

VIII. FARMING DISTRICT - F

1. **Purpose:** This district is intended for application to existing farmstead property that continues to be used for both agricultural uses and single-family purposes.
2. **Permitted Uses:**
 - a. Home occupations as an accessory use
 - b. Single-family residences, each one on a building plot or tract the frontage of which is not less than 300 feet, nor less than 5 acres in area, except that any smaller plot or parcel of land of public record containing a lawfully established single-family residence on the adoption date of this Comprehensive Amendment to the Zoning Ordinance (including any such lots or properties annexed to the Village thereafter) may be used for such single-family use provided such lots or properties are not further reduced in area.
 - c. Permitted public uses
 - d. Uses, buildings and structures accessory to all permitted uses in the district.
 - e. Farming and truck gardening
 - f. Animal farms (except dog kennels) where animals of any kind are raised or kept for sale, but not including the feeding or disposal of community or collected garbage.
 - g. Poultry farms (as herein defined)
 - h. Nurseries, greenhouses and mushroom barns
 - i. Roadside stand offering for sale only farm products which are produced on the premises
 - j. Riding stables and pony riding tracks
 - k. Dog kennel, if located not nearer than one thousand (1,000) feet to any residence other than that of the owner or lesser of the site
 - l. Filling of holes, pits, quarries or low land with non-combustible material free from garbage and food wastes
 - m. Picnic grounds and recreational camps, but not including permanent business facilities.
 - n. Polo, and other athletic fields
 - o. Archery ranges, if located not nearer than one thousand (1,000) feet to any residence other than that of the owner or lessor of the site
 - p. Private and fraternal club houses
 - q. Bees allowed under this classification only
 - r. Same as Residential Districts
3. **Conditional Uses:** Subject to the provisions of Article XVIII, Section G:
 - a. Silt production, processing, cleaning, testing, storage, depositing and containment;
 - b. Adult businesses (See Article IV General District Regulations)
 - c. Earth materials; extraction and processing, provided that no such extraction/mining shall take place on any property located less than two thousand five hundred (2,500) feet from the nearest shoreline of Wonder Lake as such shoreline existed on the effective date of this amendment.
 - d. Asphalt production, processing, fabrication, recycling, cleaning, testing storage;
 - e. Concrete production, processing, fabrication, recycling, cleaning, testing, and

storage.

- f. Outdoor advertising signs (See Article XIV Signs for specific regulations)
 - g. Planned Developments
 - h. Uses, buildings and structures accessory to all conditional uses in the district.
4. **Bulk, Space and Yard Requirements.** (Footnote references appear in Subsection h., below.)

| | |
|------------------------------|------------------|
| a. Minimum Lot Area: | |
| (1) Single Family | 5 Acres |
| b. Minimum Lot Width: | |
| (a) Single Family | 300' [1] |
| (b) Abutting arterial | 300' [1] |
| c. Minimum Yards | |
| (a) Single Family: | |
| Front | 15% / 30' [2] |
| Corner side | 20% |
| Minimum Side | 10% /10' [2] [3] |
| Rear | 20%/30' [2] |
| Abutting Arterial | 50' |
| (4) Maximum Height | |
| (a) Principal Use | 35' |
| (b) Accessory Use/Structure | 50' |
| (5) Maximum Floor Area Ratio | .1 |
| (6) Maximum Lot Coverage | 15% |

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.

8. **Exceptions and Explanatory Notes:**

[1] A smaller plot or parcel of land of public record containing a single-family residence on the adoption date of this Comprehensive Amendment to the Zoning Ordinance shall be considered legally nonconforming provided it was zoned F Farming District on the effective date of this Ordinance or is annexed to the Village subsequent to said effective date and assigned an F Farming District Designation.

[2] Whichever is less on existing lots which have less than the minimum lot width required above.

[3] If side easement, 10' on existing lots which have less than the minimum lot width required above.