

Plainfield, IL
Chapter 9
Article 5

Ag Agricultural District

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9-41 ESTABLISHMENT AND INTENT:

The Agricultural District other wise known as AG District is hereby established and is intended to provide an environment suitable for and limited to those uses, activities, and structures related to agriculture. This zoning classification shall also serve as a development tool to preserve land prior to the availability of Village sewer and water systems.

9-42 PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Farm stands for the sale only of produce grown on the lot or parcel on which the farm stand is located.
2. Farming of any kind, including, but not limited to, raising of livestock and poultry (but not including feedlots), agriculture, floriculture, forestry, greenhouses, horticulture, nurseries, orchards, paddocks, truck farming, and viticulture.
3. Parks, playgrounds, and forest preserves.
4. Single-family detached dwellings, limited to no more than one per lot.
5. Public and private utility facilities.

9-43 ACCESSORY USES:

Accessory uses, buildings, or other structures customarily incidental to and commonly associated with a principal use may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use and do not include structural features inconsistent with the permitted use.

1. Barns.
2. Implement sheds.
3. Garages.
4. Silos.
5. Corn cribs.

9-44 AREA REQUIREMENTS:

The minimum area in the AG District shall be forty (40) acres.

9-45 LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line in the AG District shall be five hundred feet (500').

9-46 YARD REQUIREMENTS:

The minimum yards required in the AG District shall be as follows:

1. Single-Family dwellings:

Front yard	30 feet
Interior side yard	10 feet
Corner side yard	30 feet
Rear yard	30 feet

2. Agricultural Structures:

Front yard	100 feet
Interior side yard	50 feet
Corner side yard	100 feet
Rear yard	50 feet

3. Other uses:

Front yard	30 feet
Interior side yard	15 feet
Corner side yard	30 feet
Rear yard	30 feet

4. Minimum building separation shall be two hundred fifty feet (250') from dwelling to livestock structures, and one hundred feet (100') from dwelling to other agricultural structure.

5. Minimum separation of 500 feet from residential areas.

9-47 HEIGHT LIMITATIONS / BULK REGULATIONS:

1. The maximum height for all buildings and structures in the AG District shall be two and one-half (2 ½) stories not to exceed thirty-five feet (35') except for barns and silos which may have a maximum height of fifty feet (50').
2. Minimum floor area for all one-story dwellings shall be 1,300 square feet exclusive of basements, attic ad garages.
3. Minimum floor area for all multi-level dwellings shall be 1,700 square feet exclusive of sub-grade basements, attics and garages.
4. Minimum finished ceiling height of the first floor or main level shall be eight feet (8'). Other floors or levels shall conform to Village Building Code standards.