

VILLAGE OF FORRESTON

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**ORDINANCE NO. 2018-11**

**ORDINANCE AMENDING TITLE 7 OF THE FORRESTON VILLAGE CODE  
BY ADDING A NEW CHAPTER 11 FOR ACCESSORY STRUCTURES**

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ADOPTED BY THE  
BOARD OF TRUSTEES  
OF THE  
VILLAGE OF FORRESTON  
THIS 4<sup>th</sup> DAY OF June, 2018

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Published in pamphlet form by authority of the Board of Trustees of the Village of Forreton,  
this 4<sup>th</sup> day of June, 2018.

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**ORDINANCE AMENDING TITLE 7 OF THE FORRESTON VILLAGE CODE  
BY ADDING A NEW CHAPTER 11 FOR ACCESSORY STRUCTURES**

**NOW, THEREFORE**, be it ordained by the Board of Trustees of the Village of Forreston as follows:

**SECTION 1:** That Title 7 of the Forreston Village Code be amended to add a new Chapter 11 titled “Accessory Structures”.

“SECTION:

- 7-11-1: Detached accessory structures
- 7-11-2: Regulations
- 7-11-3: Application Requirements
- 7-11-4: Inspections
- 7-11-5: Penalty

**7-11-1: DETACHED ACCESSORY STRUCTURES:**

Detached accessory structures may be located within the rear and side yard of a property as long as the structure complies with all requirements contained in this Chapter 11 and the Village’s Zoning Ordinance. Detached accessory structures are not permitted within the front yard of a property.

**7-11-2: REGULATIONS:**

The following additional regulations shall apply to detached accessory structures within the Village limits:

- A. No accessory structure shall be used for dwelling purposes in a residential zoning district. Accessory structures may be used for dwelling purposes to the extent permissible in business and manufacturing zoning districts as may be allowed in those districts under the Village’s Zoning Ordinance.
- B. Accessory structures shall be located no closer than five (5) feet from the nearest wall of the principal building or structure measured from vertical wall to vertical wall.
- C. Accessory structures shall be located outside of any portion of the property that is subject to an easement.

- D. Accessory structures shall not exceed fifteen (15) feet in height to the peak of the roof and in no case shall the accessory structure exceed the height of the principal building or structure.
- E. Overhead doors to accessory structures shall not exceed nine (9) feet in height.
- F. Accessory structures shall not exceed nine hundred (900) square feet.
- G. The total square footage of an accessory structure shall not exceed 30% of the square footage of the rear yard of the property.
- H. Accessory structures shall not be placed on raised blocks or piers, and must instead rest directly on grade.
- I. Any wall of the accessory structure located between five (5) and ten (10) feet from the nearest wall of the principal building or structure shall be constructed so that the impacted wall is of one (1) hour fire rated construction.

**7-11-3: APPLICATION REQUIREMENTS:**

An application shall be submitted to the Village prior to construction of any accessory structure. The application shall include:

- A. The application for a building permit pursuant to Section 7-1-2 and payment of the applicable fee;
- B. Building plans including a wall section, all elevations of the structure, a floor plan, an indication of all electrical and plumbing work, wall and structure heights, and the foundation elevation.
- C. A grading plan may be required.

**7-11-4: INSPECTIONS:**

The following inspections must be completed to the satisfaction of the Village building inspector:

- A. Inspection of the slab or foundation of the accessory structure, prior to the pouring of concrete;
- B. An inspection of the frame of the accessory structure; and
- C. A final inspection upon completion.

**7-11-5: PENALTY:**

Any person violating any provisions of this chapter shall be fined not less than one hundred dollars (\$100.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. A separate punishable offense shall be deemed committed for each day during or on which a violation under this chapter occurs or continues.”

**SECTION 2:** The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

**SECTION 3:** All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 4:** The Village Clerk is directed to publish this Ordinance in pamphlet form.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Passed by the President and the Board of Trustees of the Village of Forreston, on the 4<sup>th</sup> day of June, 2018.

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President

ATTEST:

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Village Clerk

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