

ZONING CODE

156 Attachment 9C

Village of Coal City

Table 9C: Permitted and Conditional Uses in Agricultural Districts

[Added 7-27-2016 by Ord. No. 16-16]

Group DD: Permitted Uses in A Agricultural Districts

- (1) Access driveways on peninsular extensions shall meet the following minimum standards:
 - (a) A minimum driveway width of 18 feet and a clearance of 13 feet six inches above grade.
 - (b) A driveway greater than 200 feet in length must receive specific design approval from the fire protection district in which it is located.
 - (c) A zoning certificate will be required for residential lots with peninsular extensions to the required public road.
- (2) Accessory uses, buildings, and structures to all permitted uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
 - (a) Uses, buildings, and structures, accessory to agricultural uses:
 - i. Those customarily accessory to the pursuit of agriculture, provided that buildings and structures for the shelter of farm animals are set back no less than 100 feet from a property line.
 - ii. Roadside stands for the sale of farm products grown should not be located nearer than 50 feet to a thoroughfare right-of-way line, except a temporary roadside stand may be within 20 feet of a street or thoroughfare right-of-way line, provided that the stand shall be at such location only during harvest season of the garden products sold. There shall be provided with each roadside stand facilities approved by the Zoning Officer for vehicular ingress and egress and adequate off-tract parking facilities for customers.
- (3) Agriculture uses, as defined in § 156-3, on a lot not less than 20 acres in area. Buildings, structures and land used for the pursuit of agriculture are not subject to the regulation of this section, except that buildings or structures used for the pursuit of agriculture and established after the effective date of this chapter shall conform with the applicable setbacks herein established.
- (4) Construction buildings and trailers, temporary, for construction purposes for a period not to exceed the duration of construction.
- (5) Contractor and construction offices.

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- (6) Fairgrounds, when owned and operated by a not-for-profit or agricultural organization such as the Grundy County Agricultural District Fair Association; structures and land used for the conduct of the fairgrounds are not subject to the regulations of this section relating to off-street parking and loading, floor area ratio and signs. A residence for a caretaker shall be permitted on the property.
- (7) Home occupations. See § 156-80, Home occupations, for more details.
- (8) Libraries.
- (9) Museums.
- (10) Nurseries, trees and shrubs, wholesale and retail.
- (11) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open spaces.
- (12) Permitted public uses, as defined in § 156-3.
- (13) Signs, advertising, as provided in § 154-17, Advertising Signs in A and AR Districts.
- (14) Signs, agricultural, as provided in § 154-16, Agriculture signs in A and AR Districts.
- (15) Single-family detached dwellings.
 - (a) Single-family detached dwellings on a lot not less than five acres in area, provided the overall agricultural tract of land upon which the residential lots are located contains an additional 20 acres or more for each dwelling unit.
 - i. Prior to the establishment of any residential lot, a legal description and plat of survey by a registered land surveyor of the proposed residential lot shall be provided, showing the lot lines of such lot(s).
 - ii. The minimum lot width for a five-acre parcel shall be 175 feet.
 - iii. The overall acreage for an agricultural tract of land shall not be considered reduced by the Zoning Officer for the purpose of determining the number of single-family detached dwellings permitted on such tract of land due to the transfer of a portion of the tract of land for purposes of state, county, township or Village road rights-of-way. It is the policy of the Village to promote the necessary transfers of real property for governmental purposes and the general welfare of the people of the state.
 - iv. A single-family dwelling, existing as part of a tract of land prior to the enactment of this section, may be split from the original tract, provided that the tract shall have a minimum lot area of 40,000 square feet, be not less than 150 feet in width, and meet all yard setback requirements.

