

## CHAPTER 5. AGRICULTURAL ZONE (AG)

### SECTION:

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#### 9-5-1: Purpose.

To preserve appropriate areas for permanent and temporary agricultural and open space areas as defined herein. Uses normally and necessarily related to agriculture are permitted and uses adverse to the continuance of agricultural activity are not allowed. Uses neither related to agriculture nor detrimental to agriculture may be permitted but will not be allowed to interfere with the agricultural purpose.

#### 9-5-2: Codes and Symbols.

- 1) In this part are tables describing uses of land or buildings that are allowed in the zone as shown. Permitted uses are indicated by a “P” in the appropriate column. Uses that may be permitted by a Conditional Use Permit issued by the Planning Commission are indicated by a “C” in the appropriate column.
- 2) Any use not named in this table which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the Ordinance by the Kane County Planning Commission in a public hearing and approval of the County Commission.

#### 9-5-3: Uses Table.

Accessory buildings and uses customarily incidental to permitted uses	P
Apiary (beehives)	P
Agricultural industry or business including all livestock marketing, production, and wholesale	P

Aviary	P
Beer sales at public recreational facilities where it has been approved and granted by the Board of County Commissioners	C
Commercial uses	C
Commercial dwelling or residential facilities for elderly or disabled persons	P
Construction equipment and supply trailer, temporary	P
Cottage industry that may be permitted to employees that reside outside of the dwelling providing adequate off-street parking can be made available on the property	C
Dams, reservoirs and hydroelectric facilities	C
Dude ranch, family vacation ranch	C
Dwelling	P
Electrical Power Substation or overhead line with base structure greater than 70 feet in height	C
Farms devoted to raising of chickens, turkeys or other fowl or poultry, fish and frogs	P
Forestry	P
Home occupation	C
Kennel and/or Cattery	C
Lodges, bed and breakfast	C
Logging and lumber harvesting	C
Park Model	P
Personal agriculture, including crop production, grazing and pasturing of animals	P
Plant materials nursery or green house	C
Power generation for on-site use under 50 KVA	P
Private air strip	C
Private cemetery	C
Private roads	P
Processing and composting of state regulated Class A, B, and C bio-solids and other acceptable organic waste such as chicken manure	C
Production agriculture, including crop production, grazing and pasturing of animals	P
Public, quasi-public, and private service utility lines, pipelines, power lines,	P

excluding overhead lines with base structure over 70 feet in height	
Public recreational grounds and facilities	C
Public use, quasi-public use, essential services, including accredited private school, with a curriculum corresponding to a public school	C
Public riding stable, riding academy or riding ring, horse show barns, or facilities	C
Radio and television transmitting stations and towers and wireless communications towers	C
Recreation camps	C
Reservoir and hydroelectric facilities	C
Residential facilities	C
Second family dwelling for the household of a hired man or seasonal laborer, or members of owners family	P
Solar panels below 25 KW of energy	P
Solar panels on a larger scale than residential using 25 KW and above	C
Solar Power Plant	C
Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P
Surface mines, quarries and gravel pits	C
Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work	C
Underground mining, including underground and surface for mining and transporting of minerals and for processing such minerals for sale or use	C

9-5-4: Area, Width, and Setback Regulations.

			Yard Regulations	Yard Regulations	Yard Regulations
District	Area	Width	Front	Side	Rear
AG	5 acres	200 feet	30 feet	20 feet	30 feet

#### 9-5-5: Modifying Regulations.

- 1) No building, structure or enclosure housing animals or fowl shall be constructed closer than 50 feet to a dwelling on an adjacent lot.
- 2) Accessory buildings located at least 10 feet behind the main building may have a three foot side yard requirement except that the street side of a corner lot shall be a minimum of 30 feet for all buildings.
- 3) Accessory building located at least 10 feet behind the main building may have a rear yard of three feet provided that a corner lot rearing on a side yard of another lot, the minimum rear yard for all buildings shall be eight feet.
- 4) A subdivision of land zoned Agricultural may be approved by the County Commission, upon recommendation from the Planning Commission, as a conforming aliquot parts parcel or lot less than 5 acres, but not less than 4.5 acres if necessary to compensate for the curvature of the earth or the convergence of township lines as recognized in the Public Land Survey System, or because of previous survey errors.