

ZONING

340 Attachment 3

City of Mendota

Appendix III

Extraterritorial Zoning Amendment to Ord. No. 6-19-72

The purpose and intent of this amendment to the Mendota Zoning Ordinance is to provide better control over the development of land contiguous to the City in order to safeguard the public health, safety and general welfare and to promote the sound and orderly growth of Mendota, consistent with good planning principles and the long-range objectives of the City. It is further intended that the regulations of the Agriculture District, along with the zoning standards regulating residential, business and manufacturing districts located within the City of Mendota, be applied to the contiguous territory located within 1 1/2 miles of the corporate limits of the City.

A AGRICULTURE DISTRICT.

A. Use regulations.

1. Permitted uses of buildings or premises shall be as follows:
 - a. Agriculture, on a lot not less than 20 acres in area. Structures and land used for the pursuit of agriculture are not subject to the regulations of this ordinance, except farm structures established after the effective date of this ordinance shall conform with the applicable setbacks established by the setback ordinance of LaSalle County.
 - b. Cemeteries, including crematories and mausoleums, provided that such structures shall be located not less than 330 feet (20 rods) from a lot line.
 - c. Churches, chapels, temples and synagogues.
 - d. Dog kennels, provided that they are located not less than 500 feet from the nearest residence.
 - e. Golf courses, including “par 3” golf courses, commercially operated driving ranges or miniature golf courses, provided that a clubhouse or accessory building shall be located not less than 330 feet from a lot line.
 - f. Greenhouses, wholesale and retail.
 - g. Home occupations.
 - h. Milk depots.
 - i. Parks, conservation and recreational areas, public.

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- j. Railroad rights-of-way and trackage.
 - k. Recreation areas and camps, private, nonprofit.
 - l. Rest homes, nursing homes and sanitariums and institutions for the aged and children.
 - m. Schools, public and private nonboarding, day or nursery, elementary, junior high and high.
 - n. Seminaries, convents, monasteries and similar religious institutions, including dormitories.
 - o. Single-family detached dwellings, on lots not less than one acre in area and 150 feet in width.
 - p. Temporary buildings, for construction purposes for a period not to exceed such construction.
 - q. Accessory uses.
 - (1) Those customarily accessory to the pursuit of agriculture, provided that structures for the shelter of livestock, poultry and other farm animals shall be located not less than 500 feet from the nearest residence.
 - (2) Roadside stands for the sale of produce and poultry grown and raised on or in the immediate area of the premises, but not including live animals, and provided that such stand shall contain not more than 600 square feet of floor area. Such stands or produce offered for sale shall be located not less than 70 feet from the center line of the highway, except a temporary roadside stand may be located not less than 30 feet from the nearest edge of pavement, provided it shall be placed at such locations only during the harvest season for produce offered for sale and shall contain not more than 200 square feet of floor area. Each roadside stand shall have facilities, approved by the Zoning Administrator, for vehicular ingress and egress, and adequate off-street parking.
2. Conditional uses.
- a. Radio, television, phone and communication towers.
 - b. A storage shed shall be permitted as a conditional use subject to the following: All storage sheds or buildings connected therewith receiving a conditional use for rental storage shall have a maximum door height of seven feet six inches and a maximum eave height of 10 feet zero inch. **[Added by Ord. No. 6-6-05B]**
 - c. If outdoor storage is needed, the property shall be bounded by a privacy fence with a minimum height of eight feet zero inch. **[Added by Ord. No. 6-6-05B]**

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B. Area regulations.

1. Lot area: not less than two acres, except as otherwise regulated herein or as recommended by the Plan Commission and approved by the City Council. **[Amended by Ord. No. 11-04-02]**
2. Lot width: not less than 330 feet (20 rods) except as otherwise regulated herein for a specific permitted or conditional permitted use.

C. Building bulk and setback regulations.

1. Floor area ratio on a lot shall not exceed 0.1.
2. Front yard. There shall be provided on every lot a front yard not less than 50 feet in depth.
3. Side yards. There shall be provided on every lot two side yards having not less than 30 feet for an interior side yard and not less than 50 feet for a side yard adjoining a street.
4. Rear yard. There shall be provided on every lot a rear yard of not less than 100 feet.

D. Sign regulations.

Nonflashing, illuminated or nonilluminated signs are permitted under the conditions specified:

1. Nameplate and identification signs, subject to the following:
 - a. Agricultural use, area and content. There shall be not more than one nameplate, not exceeding 10 square feet in area, for each principal farm dwelling, indicating the name of the occupant and specialized agricultural activities; except, on a corner lot, two such nameplates for each dwelling unit shall be permitted. Signs required for crop identification during the growth seasons shall be permitted.
 - b. Nonagricultural use, area and content: a single identification sign, not exceeding 16 square feet in area. On a corner lot, two such signs, one facing each street, shall be permitted.
 - c. Projection. No sign shall be nearer than 50 feet to the center line of the road.
 - d. Height. No sign shall project higher than 15 feet above ground level.
2. "For Sale" and "For Rent" signs, subject to the following:
 - a. Area and number. No sign shall exceed 16 square feet in area, and there shall be not more than one sign facing each street.
 - b. Projection. No sign shall project nearer than 50 feet to the center line of the road.

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- c. Height. No sign shall project higher than 15 feet above ground level.
3. Advertising signs, subject to the following: Advertising signs shall be permitted on tracts of land where the principal use is agriculture, provided such signs have no moving parts and shall also conform with other regulations set forth as follows and other City codes or ordinances and Illinois Statutes:
 - a. One advertising sign shall be permitted on a tract of land having not less than 1,000 lineal feet of frontage on a county, state or federal highway, and one additional advertising sign shall be permitted for each additional 1,000 lineal feet of highway frontage, provided that not more than two sign structures are joined together and there is an interval of at least 1,000 feet between a single-sign or double-sign structure.
 - b. Each advertising sign structure shall contain not more than two display surfaces and have a total length and height of not more than such dimension necessary to secure a standardized poster panel display surface 15 feet by 25 feet or a standardized painted bulletin display surface 15 feet by 55 feet. Such sign structure shall not project higher than 30 feet above average ground grade at the sign structure or above grade of the near edge of the roadway pavement at a point directly opposite the sign structure, whichever is lower.
 - c. Location of advertising signs shall be in accordance with the following:
 - [1] Not less than 50 feet from the center line of the road; and
 - [2] Not less than 100 feet from a residence district boundary line.