

Ogle County Amendatory Zoning Ordinance

DIVISION 1

TITLE, PURPOSE AND INTENT

- 1.01 Title: This Ordinance, including the Zoning District maps, made a part hereof, shall be known and may be cited and referred to hereinafter as the “Ogle County Amendatory Zoning Ordinance”.
- 1.02 Repeal of Previous Ordinance(s): The Ogle County Amendatory Zoning Ordinance adopted on the 9th day of March, 1965, and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.
- 1.03 Purpose: The purpose of this Ordinance is to regulate and control the zoning of land and the use of land and buildings within Ogle County in order to promote public safety, health and general welfare of the citizens.
- A. These regulations are specifically designed to:
1. Secure adequate natural light, pure air and safety from fire and other dangers;
 2. Lessen or avoid congestion in the public streets and highways;
 3. Lessen or avoid the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters;
 4. Conserve the value of land or buildings throughout the County;
 5. Preserve and enhance aesthetic values throughout the County;
 6. Protect, strengthen and maintain the economic base that agricultural pursuits provide the County;
 7. Prevent scattered, haphazard or premature urbanization by guiding growth in an orderly fashion;
 8. Prevent an unfair shifting to agricultural and existing land owners of construction and service costs;
 9. Maintain and enhance rural community values; and
 10. Promote the public health, safety, morals, comfort and general welfare.
- B. To these ends this Ordinance is intended to establish certain standards and accomplish certain objectives to assure the orderly growth in the undeveloped areas of Ogle County of agriculture, residential, business, commercial, industrial and complementary developments by providing that:
1. Lands best suited for agricultural purposes be protected from the encroachment of urban-type residential and business developments in order to promote more efficient use of the increasingly reduced area of land in agricultural uses as the result of expanding urbanization.

2. Development within the County occurs in such a fashion as to minimize conflict between farming and other land uses and the enforcement of any rule, regulation or ordinance is consistent with the "Farm Nuisance Suit Act", *Illinois Compiled Statutes, Chapter 740, par. 70/0.01 et seq.*
3. Existing residential areas and areas designated for expansion of residential development be suitably located in relationship to business, commercial and manufacturing areas and be protected against intrusion which will interfere with the public health, welfare and safety of the residential community.
4. Existing business and commercial areas be protected against the encroachment of incompatible uses; that business areas be used only for those retail trade establishments engaged in serving a large volume of daily shoppers where service business and commercial establishments are not permitted to encroach upon the continuity of such shopper type business places; that commercial areas be used for those specialized service business and commercial establishments, as well as for those uses permitted only in the business area and that adequate space be provided for off-street parking of vehicles of employees and customers using the business and commercial areas.
5. Existing manufacturing areas be given adequate protection; additional land be designated and regulated for future manufacturing development so that present industry may expand, and that a wide range of sites for new industry be provided, having access to transportation facilities and other features, enabling industry in Ogle County to compete successfully with industry elsewhere in the national and world-wide markets.
6. Areas containing significant natural features such as native vegetation, rivers, streams, wetlands, etc. or areas with significant historical and cultural values be preserved and protected, with special attention to dedicated nature preserves and habitats containing threatened or endangered natural plant or animal species.
7. Areas containing underground deposits of mineral resources be given adequate protection so that these natural resources will be preserved for future uses.
8. Land necessary for open space is adequately preserved and properly utilized.
9. Where land and structures adjoin incorporated communities and it is evident that such land could ultimately be annexed to the community, the uses of such land and buildings be related to the existing and planned land use pattern of the adjacent communities.