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- (b) In order to retain agricultural land in agricultural use and in order to provide for low-density residential development of lands poorly suited to agricultural use in agricultural areas, peninsular extensions of residential lots to the required public right-of-way may be granted, provided the residential lots conform to Subsection (15)(a) above, and the following conditions. When the proposed residential lot:
- i. Is made up of more than 50% of non-prime soils, as defined in the county's land evaluation and site assessment (LESA); or
 - ii. Is a lot of record at the time of the adoption of this section which is five acres or less in size; or
 - iii. Is a lot of record at the time of the adoption of this section which is more than five acres but less than 10.01 acres in size and is neither square nor rectangular in shape; or
 - iv. Is classified as woodlands where more than 50% of the acreage of the lot contains deciduous or evergreen trees.
 - v. Is classified as non-floodplain where more than 50% of the acreage of the lot is not in a floodplain as determined by the latest National Flood Insurance Program Flood Insurance Rate Map.
 - vi. Excludes peninsular extensions from computation of the minimum lot area.
- (16) Stables, private, for use by the residents of the zoning lot and their guests on a lot not less than two acres in area, with one horse allowed for the first two acres and an additional horse allowed for each additional 1/2 acre of land.

Group EE: Conditional Uses in A Agricultural Districts

- (1) Accessory uses, buildings, and structures to all conditional uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Agribusiness, commercial uses, as defined in 156-3. The minimum lot area shall be three acres, provided no buildings, structures or parking area be allowed within 100 feet from any lot line when adjacent to any residential zoned parcel or residence in existence in any other zoned district.
- (3) Airports or aircraft landing fields, in conformance with Federal Aviation Administration standards.
- (4) Animal feed, storage, preparation, grinding and mixing, fertilizer, provided no buildings or structures are located nearer than 660 feet to an existing dwelling or a residence district boundary line.

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- (5) Animal hospitals, provided no building or pen housing any animals shall be located nearer than 500 feet to any residence district, or to an incorporated area, or to a dwelling other than the dwelling of the lessee or the owner of the site.
- (6) Auction houses.
- (7) Bed-and-breakfasts.
- (8) Blacksmith shops.
- (9) Campgrounds.
- (10) Cemeteries, provided no building shall be located less than 330 feet from any lot line.
- (11) Conditional public uses, as defined in § 156-3.
- (12) Crematories, provided no building shall be located less than 330 feet from any lot line.
- (13) Day-care centers, as defined in § 156-3.
- (14) Educational institutions, including fraternity and sorority houses, dormitories and other accessory structures and facilities necessary to the operation of a college or university, on a lot not less than 10 acres in area, and provided no buildings, structures, or use of land, including off-street parking and loading spaces, shall be located nearer than 100 feet to a lot line.
- (15) Electric service facilities.
- (16) Feed lots, livestock and poultry, commercial.
- (17) Feed storage.
- (18) Fertilizer sales; includes bulk stores and blending.
- (19) Filtration plants, on a lot not less than two acres.
- (20) Fire stations/public service uses.
- (21) Golf courses and country clubs, public or private, regulation size, but not including “par 3” golf courses, commercially operated driving ranges or miniature golf courses; and provided that no clubhouse or accessory building shall be located less than 200 feet from a lot line.
- (22) Grain drying, provided no buildings or structures are located nearer than 660 feet to an existing dwelling or a residence district boundary line.

