

VILLAGE OF FORRESTON

ORDINANCE NO. 2002-4

A COMPREHENSIVE AMENDMENT OF THE ZONING ORDINANCE FOR THE
VILLAGE OF FORRESTON, ILLINOIS

Published in pamphlet form by the authority of the
President and Board of Trustees
of
The Village of Forreston, Illinois

Date of Publication: March 18, 2002

Prepared by
Fehr-Graham & Associates

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FORRESTON, OGLE COUNTY, ILLINOIS that the attached document is hereby known, cited and referred to as the "**Village of Forreston Zoning Ordinance**" and is a comprehensive amendment of the existing Zoning Ordinance dated February 1974.

Rece...
Pat...

TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
9-1	PREAMBLE	1
	9-1-1 Designation	1
	9-1-2 Purpose	1
	9-1-3 Interpretation	2
	9-1-4 Separability	2
9-2	DEFINITIONS	3
	9-2-1 Rules	3
	9-2-2 General Definitions	3
9-3	GENERAL PROVISIONS	14
	9-3-1 Jurisdiction	14
	9-3-2 Use Restrictions	14
	9-3-3 Site Restrictions	15
	9-3-4 General Development Procedure	16
	9-3-5 Group Living Facilities	16
	9-3-6 Establishment of Zoning Districts and Zoning District Map	16
9-4	RESIDENTIAL DISTRICTS	18
	9-4-1 R-1 Single Family Residence District	18
	9-4-2 R-2 Single Family Residence District	22
	9-4-3 R-3 Two Family and Multi-Family Residential Districts	26
9-5	BUSINESS DISTRICTS	30
	9-5-1 B-1 Business Districts	30
9-6	MANUFACTURING DISTRICTS	34
	9-6-1 M-1 Manufacturing Districts	34
9-7	SIGNS	37
	9-7-1 Purpose	37
	9-7-2 Definitions	38
	9-7-3 Signs Allowed In All Districts Without a Permit	41
	9-7-4 Temporary Signs	42
	9-7-5 Permit Required	42
	9-7-6 Special Event Signs Requiring Permit	42
	9-7-7 General Prohibitions	43
	9-7-8 Signs and Outdoor Advertising Sign Structures Specifically Prohibited In All Districts	43
	9-7-9 Administrative Action; Notice	44

TABLE OF CONTENTS (Continued)

<u>CHAPTER</u>		<u>PAGE</u>
9-8	OFF-STREET PARKING AND LOADING	45
	9-8-1 Purpose	45
	9-8-2 Required Zoning For Off-Street Parking and Loading Facilities	45
	9-8-3 Number of Spaces By Use	45
	9-8-4 Calculations of Number of Spaces	47
	9-8-5 Multiple Users	47
	9-8-6 Americans with Disabilities Act	48
	9-8-7 Size of Spaces	48
	9-8-8 Parking Layout Drawing and Design	48
	9-8-9 Surfacing	48
	9-8-10 Use of Parking Facilities	49
	9-8-11 Parking Facility Lighting	49
	9-8-12 Required Setbacks	50
	9-8-13 Distribution Vehicle Spaces	50
	9-8-14 Loading / Unloading Berth	50
9-9	NON-CONFORMING STRUCTURES OR USES	51
	9-9-1 Non-Conforming Structures	51
	9-9-2 Non-Conforming Uses	51
	9-9-3 Non-Conforming Variance Permitted By Planning Commission	52
	9-9-4 Termination of Non-Conforming Uses or Buildings	52
	9-9-5 Substandard Lots	52
	9-9-6 Certificate of Non-Conforming Uses	52
9-10	SPECIAL USES, PLANNED UNIT DEVELOPMENT	53
	9-10-1 Special Uses	53
	9-10-2 Planned Unit Development Procedure	53
	9-10-3 Special Use Procedure	55
9-11	VARIANCES	57
	9-11-1 Authority	57
	9-11-2 Initiation	57
	9-11-3 Processing	57
	9-11-4 Standards	57
	9-11-5 Average Front Yards	59
	9-11-6 Noise Exemptions	59

TABLE OF CONTENTS (Continued)

<u>CHAPTER</u>		<u>PAGE</u>
9-12	PLANNING COMMISSION/BOARD OF ZONING APPEALS	60
	9-12-1 Establishment and Membership	60
	9-12-2 Organization	61
	9-12-3 Jurisdiction and Authority	61
	9-12-4 Appeals and Applications	62
	9-12-5 Hearings	62
9-13	ZONING ENFORCEMENT AND ADMINISTRATION	63
	9-13-1 Zoning Enforcement Officer	63
	9-13-2 Building Permits	63
	9-13-3 Foundation Inspection	64
	9-13-4 Violations of Ordinance	65
	9-13-5 Penalties Imposed	65
9-14	ZONING CHANGES AND ORDINANCE AMENDMENTS	66
	9-14-1 Authority	66
	9-14-2 Initiation	66
	9-14-3 Petitions	66
	9-14-4 Public Hearings and Recommendations	67
	9-14-5 Passage	67
	9-14-6 Protest	67
9-15	INDUSTRIAL PERFORMANCE STANDARDS	68
	9-15-1 General	68
	9-15-2 Noise	69
	9-15-3 Vibrations	69
	9-15-4 Smoke and Particulate Matter	69
	9-15-5 Toxic and Noxious Matter	70
	9-15-6 Odorous Matter	70
	9-15-7 Fire and Explosive Hazards	70
	9-15-8 Glare and Heat	70