

ARTICLE D. DISTRICT REGULATIONS**Sec. 6-3-31. AG-1 agricultural district.**

(a) **Purpose.** The purpose of this district is to provide for a full range of agricultural activities. The district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses which should be confined to areas planned for efficient extension of public services.

(b) **Permitted Uses.**

- (1) Airport.
- (2) Agriculture, including general farming, truck gardens, cultivation of field crops, orchards, groves or similar activities, dairy farming, and keeping or raising for sale animals, fish, birds or poultry, and including structures for processing and sale of products raised on the premises; provided the commercial slaughtering and processing of cattle, cows, hogs and similar size animals shall not be conducted on the premises. (Sec 6-3-117) [See Ordinance 17-06; 5-31-2006]
- (3) Automobile service station.
- (4) Cemetery.
- (5) Church.
- (6) Community center, public or nonprofit.
- (7) Dairy.
- (8) Day care facilities, including family day care home, group day care home, day care center and child care center, as defined by this chapter. (Sec 6-3-120)
- (9) Dwelling, single-family detached and duplex.
- (10) Golf course, miniature course or driving range.
- (11) Government office buildings, including parking lots for such buildings.
- (12) Greenhouse or plant nursery.
- (13) Home occupation.
- (14) Hospital, nursing home and educational, religious and eleemosynary institutions.
- (15) Lake.
- (16) Marina.
- (17) Mining, including the extraction, processing and removal of sand, gravel or stone. (Sec 6-3-117)
- (18) Mini-warehousing and self-storage facilities, subject to the following standards: (Sec 6-3-117)

- a. All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
 - b. Where projects abut lots with residential land uses, buffering standards shall apply in accordance with a type E buffer as found within article E.
 - c. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
 - d. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
 - e. One accessory manager's office/apartment shall be permitted.
 - f. Fencing or walls shall be required around the open perimeter of the project. Such fence or wall shall be a minimum of six feet in height.
 - g. Off-street parking shall be required as follows:
 1. One space for each ten storage cubicles;
 2. Two spaces for the manager's quarters; and
 3. One space for every 50 storage cubicles to be located at the project office for the use of prospective clients.
 - h. On-site driveway widths shall be required as follows:
 1. All one-way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Traffic direction and parking shall be designated by signing or painting;
 2. All two-way driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes;
 3. The parking lanes may be eliminated when the driveway does not serve storage cubicles; and
 4. All driveways must be paved.
 - i. Retail or wholesale uses and storage of hazardous materials shall be prohibited in mini-warehouses and notice of prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement or both.
 - j. The minimum lot size shall be one acre.
 - k. The property must conform with the performance standards as set forth in section 6-3-113(9).
- (19) Mobile homes, provided:
- a. Such uses shall be occupied as permanent residences;
 - b. Such uses shall be placed and anchored on mobile home stands constructed of reinforced concrete or other suitable building materials capable of supporting the expected load. The stand shall provide an adequate foundation and anchoring facilities to serve the mobile home against accidental movement. It shall be so constructed as to completely conceal the area, including the ground. The stand shall be inspected and approved by the building inspector; and
 - c. No more than two mobile homes or one mobile home and one single-family detached dwelling shall be on a single lot.

- (20) Mobile home courts or parks, provided: (Sec 6-3-117)
 - a. The minimum area for a mobile home park or court shall be ten acres.
 - b. The maximum number of mobile homes per acre shall not exceed eight.
 - c. Sanitary sewage, storm drainage, water and refuse disposal facilities are prerequisite to development of a mobile home court or park.
 - d. Parking spaces shall be paved, properly marked and lighted.
 - e. Concrete curbs or other appropriate car stops shall be installed at the end of all head-in parking bays which are not drive-through type.
 - f. Roadways, which are not to be dedicated as public streets, shall have a minimum travel width of 20 feet, exclusive of parking.
 - g. All roadways shall be paved with cement or asphalt.
 - h. No access roadway to a mobile home park shall be located closer than 150 feet to any public street intersection.
 - i. The number of entrances and exits shall not exceed the ratio of one per 150 feet of park frontage. Parks with less than 150 feet of frontage are only allowed one combination ingress and egress road.
 - j. Roadway intersections within the mobile home park shall be at least 150 feet apart and no greater than 1,000 feet apart.
 - k. All roadway intersections shall be provided with a streetlight.
- (21) Outdoor recreation facility, publicly or privately operated, including riding stable, swimming pool, tennis court and similar activities.
- (22) Park or forest preserve.
- (23) Railroad facilities.
- (24) Retail store for sale of groceries, hardware, or dry goods or general merchandise.
- (25) Roadside stand for the display and sale of agricultural products.
- (26) Sanitary landfill. (Sec 6-3-117)
- (27) Sawmill.
- (28) Schools and administrative buildings for such schools.
- (29) Utilities and utility structures.
- (30) Accessory uses and structures customarily incidental to permitted uses.
- (31) Signs, in accord with subsection (c) of this section, pertaining to sign regulations.

(c) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the AG-1 district:

- (1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are nonilluminated.
- (2) Temporary signs for which a permit is not required: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are nonilluminated, are securely anchored, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required: One business identification or general advertising sign per lot or per 1,000 feet of public right-of-way frontage, provided the sign:
 - a. Does not exceed 350 square feet in total area;
 - b. Is nonilluminated or indirectly illuminated; and
 - c. Is placed no closer than five feet to any property line.

(d) **Area regulations.**

- (1) For lots on an approved sewer system:
 - a. Minimum area: 7,500 square feet.
 - b. Minimum width: 60 feet.
 - c. Minimum depth: 125 feet.
- (2) For lots on septic tanks, the minimum requirements of the county health department shall apply.

(e) **Yard regulations.**

- (1) Minimum front yard: 30 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum back yard: 40 feet.

(f) **Height regulations.**

- (1) Maximum building height permitted: 45 feet.
- (2) Maximum height of sign permitted: 35 feet.

(g) **Offstreet parking and loading regulations.** See article H of this chapter.

(h) **Bufferyard provisions.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.A, 12-2-86; Ord. No. 9-97, § I, 3-4-97)