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- (23) Grain storage when not accessory to the pursuit of agriculture, on a lot not less than one acre in area.
- (24) Greenhouses, commercial.
- (25) Kennels, provided no building or pen housing any animals shall be located nearer than 500 feet to any residence district, or to an incorporated area, or to a dwelling other than the dwelling of the lessee or the owner of the site.
- (26) Landscape waste composting facility, subject to the following conditions and minimum standards:
 - (a) An application for permission to construct and operate a landscape waste composting facility shall be accompanied by copies of all valid permits issued and required by the Illinois Environmental Protection Agency, and any other relevant local, state or federal agency.
 - (b) All landscape waste composting facilities shall be located on a site containing at least five acres.
 - (c) The location of the portion of the site where active biological decomposition of the landscape waste is taking place shall be located a minimum of 200 feet from any lot line, and shall be located a minimum of 500 feet from any lot line adjoining a lot with a residential use, and shall be located a minimum of 1,320 feet from any lot line adjoining a residence district boundary line.
 - (d) Evidence shall be submitted to show that the operations shall be conducted in such a manner as to prevent the blowing of any waste materials onto any adjoining property or roadway.
 - (e) The location of such landscape waste composting facility shall include a setback of at least 200 feet from any potable water supply.
 - (f) The location of all operations of such landscape waste composting facility shall be outside the boundary of any special flood hazard area.
 - (g) The proposed hours of operation of such composting facility shall be submitted with the application for the conditional permitted use.
 - (h) The marketing of any composted waste materials at retail or at wholesale from such composting facility may be allowed only when such marketing is accessory and incidental to such composting facility.
- (27) Livestock depots, sales yards and auction barns.
- (28) Marinas, including boat storage and incidental service facilities and clubhouses or recreation buildings, on a lot not less than three acres in area.

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- (29) Mausoleums, provided no building shall be located less than 330 feet from any lot line.
- (30) Mini-warehouses, on a lot not less than three acres in area.
- (31) Mining, loading and hauling of coal, clay, sand, gravel or other aggregate or minerals, and oil or gas well drilling, including equipment, buildings or structures for screening, crushing, mixing, washing or storage, provided that:
 - (a) No excavation shall take place within 400 feet of any property line;
 - (b) Any buildings or structures for screening, crushing, washing, mixing or storage are located not less than 1,000 feet from an existing residence or any residence district established by this section;
 - (c) All property lines adjoining other districts shall be provided with a six-foot fence;
 - (d) A plan of development for the reclamation of the land is provided as part of the application for a conditional use; and
 - (e) The farmland to be disturbed is classified as non-prime soils as defined in the county land evaluation and assessment program.
- (32) Pounds, provided no building or pen housing any animals shall be located nearer than 500 feet to any residence district, or to an incorporated area, or to a dwelling other than the dwelling of the lessee or the owner of the site.
- (33) Public service uses, on a lot not less than two acres in area:
 - (a) Filtration plants, pumping stations, well and water reservoirs;
 - (b) Fire stations;
 - (c) Sewage treatment plants;
 - (d) Police stations;
 - (e) Other governmental uses.
- (34) Radio towers.
- (35) Recreational areas, outdoor, used for one of the following: equestrian sports; horse shows and hunter trails; dog shows and field trails; hunt clubs and gun clubs; conservation clubs, archery ranges; fishing ponds; swimming clubs and tennis clubs; picnic areas and accessory buildings, structures or uses such as off-street parking and loading spaces, administration, maintenance and clubhouse buildings, including sale of food and beverages, provided that no buildings, structures or uses are located less than 200 feet from a lot line.

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- (36) Religious institutions, as defined in § 156-3, provided they are located on a lot not less than two acres in area.
- (37) Resorts, privately owned and operated, containing dwelling units and lodging rooms for guests and employees of the resort and indoor and outdoor recreation facilities on a lot not less than 10 acres in area, and provided no buildings or structures are located less than 200 feet from a lot line.
- (38) RV (recreational vehicle) parks.
- (39) Seed sales, including bulk storage and blending; provided no buildings or structures are located nearer than 660 feet to an existing dwelling or a residence district boundary line.
- (40) Shooting ranges.
- (41) Social service agency centers or camps, as defined in § 156-3, when operated by a not-for-profit organization such as the YMCA, Boy Scouts or Girl Scouts of America, provided no buildings or structures are located less than 100 feet from a lot line.
- (42) Television towers.
- (43) Welding shops.
- (44) Wells and water reservoirs.

