

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. 23-111

AN ORDINANCE AMENDING SECTION 17.040.250. "UCD" UPTOWN COLLINSVILLE DISTRICT AND SECTION 17.060.040. ACCESSORY USE DEVELOPMENT AND OPERATIONAL STANDARDS OF TITLE 17 (ZONING) OF THE CODE OF ORDINANCES OF THE CITY OF COLLINSVILLE AS IT RELATES TO ACCESSORY STRUCTURE REQUIREMENTS

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF COLLINSVILLE, ILLINOIS

THIS 10th DAY OF October, 2023

Published in pamphlet form by authority of the City Council of the City of Collinsville, Madison County, Illinois, this 10th day of October, 2023.

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WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people; and

WHEREAS, the City of Collinsville places a priority on becoming the preferred place to live by offering desirable and prosperous economic corridors through maintaining and promoting planning and regulatory requirements that foster a positive environment for the expansion and promotion of economic development; and

WHEREAS, the City of Collinsville adopts, amendments, and maintains Zoning Regulations which regulate and restrict the location and use of structures and land within each district or zone.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Collinsville, Illinois, as follows:

Section 1. Section 17.040.250.E. Yard requirements and 17.040.250.G.13. Accessory structures of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be repealed and replaced as follows:

E. Yard requirements.

1. *Residential uses.*

e. Accessory structures:

- 1) Accessory structures shall only be located in the rear yard and shall be setback a minimum of three (3) feet from the rear and side lot lines.

- 2) Two-story secondary structures should be set back a minimum of ten (10) feet from the alley edge, or rear property line.
- 3) Attached garages are permitted provided they meet the following:
 - A.) The front of the garage is set back at least five (5) feet behind the front facade of the building;
 - B.) The garage wall facing the street is less than fifty (50) percent of the total facade length of the street-facing dwelling unit; and
 - C.) If accessed from either an alley or the rear of the lot, the access drive shall not exceed twenty (20) feet in length as measured from the improved edge or curb in place at the time the ordinance from which this section is derived was adopted.

2. Nonresidential uses – primary and accessory structures

- a. Front yard: Minimum six (6) foot front yard setback; maximum twelve (12) foot front yard setback. Front setbacks shall be measured from the back of the adjacent curb line in place on the date of Code adoption and shall accommodate the sidewalk.
- b. Side yard: Minimum zero (0) foot side yard setback, maximum twelve (12) foot side yard setback.
- c. Rear yard: Minimum zero (0) foot rear yard setback, maximum twenty (20) foot rear yard setback.
- d. Frontage requirement: Ninety (90) percent of lot frontage shall be occupied by the building facade at the front yard setback. Exceptions to the maximum front yard setback and building frontage requirements may be granted by the Planning Commission when the front yard is used for the following purposes:
 - 1) A gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, outdoor seating or other pedestrian amenities;
 - 2) Intersection clear vision zone;

- 3) The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard; or
- 4) Parking is permitted on the side yard.

b. Yard requirements.

G. Residential design requirements. Stand-alone townhouses, multi-family, and single-family residential dwellings shall meet the following architectural design requirements:

13. *Accessory structures.*

- a. Accessory structures shall be compatible with, and complimentary to, the architectural approach and character of the primary structure.

Section 2. Section 17.060.040. *Accessory use development and operational standards* of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be repealed and replaced with the following:

Section 17.060.040. Accessory use development and operational standards

The following standards shall apply to all accessory uses and structures unless otherwise specifically provided:

- A. Residential accessory structures shall be setback a minimum of five (5) feet from the side and rear lot lines. Nonresidential accessory structures shall be subject to the same required setbacks as the primary structure, unless otherwise specifically allowed.
- B. No accessory structure shall be located closer to the front lot line than the principal structure.
- C. The minimum distance between structures on the same lot shall be five (5) feet.
- D. No accessory structure, other than a fence or wall, shall be located within any platted or recorded easement, or over any known utility.
- E. No accessory structure shall exceed the maximum height standards of the underlying district.
- F. No detached accessory structure shall cover more than ten (10) percent of the total lot area. Accessory buildings and structures shall be included in the calculation of total lot coverage, with the exception of porches, decks, patios, canopies, fire escapes, driveways, parking lots, sheds and swimming pools.

Section 3. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

Section 4. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 5. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 6. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED by the City Council and Approved by the Mayor this 10th day of October, 2023.

Ayes: Fuhrmann, Green, Jerome, Stehman

Nays: None


Absent: Hausmann

Approved: October 10, 2023

APPROVED: _____


JEFF STEHMAN, MAYOR

ATTEST: _____


KIM WASSER, CITY CLERK