

## SECTION 178.06

### AGRICULTURAL DISTRICT

#### SECTION:

- 6.1 Purpose
- 6.2 Uses Permitted
- 6.3 Special Uses
- 6.4 Required Lot Area and Lot Width
- 6.5 Height Regulation
- 6.6 Required Yards

6.1 **PURPOSE:** The purpose of the AG District is to encourage the preservation of a proper setting for and pleasant approaches to the City, to provide an area for agricultural pursuits protected from infringements of unguided urban development; to conserve areas physically unsuitable for intensive development and to provide in the area immediately surrounding the City an environment capable of accommodating future expansion of the City in an orderly and efficient manner.

6.2 **USES PERMITTED:** The following uses are permitted in the AG District:

Bona fide agricultural uses (including but not limited to farm dwellings), commercial grain storage.

Single family residence dwellings and related accessory buildings, and related recreational uses, off street storage of not more than one camping trailer per family unit, home occupations (as defined in this Title).

Community buildings, utility and service system buildings and lands, libraries and museums, picnic grounds, religious, educational or charitable institutions.

Unlighted signs notifying of sale, rental or lease of land or sale of farm goods on the premises on which the sign is maintained having not over fifty (50) square feet of sign area; signs announcing meeting time and place of civic organizations.

Lakes (artificial and natural).

Public parks and forest preserves.

Public Utility substations, booster stations, cellular phone, radio and television towers and repeater stations, but not including power generation or gas manufacturing plants.

- 6.3 SPECIAL USES: The following uses are permitted as special uses when authorized by the Council after a public hearing and after recommendation by the Planning Commission. Such special use shall be subject to the following requirements and any other requirements the Planning Commission feels necessary to further the purpose of the Agricultural District.

Dispensaries and cultivation centers as defined in the Illinois Compassionate Use of Medical Cannabis Pilot Program Act.

Cemeteries.

Commercial resort uses such as lodges, restaurants, rental cottages, riding stables, golf courses, swimming pools, tennis courts, and other such recreational facilities, but not including automobile racing speedways.

- 6.4 REQUIRED LOT AREA AND LOT WIDTH: No dwelling shall be located on a lot less than one acre in area nor one hundred fifty (150') in width.

- 6.5 HEIGHT REGULATION: No residential dwelling shall exceed two (2) stories or thirty feet (30') in height.

- 6.6 REQUIRED YARDS: All structures shall have the following minimum yard spaces:

Front yard: Fifty feet (50').  
Side yard: Each not less than fifteen feet (15')  
Rear yard: Not less than thirty feet (30')

Corner lots shall provide the minimum front yard requirements on each street side of the lot.

VILLAGE OF HANNA CITY

ORDINANCE NO. 16-02- \_\_\_\_\_

An Ordinance Amending Subsection 6.4 of Section 178.06 of the Hanna City Village Code to Lower the Minimum Lot Size in an Agricultural Zoning District From 25 Acres to 5 Acres

WHEREAS, the Village Code of the Village of Hanna City currently requires a minimum lot area of no less than 25 acres; and

WHEREAS, the Village has recently expanded through annexation into an area of agricultural uses, many of such uses or desired agricultural uses are for lots smaller than 25 acres;

WHEREAS, the Corporate Authorities of the Village of Hanna City deem it necessary and in the best interest of the Village to amend the AG Agricultural Zoning District to allow lots of at least 5 acres in said District; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hanna City, Peoria County, Illinois as follows:

Section 1. The foregoing recitals are hereby incorporated as though fully set forth herein.

Section 2. That Subsection 6.4 of Section 178.06 of the Hanna City Village Code be hereby amended to substitute “5 acres” for “25 acres”.

Section 3. This Ordinance shall become effective ten (10) days after its passage, approval, and publication as required by law.

Section 4. Should any portion of this Ordinance be held invalid or unenforceable for any reason, the invalidity or unenforceability of such portion shall not affect any of the remaining portions of this Ordinance.

PASSED AND APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.