

CAMPTON HILLS

ZONING ORDINANCE

**Public Hearing
April 2022**



TIMELINE OF ZONING REVISIONS



1937	Kane County Adopts Zoning Ordinance
1976	Kane County Updates Zoning Ordinance
2007	Village of Campton Hills Incorporated and adopts Kane Zoning Ordinance County
2011	Village creates Comprehensive Plan
2013	Village begins process of Updating its own Zoning Ordinance
2016 – 2019	Planning and Zoning Steering Committee meets to review steering committee recommendations
2019 – 2022	Planning Commissions/Zoning Board of Appeals reviews the Zoning Ordinance
April 25, 2022	Planning and Zoning Public Hearing to Review Draft Zoning Ordinance and refer to Village Board for approval

PUBLIC INPUT



- September 2019 press release launched public input process
- October 2019 Draft code presented at Plan Commission meeting
- Draft code and maps became available on village web site and at village hall for viewing
- Plan Commission held public workshops:
 - October 9, 2019
 - October 23, 2019
 - November 11, 2019
- Input Gathered through website; in person, direct mail and telephone.

Zoning Uses



TABLE 7-1: USE MATRIX														
Use	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4	C-1	C-2	RD	F	F-B	OS	Use Standard
Agricultural Implement Sales									S			P		
Agriculture	P	P	P	P	P						P	P		
Amusement Facility - Indoor								P	P					
Amusement Facility - Outdoor									S					
Animal Care Facility								S	S		P	P		Sec. 7.3.A
Animal Kennel: Commercial											S	P		Sec. 7.3.A
Animal Shelter											S	S		Sec. 7.3.A
Art Gallery								P	P					
Arts Studio								P	P					
Bed and Breakfast	S	S	S	S	S	S					S			Sec. 7.3.B
Body Modification Establishment									S					
Broadcasting Facility - With Antenna									S	S				
Broadcasting Facility - No Antenna								P	P	P				
Bar/Brew Pub								S	S					
Campground											S		S	
Car Wash									S					Sec. 7.3.C
Cemetery													P	
Community Center								P	P				P	
Community Garden	P	P	P	P	P	P	P	P	P	P			P	Sec. 7.3.D
Community Residence - Small	P	P	P	P	P	P	P							Sec. 7.3.E
Community Residence - Large	S	S	S	S	S	S	S							Sec. 7.3.E
Contractor Office - With Outdoor Equipment Storage										S	S	P		
Cultural Facility								P	P		P	P	P	
Day Care Center								P	P					Sec. 7.3.F
Day Care Home	P	P	P	P	P	S	S							Sec. 7.3.F
Drive-Through Facility								S	P					Sec. 7.3.G
Dwelling, Above the Ground Floor								P	P					
Dwelling, Single-Family	P	P	P	P	P	P								
Energy System - Solar (Principal)										S	S	S		Sec. 7.3.H.1
Energy System - Wind (Principal)										S	S	S		Sec. 7.3.H.2
Farmstand								P	P		P	P	S	
Financial Institution								P	P					
Funeral Home								P	P					

Districts Commercial



Districts address the range of non-residential areas of the Village

C-1 Local Commercial District

Smaller-scale commercial uses that serve the local community
Targeted at serving Village residents
Compatible in scale and intensity with nearby residential

C-2 General Commercial District

Higher intensity commercial uses, serving a wider area
Freestanding retail and office buildings, and multi-tenant retail centers

RD Research and Development District

Research and development facilities and larger office structures
Lighter industrial uses.

Districts Residential



Districts reflect existing development in Campton Hills, and align with plan goals

Preservation of existing residential character, and encouragement of high-quality development

Residential districts create a gradient of single-family intensity

District	Density
RE-1 Residential Estate District	4 acres
RE-2 Residential Estate District	2 acres
RE-3 Residential Estate District	1.25 acres
R-1 Residential District	30,000sf
R-2 Residential District	15,000sf
R-3 Residential District	10,000sf
R-4 Residential District	5,000sf

Districts Agricultural & Special Purpose



F Farming District
Agriculture

FB Farm-Business Overlay District
New overlay district
Mix of agriculture & ag-related business

