

ZONING CODE

40 Attachment 2

Village of Harristown

Schedule of Zone Regulations

C-1 Conservation

[Amended by Ord. No. 7-27-87(1A); at time of adoption of Code (see Ch. 1, Art. I, Div. I)]

Permitted Uses

This district shall specifically permit farming including:

- Permanent nonresident buildings
- Truck farms
- Flower gardens
- Nurseries
- Orchards
- Greenhouses
- Sustained yield forestry operations
- Christmas tree farms
- Public parks
- Wildlife and forest preserves
- Fish hatcheries
- Commercial fish farms
- Soil and water management or demonstration project
- Solar panels (see § 39-1-3)

Special Uses

The following uses may be permitted as special uses after a public hearing and a finding by the Board that such uses are necessary and desirable in a particular location:

Commercial recreation operations, including:

- Riding stables
- Golf courses
- Guest ranches
- Marinas
- Hunting and fishing facilities
- Boathouses

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Bait shops

Incidental facilities, provided that no permanent dwelling units of any kind shall be allowed in floodplain areas.*

Other special uses would include:

Mining and excavations

Landfills, including filling operations using earth, sand, gravel, concrete, or any other type of matter used for land reclamation

Campgrounds

Repair or sale facilities

Facilities for the storage of perishable and combustible materials

Operations which anticipate the deepening, filling, or alteration of any stream channel shall only be allowed by special permit.

Special Use Restrictions

The following are conditions where special restrictions shall apply to the uses allowed in the zone:

No permanent buildings for dwelling purposes will be allowed.

All other permanent buildings shall be so constructed, so as to be resistant from flood damage and to minimize pollution to the environment.

No campsites shall be allowed within any area defined as a twenty-five-year flood zone or within 600 feet of a residential zone.

All sanitary waste facilities shall be constructed to prevent exfiltration or leakage to nearby ground or water.

NOTE:

* All references in this Code to floodplains or to specific periodic flood levels shall refer to those areas delineated in "Flood Plain Information Macon County, Illinois" book prepared February 1971 by the U.S. Army Corps of Engineers or for those areas not covered in the floodplain information book, as established by the Village Engineer.