

AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE

To be deleted and/or changed:

Section 3.02 DEFINITIONS:

AGRICULTURE

ZONING LOT

Section 7.00 AGRICULTURAL DISTRICTS

7.01 A-1 AGRICULTURAL DISTRICT

A. Permitted Uses

To be added and/or changed to:

Section 3.02 DEFINITIONS

AGRICULTURE Delete the word "Dwelling"

Add the words, "Buildings, but not dwelling".

ZONING LOT Hereby defined to mean a contiguous piece of land in one ownership irrespective of intervening waterways or right of ways for roads or utilities and further irrespective of the division of said land by survey, plat or otherwise which is or may be occupied by a use, building or buildings including the open spaces required by this ordinance.

Section 7.00 AGRICULTURAL DISTRICTS

7.01 A-1 AGRICULTURAL DISTRICT

PREAMBLE.

The regulations for the Agriculture District are intended to govern the use of the land and building and structures, and the uses thereof within the areas of the County where soil, topographic and other conditions are best adapted to the pursuit of agriculture. These regulations are also intended to provide for the protection, conservation, and utilization of natural resources; to preserve the value of existing and future open space and recreation facilities; to prevent or minimize conflicts between agricultural and non-agricultural land uses, and to provide for low density residential development in areas where such development is compatible with agricultural uses. It is essential that scattered, indiscriminate urban development within areas best suited for agriculture be precluded and that orderly urban development be facilitated.

It is hereby declared the legislative intent and purpose of this Section that land in the County which is productive should remain in productivity for agricultural purposes until such time as the natural growth of

(Amendment to the Kendall County Zoning Ordinance)

municipalities precludes preservation thereof. It is further the declared intent that singly family dwelling, or any residential use, be limited since the primary purpose of dwellings in agriculture zoned lands should be subservient to and in connection with the productivity of said lands. It is further expressly noted that the frequency of parcels of land less than 60 acres in size used for agricultural purposes is minimal; that the greater preponderance of parcels used for productive agricultural purposes exceed 60 acres in size. It is acknowledged however, that some lands, because of topographical or other unusual conditions may be properly used for limited residential purposes, and pursuant thereto isolated residential zoning may be allowed.

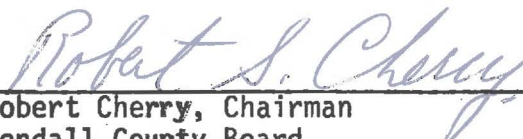
A. Permitted Uses.

1. Agriculture
2. Single Family Dwellings on zoning lots approved pursuant to the applicable regulations prior to 8th day of March, 1977.
3. One Single Family Dwelling in addition to those existing on 7th day of March, 1977 for each zoning lot existing on 7th day of March, 1977 which exceeds sixty (60) acres in size.


G. Building Permits, Codes and Fees.

1. All buildings and structures used for agricultural purposes shall be exempt from building permits, codes and fees.
2. All non-agricultural and residential use buildings and structures shall be subject to building permits, codes and fees.

PASSED THIS 12th DAY OF APRIL, 1977.

  
Robert Cherry, Chairman  
Kendall County Board

ATTESTED BY:

  
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