

ORDINANCE NO. 20-19

**AN ORDINANCE MAKING AMENDMENTS REGARDING REDUCED SIDE AND REAR SETBACKS TO
CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE**

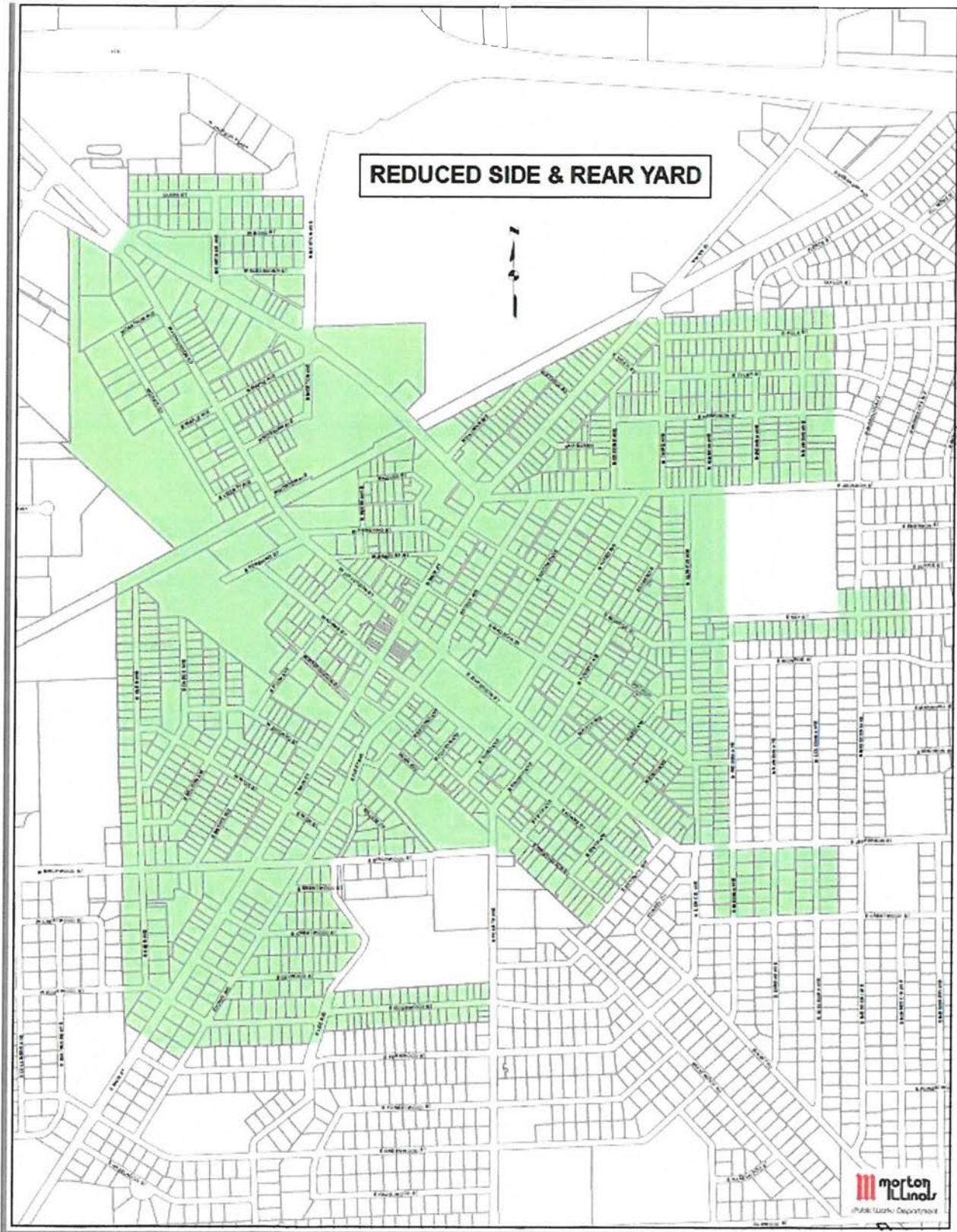
WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, the Plan Commission has duly held a public hearing and has recommended certain ordinance changes to clarify the circumstances under which a reduced side or rear yard setback shall be permitted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 10-4-4 of the Morton Municipal Code is hereby amended as follows, with additions shown in underlined font and deletions shown in strikethrough font:

10-4-4: LOTS OF RECORD, REDUCED SIDE AND REAR SETBACKS:

- (A) ~~Single Ownership Lots Of Record: Single ownership lots of record at the date of adoption of this Title may be used for a permitted use providing the required area, lot width, and side or rear yards are not reduced to less than seventy five percent (75%) of the required dimensions. Use of lots of record requiring further reductions of yards may be approved by the Board of Appeals.~~
Reduced Side and Rear Setbacks: To facilitate the development of lots which were platted prior to the adoption of this Title, the required area, lot width, and side or rear yards may be reduced to not less than seventy five percent (75%) of the required dimensions on lots within the area indicated on the following map



- (B) Adjoining Lots Of Record Under Single Ownership: When two (2) or more lots of record at the date of adoption of this Title, lacking the required area and dimension for a permitted use are contiguous and in single ownership, they shall be combined to the extent necessary to meet the zoning requirements for that district.
- (C) Buildings Under Construction Or Approved For Construction; Status Of Buildings On Previously Approved Plats: Buildings lawfully under construction or approved for such construction prior to the adoption of this Title shall not be required to modify or change the approved plans providing that such construction is completed within one year from the date of passage of this Title. Building will be allowed to proceed on lots within plats having Village Board approval prior to the adoption of this Title, even though lacking the required area and dimensions, providing only that such construction is completed within five (5) years of the date of passage of this Title.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

BE IT FURTHER ORDAINED that if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this 2nd day of December, 2019; and upon roll call

the vote was as follows:

AYES: Blunier, Leitch, Leman, Newman, Parrott

NAYS:

ABSENT: Menold

ABSTAINING:

APPROVED this 2nd day of December, 2019.

Jeffrey L. Kaufman
President

ATTEST:

[Signature]
Village Clerk

