

Application for Separation of Residence in the Agricultural District

As stated in 8-3a-2, C Permitted Uses, of the Jo Daviess County Ordinance, it does allow for the splitting of an existing agriculture and nonagriculture residence off from a lot on land zoned Ag-1 General Agriculture.

- C. *Existing Agricultural & Non Agricultural Residences -- Residences on a lot created by the separation of the residence from a larger lot provided all of the following:*
1. *Residence lawfully existed as of March 1, 1995*
 2. *Minimum Area—the parcel created shall not be less than two (2) acres in size.*
 3. *Minimum Width—a minimum width of one hundred fifty (150) feet shall be maintained at the road right-of-way.*
 4. *All separation under this section shall comply with Illinois Law including but not limited to the Plat Act (765 ILCS 205/)*

If for any reason an existing agricultural residence that has been separated from the agricultural lot is removed, damaged, destroyed, etc. it may be remodeled, reconstructed or replaced, so long as a building permit is applied for within twenty-four months of the demolition or removal of the structure.

8-5b-48 states that *Any lot or parcel for non-agricultural use created after the effective date of Jo Daviess County Ordinance, adopted May 12, 2009 shall not have a proportional ratio value greater than 1.40.* Please refer to the section on Lot configuration, 8-5b-48, of the Jo Daviess County Zoning Ordinance, http://www.sterlingcodifiers.com/codebook/index.php?book_id=655, for further information and an example of how to calculate this.

- **Please send a copy of the survey with this application.**
- **Survey to Show: Distances from all Structures to New Property Line(s) & Roadway(s)**
- **If lot is less then 5 acres, please include a completed copy of the Plat Act Affidavit, for Review Purposes.**

Owner's Name: _____

Property Address: _____

Parcel Identification Number: _____ Date Residence built: _____

Parent Property Acreage: _____ Requested Ag Residence Acreage to be split off: _____

Width of the Ag Residence Property at the Front Property Line: _____

Applicant's Name: _____

Applicant's Address/City/State/Zip: _____

Applicant's Phone #: _____

The undersigned hereby applies to the County of Jo Daviess for qualification of splitting off an ag residence from a farm lot and agrees to comply with all county ordinance related thereto. No error or omission in this application, approved by the Planning & Development Administrator, shall permit the applicant to do anything other than as provided in said ordinances. I have read this application and understand it and declare the statements are true and accurate to the best of my knowledge and belief.

Signature: _____ Date: _____

Signed and sworn to before me this _____ day of _____.

Notary Public

A/D Stamp:

Office Use Only: Received By: _____ Date: _____

Official Signature: _____ Date: _____

Conditions: _____