

“R-3” District Conditions of use. (1) Lot size. Every one-family detached dwelling hereafter erected shall be located on a tract of land having an area of not less than 9,000 square feet, and a width at the established building line of not less than 70 feet. A permitted nonresidential principal use of a building other than a public service use shall be located on a tract of land having an area of not less than two acres. (2) Yard areas. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with the buildings, structures or enlargement. 45 (3) Front yard. A front yard of not less than 25 feet shall be provided. (4) Side yard. A side yard on each side of the zoning lot of not less than 10% of the width of the lot at the building line except that a minimum width of ten feet on one side will be provided for rear access unless rear access is provided by another method. Where a side yard adjoins a street, the minimum width of the yard shall be not less than 25 feet. (5) Rear yard. A rear yard of not less than 30 feet shall be provided. (6) Lot coverage. Not more than 35% of the area of a zoning lot may be occupied by buildings or structures, including accessory buildings. (7) Maximum floor area ratio. The floor area ratio shall not exceed 0.5. The maximum floor area of accessory structures shall be no greater than two (2) times the first-level floor area of the primary structure. (8) Dwelling standards. Single-family dwellings shall have a total floor area of not less than 620 square feet for each dwelling unit, measured from the outside walls, including utility rooms but excluding all other areas not used for living or sleeping purposes. (9) Additional requirements. The applicant should refer to the following sections for additional requirements: (Parking sect. 93.114), (Fences §93.080) (Signs §93.118) (Slope § 93.063), (Sewers 93.061). (E)

“R-4” District Conditions of use. (1) Lot size. Every one-family detached dwelling hereafter erected shall be located on tract of land having an area of not less than 6000 square feet, and a width at the established building line of not less than 50 feet. A permitted nonresidential principal use of a building other than a public service use shall be located on a tract of land having an area of not less than two acres. (2) Yard areas. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with the building, structure, or enlargement. (3) Front yard. A front yard of not less than 25 feet shall be provided. (4) Side yard. A side yard on each side of the zoning lot of not less than 10% of the lot width at the building line except that a minimum of ten feet on one side will be provided for rear access unless rear access is provided by another method. Where a side yard adjoins the street, the minimum of this yard shall be no less than 25 feet. (5) Rear yard. A rear yard of not less than 25 feet shall be provided. (6) Lot coverage. Not more than 50% of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings. 46 (7) Maximum floor area ratio. The floor area ratio shall not exceed 0.5. The maximum floor area of accessory structures shall be no greater than two (2) times the first-level floor area of the primary structure. (8) Dwelling standards. Single-family dwellings shall have a total floor area of not less than 620 square feet for each dwelling unit, measured from the outside walls, including utility rooms but excluding all other areas not used for living or sleeping purposes. (9) Additional requirements. The applicant should rear to the following sections for additional requirements: (Parking § 93.147) (signs §93.118), (Fences § 93.080), (Sewers § 93.061), (Slope § 93.063). (F) “R-1”, “R-2”, “R-3”, and “R-4” Permitted uses. (1) Churches, rectories, and parish houses (see §93.077). (2) Golf courses of regulation size but not including "par 3" golf courses; and provided that no clubhouse, parking lot, or accessory building shall be located nearer than 500 feet to any dwelling unit or other zoning lot. (3) Governmental uses, facilities, and buildings of the county. (4) Parks, forest preserves and recreational areas, when publicity owned. (5) Single-family dwelling, frame construction only. (6) Modular building unit to be used as a permanent

