

APPLICATION FOR AGRICULTURAL STRUCTURE/BUILDING EXEMPTION

The Rock Island County Code of Ordinances sections 3-2-4 Enforcement and Administration, 3-1-3 International Residential Code Chapter 1 and 3-1-4 International Building Code Chapter 1 require building permits, fees, minimum design standards with specifications and occupancy permits for all structures and buildings to be constructed in the unincorporated areas of Rock Island County except as exempted. Permits are required for construction activities.

The Illinois Compiled Statutes (ILCS) Chapter 55 Section 5/5-12001 states permits with respect to the erection, maintenance, repair, alteration, remodeling or extension of buildings or structures used or to be used for agricultural purposes shall be issued free of any charge. However, a permit is still required.

The Illinois Compiled Statutes (ILCS) Chapter 55 Section 5/5-40001 states Counties are authorized to adopt and enforce floodplain regulations consistent with Federal Emergency Management Agency regulations and that floodplain regulations shall apply to all building. All agricultural structures and buildings shall adhere to Section 3-2-38 Development in a Special Flood Hazard Area (floodplain regulations) and Lot Area and Yard Requirements of the properties respective zoning classification establishing minimum set back requirements from public/private roads, as follows:

- **Primary Structure**
 - **Front Yard** - minimum 40 feet back from common right-of-way/property line boundary.
 - **Rear Yard** - minimum 40 feet back from property line boundary.
 - **Side Yard** - minimum 15 feet back from property line boundary.
- **Accessory Structure**
 - **Front Yard** - minimum 40 feet back from common right-of-way/property line boundary.
 - **Rear Yard** - minimum 5 feet back from property line boundary.
 - **Side Yard** - minimum 5 feet back from property line boundary.

1. Agriculture defined: (ILCS 5/5-1200)

Agriculture purposes include the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquaculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture and wholesale greenhouses when such agricultural purposes constitute the principal activity on the land as well as the growing, developing, processing, conditioning or selling hybrid seed corn, seed beans, seed oats or other farm seeds. Counties may establish a minimum lot size for residences on land used for agricultural purposes.

2. Agriculture building defined: (Section 3-1-4-202 of the RICO Code of Ordinances)

A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

3. Farm defined: (Section 3-2-Article 3 of the RICO Code of Ordinances)

An area which is used for the growing of the usual farm products such as vegetables, fruit, trees, flora, fauna, and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and swine, provided that the raising and feeding of such farm animals shall be subject to the regulations of the State of Illinois Environmental protection Agency. The term "farming" includes the operating of such an area for one or more of the above uses, including dairy farms with necessary accessory uses for treating and storing the produce, provided however, that the operations of such accessory use be secondary to that of the normal farming

Agricultural Exemption Application

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activities, and provided further that farming does not include the extraction of minerals. The term “farm” includes farm dwellings.

4. Farm Land defined: (Section 3-2-Article 3 of the RICO Code of Ordinances)

Land that is currently and actively being used for the production of food and fiber crops. Land in CRP is not actively used for production of food or fiber crops.

5. Farmland assessment. Farmland assessment eligibility guidelines provide additional information that may be useful in determining agricultural exemption.

6. Tax Returns. Tax returns showing occupation; did you materially participate; including a Schedule F may be useful in determining agricultural exemption.

AGRICULTURAL BUILDING / USE EXEMPTION

Form must be completed in its entirety for the issuance of an agricultural permit.

Name: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Parcel ID#: _____ - _____ - _____ Parcel Size: _____ acres

EXISTING CONDITIONS

Check all boxes and fill in the blanks that apply to the existing conditions of the subject property:

- | | |
|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Pasture |
| <input type="checkbox"/> Agricultural Structures (describe) _____
_____ | _____ acres in pasture |
| <input type="checkbox"/> Row Crop Production | <input type="checkbox"/> Live Stock (number of head) |
| _____ acres in production | _____ Cattle |
| <input type="checkbox"/> Woodland/Timber | _____ Dairy |
| _____ acres in woodland/timber | _____ Hog |
| | _____ Other |
| | <input type="checkbox"/> Other (describe) _____ |

PROPOSED USES

Check all boxes and fill in the blanks that apply to the proposed uses of the subject property:

- ☐ Add Utilities: ☐ Electric ☐ Gas ☐ Water
- ☐ New Structure (describe): _____
Size of Proposed Structure: _____ Amount of Structure to be used agriculturally: _____ %
Will structure contain plumbing? Yes/No Will structure have more than 100 amp Electrical Service? Yes/No
List all items to be stored in structure: _____

- ☐ Demolition (describe): _____
- ☐ Other (describe): _____

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SITE PLAN

1. Complete this plan by showing all dimensions of your project and its relationships to existing buildings or structures, utilities, property lines and easements.
2. Easements are agreements between landowners. While this office is not responsible for enforcing these agreements, they are legally binding and must be followed during construction.
3. Please indicate North by completing the arrow.



Submit this completed document with supporting documentation for your permit. Approval of this agricultural exemption is not an exemption of State laws including the 2006 International Building Code (PA 101.369), Illinois Residential Building Code Act (815 ILCS 670), Energy Efficient Buildings Act (20-ILCS 3125/1), Illinois Plumbing Code (225 ILCS 320), Illinois Accessibility Code (71 Ill. Adm. Code 400), Private Sewage Disposal Code, and Fire Codes related to the Office of State Fire Marshall. This permit is not complete until field personnel have conducted a final inspection of the structure on the subject property. **Misrepresentation of the use of this building will be referred to the Rock Island County State's Attorney's office for possible legal action.**

Applicant's Signature _____

FOR OFFICE USE

Approved: _____

Rejected: _____

Date: _____

Reason: _____

All Zoning & Building Department decisions may be appealed to the Zoning Board of Appeals for review and consideration (Section 3-2-6.1 of the RICO Code of Ordinances).