Group FF: Permitted Uses in A-R Agricultural-Residential Districts

- (1) Access driveways on peninsular extensions shall meet the following minimum standards:
 - (a) A minimum driveway width of 18 feet and a clearance of 13 feet six inches above grade.
 - (b) A driveway greater than 200 feet in length must receive specific design approval from the fire protection district in which it is located.
 - (c) A zoning certificate will be required for residential lots with peninsular extensions to the required public road.
- (2) Accessory uses, buildings, and structures to all permitted uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
 - (a) Uses, buildings, and structures, accessory to agricultural uses:
 - i Those customarily accessory to the pursuit of agriculture, provided that buildings and structures for the shelter of farm animals are set back no less than 100 feet from a property line.

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- ii. Roadside stands for the sale of farm products grown not be located nearer than 50 feet to a thoroughfare right-of-way line, except a temporary roadside stand may be within 20 feet of a street or thoroughfare right-of-way line, provided that the stand shall be at such location only during harvest season of the garden products sold. There shall be provided with each roadside stand facilities approved by the Zoning Officer for vehicular ingress and egress and adequate off-tract parking facilities for customers.
- (3) Agriculture uses, as defined by § 156-3, on a lot not less than 20 acres in area. Buildings, structures and land used for the pursuit of agriculture are not subject to the regulations of this section, except that buildings or structures used for the pursuit of agriculture and established after the effective date of this section shall conform with the setbacks herein established.
- (4) Construction buildings and trailers, temporary, for construction purposes for a period not to exceed the duration of construction.
- (5) Contractor and construction offices.
- (6) Home occupations. See § 156-80, Home occupations, for more details.
- (7) Libraries.
- (8) Museums.
- (9) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open spaces.
- (10) Permitted uses, as defined in § 156-3.
- (11) Signs, advertising, as provided in § 154-17, Advertising signs in A and A-R Districts.
- (12) Signs, agricultural, as provided in § 154-16, Agriculture signs in A and A-R Districts.
- (13) Single-family detached dwellings.
 - (a) Single-family detached dwellings on a lot not less than three acres in area, provided that the minimum lot size may be increased subject to plan policies and/or septic standards, and provided:
 - i. Up to a maximum of seven additional dwelling units shall be permitted for lots of record as of July 8, 1980, provided the overall tract of land upon which the lots are to be located contains an additional three acres or more for each such dwelling unit.
 - ii. Prior to the establishment of a residential lot, a legal description and plat of survey approved by a registered surveyor of the proposed residential lot shall

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be provided, showing the lot lines of such lot(s) and of the overall tract used to satisfy the requirements. The agricultural tract used to satisfy the density requirements must be surveyed and must be recorded in the office of the Recorder of Deeds.

iii. The minimum lot width for a three-acre parcel shall be 175 feet.

- (14) Stables, private, for use by the residents of the zoning lot, on a lot not less than three acres in area, provided that no more than three horses or ponies are maintained. Private stables must be located a minimum of 100 feet from all lot lines.

Group GG: Conditional Uses in A-R Agricultural Residential Districts

- (1) Accessory uses, buildings, and structures to all conditional uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Campgrounds.
- (3) Conditional public uses, as defined in § 156-3.
- (4) Golf courses and country clubs, public or private, regulation size, but not including “par 3” golf courses, commercially operated driving ranges or miniature golf courses; and provided that no clubhouse or accessory building shall be located less than 200 feet from a lot line.
- (5) Grain drying, provided no buildings or structures are located nearer than 660 feet to an existing dwelling or a residence district boundary line.
- (6) Grain storage when not accessory to the pursuit of agriculture, on a lot not less than one acre in area.
- (7) Public service uses on a lot not less than two acres in area:
 - (a) Fire stations.
 - (b) Filtration plants, pumping stations, wells and water reservoirs.
 - (c) Police stations.
 - (d) Sewage treatment plants.
- (8) Radio towers.
- (9) RV (recreational vehicle) parks.
- (10) Television towers.