

10A.1 A-1 AGRICULTURAL DISTRICT

10A.1-1 Permitted Uses. Activities principally designed to maintain agricultural uses and restrict uses that would conflict with that purpose, including, but not limited to the following:

- Animal; exotic, breeding and training
- Animal care shelter
- Beekeeping
- Archery range; outdoor
- Blacksmith shop, horse related
- Clinic, veterinary
- Dairy processing*
- Dwelling, residential, single family
- Egg production, commercial*
- Feed, grain and seed sales*
- Fire station
- Flour, feed and grain milling*
- Forest and game management
- Grain elevator; commercial*
- Greenhouse, commercial nursery center
- Horse farm
- Kennel, private
- Library, public
- Municipal building and related uses
- Nursery (plants), commercial
- Police station
- Residential alternative for developmentally disabled; 1-8 residents
- Roadside sales stands, produce grown on premises
- School
- Stable, private, professional or public
- Stockyards*
- Township/County building

* Subject to Article 401, Industrial Use Regulations, of the McHenry County Zoning Ordinance, 1989.

10A.1-2 Subdivision developments are prohibited.

10A.1-3 Building height, lot size, front side and rear yards, lot coverages, obstructions and fences, parking and dwelling standards shall be governed by the McHenry County Zoning Ordinance, A-1 Agricultural Zoning District in effect as of November 27, 1991.

10A.2 A-2 AGRICULTURAL DISTRICT

This zoning district is principally designed to permit individual residences in areas zoned A-1 Agricultural District. One acre is the minimum parcel size and each parcel hereunder created

will be identical to those provided in Section 10.3 of the Johnsborg Zoning Ordinance relating to the E-1 Estate Zoning District. It is the intent that this district be designed so that land "unsuitable" for agricultural use may be utilized for residential purposes. All activities within this district shall be compatible with surrounding agricultural operations, and shall maintain, preserve and enhance agricultural land. Agricultural activities are allowed in this district, however, the keeping of farm animals must be in compliance with the McHenry County Public Health Ordinance as well as the Johnsborg Zoning Ordinance.

10A.2-1 This district does not include subdivision developments as a permitted use due to the incompatibility of such development in agricultural areas. Rezoning to this district will not be permitted unless the parcels created meet one of the following "exceptions" to the Plat Act, Illinois Revised Statutes, 1989, Chapter 109.

10A.2-1.1 The division or subdivision of land into parcels or tracts of five acres or more in size which does not involve any new streets or easements or access;

10A.2-1.2 The sale or exchange of parcels or tracts of land following the division into no more than two parts or a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements or access;

10A.2-1.3 The sale of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10A.2-2 A minimum of one-half acre of suitable soils for septic system for each parcel hereunder created is required. Frontage for each parcel created shall meet Ordinance requirements established for the Estate Districts as set forth for the respective parcel size.

10A.2-3 At least one of the following criteria must be met prior to rezoning of property in this district:

10A.2-3.1 Existence of man made and natural physical features which serve as barriers to agricultural use on a majority of the property.

10A.2-3.2 Tree cover, either covering the majority of the property or the location of which served as a barrier to agricultural use on the property.

10A.2-3.3 Topography and slope unconducive to agricultural use even under conservation practices.

10A.2-3.4 Existence of USDA-SCS non prime farmland soil types and low productivity of soils based on University of Illinois farm productivity index.

10A.2-5 Permitted Uses. Principal uses permitted in this district include:

Beekeeping
Dwelling, residential single family
Fire Station
Horse farm
Kennel, private
Municipal building and related uses
Residential alternative for developmentally disabled; 1-8 residents
Roadside produce stands, produce grown on premises
Stables, private and professional only

10A.2-6 Subdivision developments are prohibited.

10A.2-7 Building height, lot size, front, side and rear yards, lot coverages, obstructions and fences, parking and dwelling standards shall be governed by the McHenry County Zoning Ordinance, A-2 Agricultural Zoning District in effect as of November 27, 1991.