

Compiled List of Changes

1. **8-3A-4: Intensity of Use Regulations**, increasing the amount of nonagricultural accessory structure square footage
2. **8-5B-1: Accessory Uses**, clarifying that one (1) accessory structure may be constructed prior to the establishment of the principal use

GREEN=ADD | BLACK-STRIKE THROUGH = REMOVE | BLACK = STAYS THE SAME

8-3A-4: INTENSITY OF USE REGULATIONS:

Except as modified by the provisions of chapter 5 of this title:

- A. Nonagricultural residences approved as a special use: Two (2) acres minimum lot size.
- B. Nonagricultural accessory area ~~(excluding attached garages, barns and livestock shelters constructed prior to the adoption date hereof):~~
 1. On lots less than ~~three~~ **five (35)** acres: ~~Two less than five thousand four hundred (5,0002,400)~~ **less than five thousand four hundred (5,0002,400)** square feet.
 2. On lots ~~three~~ **five (35)** acres **to less than forty (40)** acres: ~~Three~~ **Five** thousand square feet **for the first five acres and one thousand (1,000) square feet for each additional acre thereafter.**
 3. **On lots over forty (40) acres: not to exceed fifty thousand (50,000) square feet.**

8-5B-1: ACCESSORY USES:

Permitted uses and approved special uses shall be deemed to include accessory uses and activities that are customarily associated with, and appropriate, incidental, and subordinate to the principal uses allowed in zoning districts. Accessory uses and activities shall be subject to the same regulations as apply to principal uses in each district, unless otherwise stated in this title. ~~Accessory uses shall not be established prior to the principal use, unless specifically allowed by this title.~~

~~Accessory uses shall not be established prior to the principal use except that~~ **The Zoning Administrator may issue a temporary permit for the residential use, by one (1) family, of any accessory building while the principal dwelling is under construction. Such temporary permit shall be valid until the date of the first occupancy of the principal building or eighteen (18) months after the issuance of the permit, whichever is the earlier date. Also,**

~~One (1) accessory building may be established on a lot prior to the establishment of the principal use, provided that such building shall not exceed the maximum allowable square footage as established in the parcel's zoning district intensity of use regulations.~~

A. Agricultural Accessory Uses: Agricultural accessory uses include, but shall not be limited to, the following activities and structures:

Barns, carports and off street parking and loading areas, provided that a detached garage or carport shall not cover more than ten percent (10%) of the total lot area.

Questions? Call Planning & Development at 815-591-3810 or email us at plan@jodaviesscountyil.gov