

**40-3-6 ONE BUILDING AND ALL YARDS ON ONE LOT.** Except as specifically provided otherwise:

(A) In addition to a single family structure, the Zoning Code permits the construction of a detached accessory building (garage, pole building, etc.) up to **one thousand (1,000) square feet** or the first floor square footage of the house, whichever is smaller, as well as a shed which is **two hundred (200) square feet** or less. As both of these structures are classified as "accessory", the property must also contain a single family residence. Consequently, such accessory buildings may not be constructed on a vacant parcel; or **one (1)** principal building with attached garage or **one (1)** principal building with a customary detached garage and **one (1)** detached accessory building shall be permitted on any residential lot with adherence to all defined setbacks, space requirements and to **Sections 40-3-15 and 40-3-16, Accessory Uses.**

(B) No portion of any minimum area, minimum dimensions, or minimum yards required for any lot, structure, or use shall be counted to satisfy the minimum area, dimensions, or yards requirements for any other lot.

**40-4-2 CAMPING TRAILERS.**

The regulations of this Section do not apply to camping trailers or other similar recreational vehicles parked in a permitted camping trailer park. The requirements of paragraphs (A), (C), and (D) do not apply to camping trailers or other similar recreational vehicles parked on a permitted camping trailer sales lot.

- (A) Only one camping trailer or other similar recreational vehicle can be parked on any one lot of a dwelling. A second camping trailer or similar recreation vehicle can be parked not to exceed fifteen (15) consecutive days in length during a twelve (12) month period.
- (B) No camping trailer or other similar recreational vehicle shall be used as living quarters (other than in a camping trailer park).
- (C) No camping trailer or other similar recreational vehicle shall be used as an office or for any other commercial purpose.
- (D) No camping trailer or other similar recreational vehicle shall be parked on any front yard, except on a driveway.
- (E) No trailer or other type recreational vehicle shall be parked on a public street, alley or off-street parking for more than a **Seven (7) day** period.

**40-4-3 FENCES, WALLS.** No fence or wall shall be installed without first obtaining a permit. Each application shall be accompanied by the fee in the amount of **twenty five (25) dollars.**

(A) No barbed wire fence, electrically charged fence or razor wire fence shall be erected anywhere in the Municipality, except barbed wire may be installed in Industrial Zoning Districts and General Commercial Districts at heights above seven (7) feet on fences otherwise in compliance with this Code.

(B) No fence, wall or other obstructions shall be erected within any public right-of-way without the written approval of the Zoning Administrator.

(C) No fence, wall, or other obstruction shall be erected in violation of the Illinois Drainage Code.

(D) Every fence, wall or other obstruction shall conform to the special height restrictions applicable in areas near intersections. No fence, wall or other obstructions in any front yard area shall exceed four (4) feet in height or in any rear or side yard exceed eight (8) feet in height.

(E) No fence, wall, or other obstruction should obstruct view at an intersection.

(F) Wood, vinyl or composites, wrought iron and chain-link will be allowed. All other types require a variance.

(G) **Unacceptable materials** construction fencing, scrap lumber, chicken wire, wood pallets, metal panels, hog wire, rope, plywood or fiberglass panels, fabric, galvanized sheet metal, barbed wire, sharp pointed fencing, electrically charged fencing, damaged or unsafe materials or other material that are not manufactured specifically as fencing materials.

(H) **Temporary fencing** including the use of wood or plastic for the purpose of protection of excavation and construction sites, and the protection of plants during grading and construction and during special events is permitted for up to **sixty (60) consecutive days**.

(I) **Orientation** Fence posts and supports must be installed on the side of the fence that faces your own house or yard. The flat portion of the fencing material faces out toward the neighboring property.

(J) **Maintenance**

- (1) Property owners shall maintain fences, including those existing prior to adoption of the Section, at all times in a state of good repair, safe and secure condition, with all braces, bolts, nails, supporting frame and fastenings free from deterioration, termite infestation, rot, rust or loosening and able to withstand at all times in the wind pressure for which they are designated.
- (2) Existing fences that were constructed prior to the adoption of this Section that were constructed with materials not currently permitted by this Section may be maintained as long as no part of the fence is or becomes unsafe, dilapidated, or a public nuisance the fence must be repaired with materials approved by this Section or be removed.
- (3) The construction of a fence or wall on the property line shall not preclude the property owner's responsibility to maintain and keep the area between the property line to the back of curb or edge of pavement or center of alley, free and clear of debris and high weeds.

(K) **Location**

- (1) An applicant shall determine where the property lines are located. Placing a fence that goes over a lot line onto your neighbor's property is not allowed and must be relocated.
- (2) Disputes over property lines must be remedied by an IL licensed surveyor.

**40-4-17 STORAGE CONTAINERS.** It shall be unlawful to locate in this City or in the **one and one-half (1 1/2) mile** area surrounding the City, an accessory use known as a storage container as defined in **Section 40-2-2** of this Code, on any R-1, R-2, R-3 and C-2 lot in the City, unless the use is permitted through a Special Use permit in the zoned district. All containers shall be closed and be secured when not in use. They shall meet all setbacks prescribed for accessory uses and located on a foundation of rock or solid surface. The Zoning Administrator may submit all applications for a "storage unit" to the Zoning Hearing Officer if he feels that the unit is not consistent with this Section. **(See Section 40-3-11 for height limitations.)**

**40-2-2 Definition of Storage Container :**

**Storage Container** shall mean an accessory use consisting of either a railroad or train car, shipping container, cargo container, a truck body or shell, or truck or tractor trailer licensed or not licensed.