

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District								Planned Districts					
	AA-C	D		O	E	F				CUP	DD	OO	EE	FF
AGRICULTURAL USES														
See Chapter 3 and Table 3-10 for criteria concerning these permitted uses.														
Rural Agriculture (on lots greater than 5 acres)														
	EXEMPT IN ALL DISTRICTS													
Suburban Agriculture (on lots not greater than 5 acres)														
	P	P		P	P	P								
Note: The following suburban agriculture uses are permitted as-of-right in the zone districts indicated above with a Permitted Use Zoning Certificate subject to compliance with the regulations for Agricultural Uses in Chapter 3:														
1. Aquaculture & Fishing Lakes	5. Oleiculture	9. Farm Markets (Accessory Use)	13. Club Activities											
2. Floriculture	6. Pomiculture	10. Beekeeping	14. Future Farmers of America Activities											
3. Horticulture	7. Viticulture & Winemaking	11. Keeping of Household Pets	15. Farming of Trees, Mushrooms, and Sod, Tobacco & Field Crops											
4. Ornamental Horticulture	8. Private Compost Piles	12. Kennel (private)												
Other Suburban Agriculture (on lots not greater than 5 acres)														
Greenhouses	P	P		P										
Farm Markets (Principal Use)					P	P								
Keeping of Exotic Wildlife					P	P								
Keeping of Livestock														
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P								
ON LOTS 1 ACRE OR LESS				P	P	P								
Kennel (Commercial)														
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P								
ON LOTS 1 ACRE OR LESS					P	P								
Riding Stables														
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P								
ON LOTS 1 ACRE OR LESS				P	P	P								
Veterinary Facility (without outside run)														
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P								
ON LOTS 1 ACRE OR LESS				P	P	P								
Veterinary Facility (with outside run)														
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P								
ON LOTS 1 ACRE OR LESS					P	P								

Notes for Table 3-2 - TABLE OF PERMITTED USES

ZONING CERTIFICATES: (designations and requirements) <i>See Section 3-2 for full explanation of terms, Ch. 7 regarding S-PUD's, Ch.17 regarding Conditional Uses, and Ch.18 regarding PUD's.</i>		P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the Zoning Inspector	
		PUD-1 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Sycamore Township Zoning Commission	
		PUD-2 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Board of Township Trustees	
		C = Permissible with a Conditional Use Zoning Certificate after public hearing and administrative approval by the Board of Zoning Appeals	
		S-PUD = Permissible with a Planned Unit Development Zoning Certificate after legislative approval of a zoning amendment to a Specific Plan District by the Board of Township Trustees.	
ZONING DISTRICTS:	AA-C = Single Family Residence Districts including AA, A, A35, A-2, B, B-2, and C		
	D = Multi-Family Residence District		
	O = Office District	CUP = Community Unit Plan Overlay District	
	E = Retail Business District	DD = Planned Multi-Family District	
	F = Light Industrial District	OO = Planned Office District	
		EE = Planned Retail District	
		FF = Planned Light Industrial District	
INTENSITY:	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way)		
	DU/A = Dwelling Units per Acre		

3-6 AGRICULTURE REGULATIONS

Except as hereinafter provided, nothing contained in this Resolution shall regulate the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building or structure, except on lots that are five (5) acres or less in any platted subdivision, or any unplatted subdivisions resulting in fifteen (15) or more lots, each smaller than five acres and contiguous or separated only by right-of-way.

3-7 AGRICULTURAL USES

A building or premises shall be used only in accordance with the following requirements if listed as “permitted” in Table 3-2:

3-7.1 Agricultural Setback

Agriculture on lots as provided in this section provided any buildings, structures, exterior storage, refuse, or supplies shall be at least sixty (60) feet from every property line of adjacent parcels in residence or office districts and further provided that specific agricultural uses listed in this article shall comply with specific standards for such uses.

3-7.2 Greenhouse Setback

Greenhouses on lots as provided in this section shall be at least sixty (60) feet from every property line of adjacent parcels in residence or office districts, provided any exterior storage or refuse or supplies and the heating plant shall be at least one hundred (100) feet from every property line of adjacent parcels in residence districts.

3-7.3 Agricultural Accessory Uses

Accessory buildings and uses customarily incident to any of the above uses including:

- (a) Compost piles or bins, on lots as provided in section 3-6, which are located in the rear yard and at least three (3) feet from every property line.
- (b) Roadside stands, or farm markets, on lots as provided in section 3-6, where 50 percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year and provided that the structure shall not exceed eight hundred (800) square feet and such structure and parking areas shall be at least sixty (60) feet from every property line of adjacent parcels in residence districts; and that a sign advertising such products shall not exceed twelve (12) square feet in area.

3-8 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY REGULATIONS

Except as hereinafter provided, nothing contained in this Resolution shall prohibit the use of any land for dairying, and animal and poultry husbandry or the construction or use of buildings or structures incident to the use for such agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building, or structure, except on lots that are five (5) acres or less in any platted subdivision, or any unplatted subdivisions resulting in fifteen (15) or more lots, each smaller than five acres and contiguous or separated only by right-of-way, and where, if the lot is greater than one (1) acre, at least 35% of the lots are developed.

3-9 DAIRYING, ANIMAL AND POULTRY HUSBANDRY USES

A building or premises shall be used only in accordance with the following requirements if listed as “permitted” in Table 3-2.

3-9.1 Veterinary Facilities and Animal Care

Veterinary facilities, riding stables or commercial kennels for the boarding of animals, dairying and other animal and poultry husbandry activities on lots as provided in section 3-8 provided that the use is located on a lot that is greater than one (1) acre and further provided that floor area shall not exceed three thousand (3,000) square feet and that buildings and enclosures (including fencing) for animals and manure piles, pits or bins, or other outdoor storage, and parking areas for five or more vehicles shall be at least one hundred (100) feet from every property line of adjacent parcels in residence or office districts.

3-9.2 Veterinary Facilities in Office Districts

In the “O” Office District, veterinary facilities are permitted only without outside runs.

3-9.3 Veterinary Facilities in Retail Districts

In the “E” Retail Business District, veterinary facilities or other animal care facilities, including livery stables, riding academies, and grooming parlors, on lots as provided in Section 3.8, are permitted if any outside animal enclosure or outside run is at least one hundred (100) feet to any property line of adjacent parcels in residence or office districts.

3-9.4 Agricultural Accessory Uses

Accessory buildings and uses customarily incident to any of the uses in section 3.8, including:

- (a) Household Pet Enclosures. The keeping of household pets provided, however, that any exterior enclosure in which household pets are kept shall be located in the rear yard and such enclosure (except property line fences) shall be at least twenty (20) feet from every property line.
- (b) Livestock Enclosures. The keeping of livestock, on lots as provided in section 3-8, provided, however, that any such accessory buildings or enclosures (including all fences), for such animals or fowl, other than household pets, shall be at least one hundred (100) feet from every property line.
- (c) Private Kennel Enclosures. Private kennels, on lots as provided in Section 3-8, provided that any exterior enclosure (including fences constructed solely for the purpose of confining animals) in which household pets are kept shall be located in the rear yard and at least twenty (20) feet from every property line of adjacent parcels.