to supplementary regulations outlined in Section 6.05, Accessory Buildings, Structures and Uses of Land. Accessory uses may include, but are not limited to:

Garages, carports or other parking spaces for the exclusive use of residents or occupants of the premises.

Home occupations.

Living quarters for persons employed on the premises, and not rented or otherwise used as a separate dwelling.

Swimming pools, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10') and not located in the front yard.

Real estate signs, not exceeding 12 square feet for each face and set back from every property line at least ten feet (10').

Gardening (the raising of vegetables and fruits) and keeping of household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes.

Roadside stands, for the sale of produce and poultry grown and raised on or in the immediate area of the premises, but not including dead animals, and provided that such stand shall contain not more than 200 square feet of floor area. Such stands or produce offered for sale shall be located not less than 25 feet from the nearest edge of pavement, provided that they shall be placed at such location only during the harvest season of produce offered for sale. Each roadside stand shall have facilities, approved by the Village Board, for vehicular ingress and egress, and adequate off-street parking.

5.01.06 Site and Structure Requirements:

- A. *Minimum Lot Area:* A separate ground area of not less than ten (10) acres shall be designated, provided, and continuously maintained for each structure of land containing a permitted or special use.
- B. *Minimum Lot Width:* A minimum lot width of 660 feet shall be provided for each lot used for a permitted or special use.
- C. *Front Yard:* All structures shall be set back at least 75 feet from the front lot line.
- D. *Side Yard:* All structures shall be set in a distance of not less than 50 feet.

- E. *Rear Yard:* All structures shall be set in a distance of not less than 50 feet from the rear lot line.
- F. *Maximum Height:* No principal structure shall exceed 35 feet in height, and no accessory structure shall exceed 20 feet in height above principal structure.
- G. *Floor Area Ratio:* Not to exceed .2.
- H. *Minimum Size of Dwelling:* Each single family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain at least 1,200 square feet of livable floor area, exclusive of basement or garage space.

5.01.07 Special Provisions:

1. "Off-Street Parking and Loading" - (Section 9)
2. "Signs" - (Section 10)
3. **Farm Buildings:** Farm buildings and structures, except for residences and garages on a parcel over ten (10) acres in size, shall be exempt from the provisions of this ordinance when used for the intended agricultural purposes. However, compliance shall be made with front yard requirements.