

ABBREVIATED SCHEDULE OF ZONING REGULATIONS - OGLE COUNTY, ILLINOIS

ZONING DISTRICT	LOT AREA REQUIRED	LOT WIDTH REQUIRED	MAXIMUM PRINCIPAL BUILDING HEIGHT	REQUIRED FRONT YARD	REQUIRED SIDE YARD	REQUIRED CORNER SIDE YARD	REQUIRED REAR YARD	MAXIMUM ALLOWABLE LOT COVERAGE
AG-1 Agricultural	40.00 acres	300'	Not Required	*	25'	(0)	50'	Not Required
IA Intermediate Agricultural	10.00 acres	500'	35'	*	25'	(0)	50'	10%
R-1 Rural Residential	3.00 acres	300'	35'	*	25'	(0)	50'	10%
R-2 Single-Family Residential	2.00 acres**	130'**	35'	*	25'/	(0)	30'	30%
R-3 Mobile Home Subdivision	1.00 acre (43,560 square feet)**	130'**	24'	*	25'/	(0)	30'	25%
R-4 Mobile Home Park	#	#	24'	*	15' or 10% of lot width, whichever is less.	(0)	30'	25%
B-1 Business	1.00 acre	100'	2 stories or 35', whichever is less	*	5\'	(0)	25'	\
B-2 Business Recreation	1.00 acre	100'	2 stories or 35', whichever is less	*	5\'	(0)	25'	\
B-3 Restricted Interstate Highway Area Business	1.00 acre	100' (also, a maximum lot depth of 125' is required)	2 stories or 35', whichever is less	*	5\'	(0)	25'	RZO (Section 5.09)
I-1 Industrial	1.00 acre	100'	2 stories or 35', whichever is less	*	10% of lot width or 25', whichever is less	(0)	25'	Landscaped surface area ratio no less than 0.40
PD Planned Development	RZO	RZO	RZO	*	RZO	RZO	RZO	RZO

- * Every building hereafter erected or enlarged in any zoning district shall provide and maintain a front yard in accordance with the following requirements except as otherwise provided:
 - a. Adjacent to tollways, freeways and limited access highways, all buildings shall be set back not less than sixty (60) feet from the property line adjoining a tollway, freeway, or limited access highway.
 - b. Adjacent to federal or state highways not less than eighty (80) feet from the front property line (rights-of-way line) adjoining such highway.
 - c. Adjacent to a county highway not less than sixty (60) feet from the front property line (rights-of-way line) adjoining such highway.
 - d. Adjacent to a township road, or any other road or street not less than forty (40) feet from the front property line (rights-of-way line) adjoining such road or street.
- (0) Same as required front yard.
- ** Lot size may be reduce with the provision of public services (public/community sewer and/or water) and/or when lots are developed as part of an open space subdivision (refer to *Ogle County Land Subdivision Regulations*).
- / Lots served by either public (community) water or sewer shall maintain side yards of 15' or 10% of the lot width, whichever is less; lots of record 100' in width or less shall maintain side yards of 10% of the lot width.
- # Determined by Zoning Administrator upon recommendation from Health Administrator.
- \ Hotels and motels shall maintain side yards of 25'. Where a rear yard or side yard adjoins a road or street, the minimum width of such yard for all buildings shall not be less than that established above for front yards. Where a rear yard or side yard abuts a residential district, the rear yard or side yard requirement shall be not less than the rear yard or side yard requirement of said adjoining residence district.
- \ Refer to "Development Limitations".
- RZO** Refer to Ssection 5.10 of the *Ogle County Amendatory Zoning Ordinance* (Planned Development District)