

ORDINANCE # 2009-20

**AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE SECTION
8.08.B.2 "R-3 One family Residence District – Special Uses"**

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

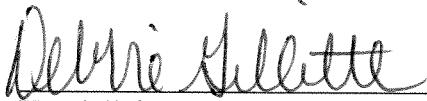
WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on May 26, 2009.

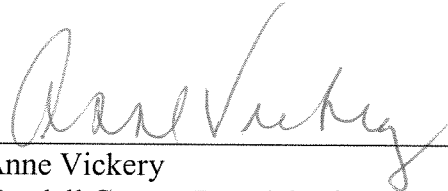
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections 8.08.B.2 "R-3 One family Residence District – Special Uses of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 16th day of June, 2009.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman

EXHIBIT B

8.08 R-3 ONE-FAMILY RESIDENCE DISTRICT

- B. **SPECIAL USES.** The following uses may be allowed by a special use permit in accordance with the provisions of Section 13.00:
1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8.02-C, except 8.02-C-(5) and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.
 2. **Retail shops/office use that can satisfy the following requirements:**
 - a. **The site must have direct access onto an arterial roadway as designated on the Transportation Plan.**
 - b. **No outside storage of any materials or outdoor display.**
 - c. **No semi-truck deliveries are permitted.**
 - d. **No sign, other than one identification sign, non-illuminated, non-flashing and 32 square feet shall be allowed. All other regulations with regards to height and location must be followed as outlined in Chapter 12.09 of this ordinance shall be allowed.**
 - e. **Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Chapter 11 of this ordinance.**
 - f. **No more than 3 employees are allowed to work on-site at one time.**
 - g. **Contact the Health Department to make sure the septic system is adequate for the proposed use.**
 - h. **The office or retail use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the R-3 district.**
 - i. **Expansion of a residential building, structure, or of any accessory building in which an office or retail use is proposed to be situated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.**
 - j. **The standards are intended to ensure compatibility with other permitted uses and maintain the residential character of the surrounding residential uses.**