FP Farmland Preservation District
Deeded for agricultural conservation

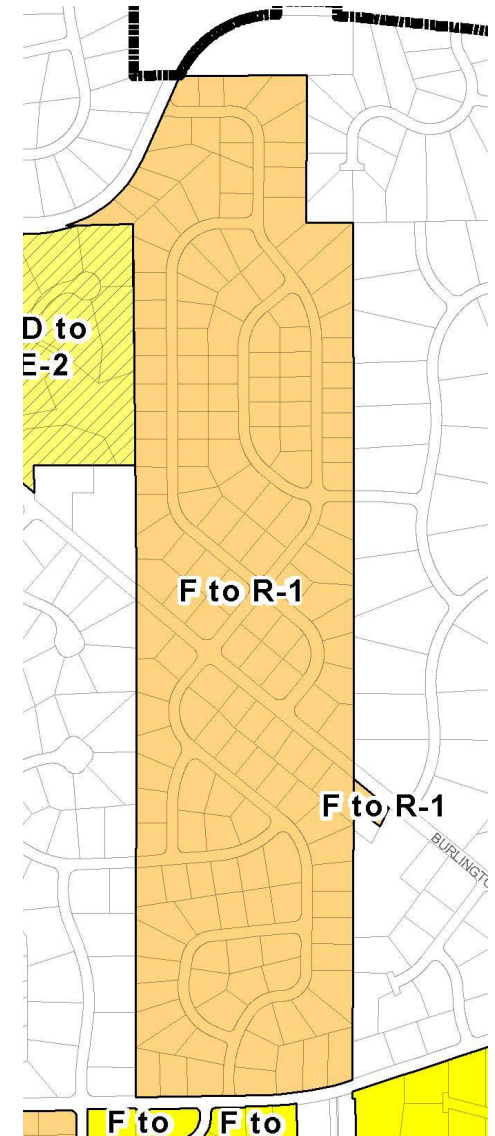
OS Open Space District
New district
Parks & preserved areas

ESA Environmentally Sensitive Areas Overlay District
New overlay district
Preserve environmentally sensitive areas but allow residential development through conservation design
“Regulated Green Infrastructure” & “Green Infrastructure Evaluation Zone” identified in Comprehensive Plan

Allowed use(s) examples in Kane County F zoning

Brierwood Subdivision

- Carnivals, Circuses
- Migrant worker camps
- Pigeon lofts, Poultry farms
- Pipelines, Electric substations
- Transformer stations
- Telephone repeater stations
- Radio stations and towers
- Weigh stations
- Portable concrete plants



RECREATIONAL VEHICLES

KANE COUNTY ORDINANCE



Sec. 9.1 E1 District – Estate

Section 9.1-3 Uses Expressly Prohibited.

d. Storage of boats, recreational vehicles and recreational trailers of any kind closer than required setback line and required sideyard width.

e. Mobile homes as defined herein. Storage of unoccupied mobile homes and/or conversion of mobile homes to another use. Occupied travel trailers or recreations vehicles.

Sec. 9.2. E2 District – Estate

Section 9.2-3 Uses Expressly Prohibited. The *uses* expressly prohibited in the E1 District *are expressly prohibited herein.*

Sec. 9.3. E2-A District – Estate

Section 9.3-3 Uses Expressly Prohibited. The *uses* expressly prohibited in the E1 District *are expressly prohibited herein.*

RECREATIONAL VEHICLES

KANE COUNTY ORDINANCE Cont.



Sec. 9.4. E3 District-Estate

9.4-3 Uses Expressly Prohibited. The *uses* expressly prohibited in the E1 District *are expressly prohibited herein.*

Sec. 9.5. R1 District–One-family residential.

9.5-3 Uses Expressly Prohibited.

b. Mobile homes, as defined herein. Storage of unoccupied mobile homes and/or conversion of mobile homes to another use. Occupied travel trailers or recreational vehicles.

f. Storage of boats, recreational vehicles and trailers of any kind closer than required setback lines.

Sec. 9.11. R7 District–Two-family residential.

9.11-3 Uses Expressly Prohibited. *Uses* prohibited in the R1 District are ***prohibited*** in the R7 District.

RECREATIONAL VEHICLES

PROPOSED VILLAGE ORDINANCE



Recreational vehicles **may** be stored in a residential district:

- Stored within a fully enclosed structure or within the interior side yard behind the front building line or in the rear yard.
- If stored in the interior side or rear yard:
 - at least ten feet from any lot line and
 - screened from view from any public right-of-way,
 - stored on either a paved or gravel surface
 - Not used for living, sleeping or housekeeping
 - Not hooked up to public utilities
 - Maintained in mobile condition

LIVESTOCK UNDER COUNTY ORDINANCE



Sec 9.1 E1 District

The raising or dealing in poultry, or any animals for business or commercial purposes, except as incidental to a bona fide general farming operation. Said animals or poultry shall not be housed, stabled, kenneled or yarded closer than one hundred (100) feet from any residence other than that of the owner or user of the property.

Sec. 9.5 R1 District

The raising of poultry, rabbits and other small animals for private use shall be permitted on tracts of land of one acre or more provided said poultry and animals are housed and yarded no closer than one hundred (100) feet from any residence other than that of the owner or user of the property. (does not allow for horses)

Dogs and cats, as pets, are permitted in all R districts, but not more than three (3) of each over four (4) months of age, in any dwelling unit.