residence, provided it meets all of the requirements of the Madison County Building Code for placement. These are to be only modular homes that have received prior approval of the Land Use committee, and are on file in the office of the Building Department. (7) Schools. Public, denominational, or private, elementary and high, including playgrounds, garages for school buses, and athletic fields auxiliary thereto. (8) T. V. disks. (9) Telecommunication Facility not exceeding 75 feet in height. (Subject to the requirements of §93.099) (10) All land used for agricultural purposes, which includes the growing of farm crops, truck garden crops, farm animal and poultry husbandry, beekeeping, nurseries, tree farms, sod farms, pasturage, viticulture, and wholesale greenhouses when such agricultural purposes constitute the principal activity on the land. (11) (a) Private lakes and ponds, or other bodies of water and clubhouses, provided that no building, parking lot, or other intense use activity is located nearer than 250 feet to any dwelling on 47 another zoning lot. Any private lake, pond, or other body of water must also be a minimum of 250 feet from any dwelling on an adjacent zoning lot that does not have use privileges to the lake or pond. (b) Should a pond be located within 250 feet of any dwelling on another zoning lot a variance shall be required. In addition, the pond shall meet requirements for the construction of retention basins as per the Madison County Stormwater Ordinance, including but not limited to, review and approval by a licensed professional engineer. (12) [Reserved] (G) “R-1”, “R-2”, “R-3”, and “R- 4” Special uses. (see §93.162 and 93.178) (1) Any dwelling unit less than 620 square feet. (2) Cemeteries and mausoleums in conjunction therewith. (3) Day care or nursery schools. (4) Private parking lots. (5) Governmental uses other than the county. (6) Type "B" Home Occupations in accordance with §93.083. (7) Hospital, sanitariums and institutions for children and the aged. (8) Landfill, but sanitary landfills not permitted. (9) Mobile home in compliance with §93.101. (10) [Reserved]. (11) Private recreational areas or camps, when not operated for profit. (12) Public libraries, playgrounds, parks, recreational community centers or grounds. (13) Planned Unit Development, restricted to the density and permitted uses of the district subject to section 93.162 and 93.178. (14) Private greenhouses accessory to single-family dwellings. (15) Rest homes, nursing homes, sanitariums, hospitals. (16) Sewage facilities. 48 (17) Utilities. Electrical substations, gas regulator stations, other public utility distribution facilities, plants and pumping stations. (18) Beekeeping. Keeping of not more than three (3) colonies of domestic honeybees for private purposes only on a zoning lot whose principal use is intended to be a single-family dwelling, provided that the beekeeping is done in compliance with supplemental regulations found in §93.100. (19) Bed and Breakfast Inn (“R-1” Only) (see 93.060) (20) Keeping of up to five (5) chickens (hens only), and up to two (2) goats for private purposes only on a zoning lot whose principal use is intended to be a single-family dwelling, provided that the keeping of these animals is done in compliance with supplemental regulations found in §93.100. (21) Community solar (“R-1” only) (see §93.106). (H) “R-1”, “R-2”, “R-3”, and “R- 4” Accessory uses. (See §93.051, §93.052) Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, including the following: (1) Boats, campers/camping trailers, and trailers. The storage of not more than one of each shall be allowed in the rear yard, and not more than one shall be allowed to be stored in the side yard. The boat, camper/camping trailer, or trailer must be a minimum of twenty feet (20’) from the side property line. All boats and campers/camping trailers must be unoccupied. (2) Construction. Temporary construction sheds and temporary buildings for sale of rental offices or show houses for use during construction operations; provided all other regulations of the district are complied with, but in no case shall the office be continued beyond the duration of construction of the project or one year. (3) Horse. Keeping of horses for private purposes only and not for rent or hire on a

zoning lot whose principal use is intended to be a one-family dwelling provided that: at least one acre is allocated for each animal; that no more than two horses are permitted; that all buildings for housing such animals shall be subject to all requirements for accessory buildings; that these buildings are located at least 100 feet from the nearest existing principal building on an adjacent lot, or 50 feet from the nearest side lot line whichever is greater. (4) Pets. The keeping of not more than three domesticated animals over the age of four months on the premises. (5) Private. Tool sheds, garages or carports, tennis courts, patios, swimming pools. (6) Servants' accommodations for professional servants, caretakers, watchmen or custodians, but not as a separate detached one-family dwelling on the same lot. (7) Vegetable gardens. 49 (8) Permitted signs. (9) Type "A" Home Occupations in accordance with §93.083. (10) Vehicle repair, hobby or personal (see §93.081). (11) Solar panels. (I) "R-1", "R-2", "R-3" and "R- 4" Prohibited uses. (1) Junk Yards. (2) Manufacturing. (3) Outside storage of goods or materials not in working condition or not intended for use or consumption. (4) Vehicles, such as automobiles, buses, and trucks that do not bear a current set of license plates; or are not in running condition; or are in such a condition that they are inoperable on public streets shall not be permitted. (5) Railroad freight cars. (Ord. 2014-18, passed 4-16-2014; Am. Ord. 2014-14, passed 11-19-2014; Am. Ord. 2014-15, passed 11- 19-2014) Penalty, see § 93.999