

ORDINANCE # 2012- 12-21

**AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE  
TO THE A-1 AGRICULTURAL ACCESSORY STRUCTURE SETBACKS**

*WHEREAS*, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

*WHEREAS*, the Kendall County Board amends these ordinances from time to time in the public interest; and

*WHEREAS*, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on August 27, 2012.

*NOW, THEREFORE, BE IT ORDAINED*, the Kendall County Board hereby amends Section 4.05- "Accessory buildings, structures and uses" & Section 7.01.H.2 "A-1 Agricultural- Site and Structure requirements" of the Kendall County Zoning Ordinance as provided:

Section 4.05

B. PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. The following table identifies accessory buildings, structures and uses that are permitted as obstructions in required yards (setbacks) subject to the following restrictions.

1. No structure shall be placed within a recorded easement.
2. No other obstruction shall occur within a recorded easement unless the sole purpose of the easement is for service to only the subject property.
3. No obstruction shall adversely impact drainage.
4. Unless otherwise indicated in the table listed below, no obstruction shall be closer than five feet from a property line.
5. No obstruction shall encroach onto a private septic system or private water wells.

C. LOCATION. Except as otherwise provided for under Section 4.05 no part of any accessory building shall be located closer than five (5) feet from any side or rear property line, nor closer than ten (10) feet to any main buildings, unless attached and made a part of such main building. In the A-1 Agricultural District accessory structures must be ten (10) feet from all property lines dividing lots held in separate ownership. If an accessory structure is the first building on a A-1 Agricultural lot it must meet principle building setbacks as set forth in section 7.01.H.2.a of the Zoning

Ordinance.


Section 7.01.H.2


Setbacks

- a. Principal buildings - One hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads, whichever is greater. Also, fifty (50) feet from all property lines dividing lots held in separate ownership.
- b. Accessory structures - One hundred (100) feet from a dedicated road right-of-way or one hundred and fifty (150) feet from the center line of all adjacent roads, whichever is greater and ten (10) feet from all property lines dividing lots held in separate ownership.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 18<sup>th</sup> day of September, 2012.

Attest:

  
\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

  
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Kendall County Board Chairman  
John Purcell