

3.41-5 Special Regulations and Building Setbacks

No building shall be erected within fifty (50) feet of the right-of-way line on any public road or highway, nor within a minimum of thirty (30) feet, or one (1) foot for each foot of building height, whichever is greater, of any lot line. When Agriculture zoned property is contiguous to a school, church, library, hospital, nursing home, sheltered care home, senior citizen complex, daycare center or similar institution, then no building or other structure, except for any building used as a residence, shall be erected closer than three hundred (300) feet of the lot line of said school, church, library, hospital, nursing home, sheltered care home, senior citizen complex, daycare center or similar institution.

3.42 RR - RESORT-RECREATIONAL

3.42-1 Purpose

The Resort-Recreational district is established in the vicinity of natural recreational resources where small lot residential development is appropriate. It is intended to encourage better use of recreational resources, through the authorization of certain limited recreational activities, without adversely affecting the Resort-Recreational character of these areas. Preliminary plans for development must be submitted with the application for rezoning to Resort-Recreational.

3.42-2 Permitted Uses

- a. Cabin or cottage (seasonal).
- b. Camps and/or campgrounds.
- c. Dwelling, single family, and/or modular homes.
- d. Signs as permitted in Article V of this Ordinance.
- e. Agriculture production.
- f. Public hunting, fishing, boating, swimming, skiing, hiking trails, and other related recreational activities.

3.42-3 Accessory Uses

- a. Home occupations in a single family dwelling, provided that such use is incidental to the main use as a dwelling and further provided that such use is limited to a person actually residing in the dwelling.
- b. Accessory uses and detached accessory structures in residential districts are permitted in the rear and side yards only. They shall not be more than nine hundred (900) square feet in area or twenty (20) percent of the rear and side yard area, whichever is greater. They shall not exceed twenty (20) feet in height, as measured from the highest point to ground level and shall not occupy more than thirty (30) percent of the rear and side yard areas. Refer to zones A, RR, RE, R-1, R-2 and R-3 for setback specifications within each district.
- c. Private stable when incidental to an existing principal use which provides shelter for not more than three (3) horses for the exclusive use of the occupant of the premises and not less than fifty (50) feet from any property line.

3.42-4 Conditional Uses

- a. Mobile home parks subject to regulations of County Mobile Home Park Ordinance, and shall conform to the Planned Development Procedure listed herein.
- b. Nonprofit public or private community facilities such as schools, churches, cemeteries, pet cemeteries, libraries, parks, hospitals, institutions, and other similar uses. Also see Article VIII of this Ordinance.
- c. Public utility and service uses such as electrical substations, gas regulator stations, telephone transmission structures, radio, television, cellular and microwave relay towers, water reservoirs, or pumping stations, and government buildings. See Article II, Section 2.33 Conditional Uses.
- d. Recreational Establishments and Uses:
 1. Sports stadium or arena, race track, swimming pools, square dance barns, or other similar recreational establishments of a commercial nature.

2. Miniature golf course or a golf or baseball driving range or other similar recreational uses of a commercial nature, provided that the surrounding area is predominately undeveloped.
3. Riding stable of a commercial nature, subject to the following:

The stable shall be located on a tract of not less than five (5) acres.

Such use shall be for a five (5) year period, subject to renewal.

No building shall be located less than one hundred (100) feet from the nearest property line.
4.
 - a. Outdoor archery, rifle, skeet or trap shooting range, or sporting clays of either a commercial or private nature for a period of three (3) years subject to renewal.
 - b. Subject to the provisions of any state or local law, an outdoor rifle or pistol range of either a commercial or private nature, provided that such range is constructed in such a manner as to eliminate any danger whatsoever to persons or property.
 - c. An outdoor archery, rifle, skeet or trap shooting range, or sporting clays of either a commercial or private nature provided that any such outdoor archery, rifle, skeet, or trap shooting range which existed upon the effective date of this Ordinance amendment in any present district or in any area hereafter designated RR district shall be regarded as a Conditional Use for the purposes of this Ordinance.
5. A golf course, country club, swimming club, and meeting halls of private clubs and organizations, except that land intended for use by a swimming club, or association which was so designated at the time of approval of the final subdivision plat and which is not less than one hundred and fifty (150) feet from the edge of such subdivision, as approved on the preliminary plat, need not require a Conditional Use permit provision for the serving of food, refreshments, or entertainment as an accessory use.
- e. Private kennels, not less than one hundred (100) feet from any principal structure.

