

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.

3.43-3 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. Off-street parking as regulated in Article IV of this Ordinance.
- d. Accessory Uses and Detached Accessory Structures in Residential districts are permitted in the rear and side yards only. They shall not exceed twenty (20) feet in height, shall not occupy more than thirty (30) percent of the rear and side yard areas, and shall not be closer than thirty (30) feet to any lot line.
- e. Private swimming pools.

3.43-4 Conditional Uses

- a. Nonprofit public or private community facilities such as schools, churches, cemeteries, pet cemeteries, libraries, parks, recreational facilities, hospitals, institutions, and other similar uses. Also see Article VIII of this Ordinance.
- b. 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.
- c. 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.

- d. Private kennels, not less than one hundred (100) feet from any principal structure.

3.43-5 Bulk and Plat Requirements

- a. Setback Requirements (Section 3.41-5)

Minimum width at building line - 200 feet.

No building shall be erected within fifty (50) feet of the right-of-way 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.

- b. Building

1. Minimum gross floor area - 725 square feet.

2. Maximum height - 35 feet.

- c. The applicant shall provide the Bureau County Planning and Zoning Commission a plat showing legal description, topographic map on two (2) foot intervals, and the location of all the proposed buildings and the location of the well and septic drainage fields.

3.5 URBAN RESIDENTIAL DISTRICTS

3.51 Purpose

Urban Residential Districts are established to provide the full range of residential housing types in an urban environment where all of the facilities for urban living, including community sewer and water facilities, are available or can be made available in the future.