LIVESTOCK – PROPOSED

Animal Type	Animal(s) Per AU: 1 Acre	Animal(s) Per AU: 2 Acre
Cattle	0	1*
Horse, Mule, Donkey	1	3
Llama, Miniature Horse or Miniature Donkey	2	4
Swine	0	2*
Alpaca, Standard Goat and Sheep Breeds	2	3
Miniature Goat and Sheep Breeds	2	6
Poultry (<u>Excluding Chickens from a maximum</u>), Duck, Turkey)	8*	6*

Newborn animals shall not be considered as animals per unit until they are weaned.

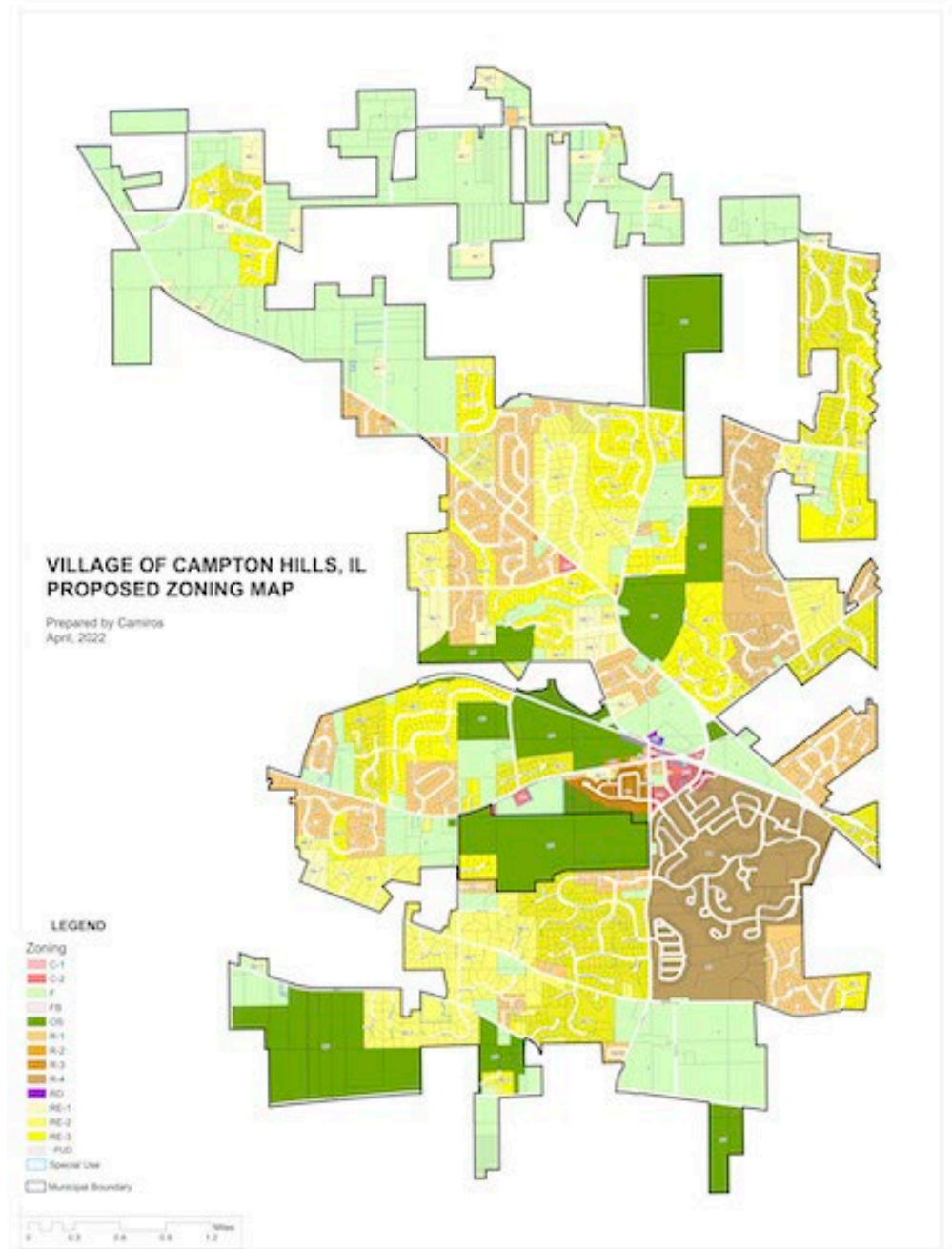
* 1 for each additional acre.

HOMEOWNER ASSOCIATIONS (HOA)

- Rules may be stricter than zoning
- Village does not enforce
- Enforcement left to association or a private management firm



Zoning Map



Zoning Map