- f. Fee fishing, fee hunting, fee swimming or like pursuits where a service charge is mandated.
- g. Water and sewage systems shall meet IEPA and IDPH requirements and standards.
- h. Roads and Access - refer to general Provisions 2.52-7.
- i. Bed and Breakfasts.

Bed and Breakfast establishments shall meet the State Fire Marshall's requirements for one (1) and two (2) family dwellings. The operator shall obtain certification from the State Fire Marshall that the proposed Bed and Breakfast establishment meets the requirements of Section 6 of the State of Illinois "Bed and Breakfast Act." The operator shall submit a site plan and floor plan with the application of the proposed Bed and Breakfast establishment illustrating that the proposed Bed and Breakfast establishment will comply with this Ordinance.

The operator shall obtain all required licenses and permits for a Bed and Breakfast establishment from Bureau County prior to beginning the operation of such establishment.

No signs, other than an identification sign as allowed by this Ordinance, shall be permitted for a Bed and Breakfast establishment.

Parking requirements shall consist of two (2) parking spaces for the dwelling, plus one (1) additional parking space for each guest room. All parking must be off the street, located within two hundred (200) feet of the facility and must be of hard surface, properly marked and have bumper stops.

- j. Mobile homes, except those in a State of Illinois licensed campground or mobile home park.
- k. Private swimming pools.
- l. Paint Ball or like pursuits where a fee or membership is mandated.

3.42-5 Special Regulations

- a. Cabins, cottages, and single family dwellings shall have a minimum setback of seventy-five (75) feet from any body of water. Setbacks shall be measured from the established level of the body of water.
- b. Any permitted use located in this district that requires separate sewer facilities shall locate such facilities not less than fifty (50) feet from the nearest natural sources of water.
- c. Reduction of Front Yards - In any residential or business district, except those rural properties served directly by a federal, county, or township roadway, the required depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case, less than fifteen (15) feet in any residential district and five (5) feet in any business district except where adjoining businesses in developed business districts are flush with the sidewalk.

3.42-6 Bulk Requirements

- a. Lot
 1. Minimum area
 - a. Single family residence - Twenty thousand (20,000) square feet minimum or such areas as needed to meet the requirements of Section 2.4 Site Restrictions.
 - b. Cabin or cottage - four (4) units per acre.
 2. Minimum lot width at building line - single family residence - one hundred (100) feet.

b. Minimum Yards -	Single Family	Cabins and Cottages
1. Front Yard	50 feet	Minimum setback ten (10) feet from any lot lot line or fifty (50) feet from any public right-of-way.
2. Rear Yard	50 feet	
3. Side Yard	20 feet	

c. Building

1. Minimum Gross Floor Area

Single family - 725 square feet

Cabins - cottages - 460 square feet

2. Maximum height - 35 feet

3. Setback Requirements (Section 3.41-5) - No building shall be erected within fifty (50) feet of the right-of-way line of any public road or highway nor within a minimum of thirty (30) feet or one (1) foot for each foot of building height, whichever is the greater, of any lot line.

3.43 RE - RURAL ESTATE

3.43-1 Purpose

The Rural Estate district is established to provide those areas topographically and locationally well-suited to meet the increasing market for rural living. The size shall be that required to meet all proposed building setbacks, well and septic systems. Refer to Section 2.4, Site Restrictions.

3.43-2 Permitted Uses

- a. Agriculture, but not including the commercial production of horses, cattle, sheep, pigs, goats and/or similar livestock. However, not more than three (3) horses for the exclusive use of the occupants of the premises shall be allowed. If the property is more than ten (10) acres in size, six (6) horses for the exclusive use of the occupants of the premises shall be allowed. All animal shelters, stables, barns, tack rooms and like buildings and structures must be at least fifty (50) feet from all property lines and must be located behind the front of the house.
- b. Dwellings, single family, and earth-sheltered homes.
- c. Signs as permitted in Article V of this Ordinance.