

ORDINANCE NO. 22-06

**AN ORDINANCE MAKING AMENDMENTS REGARDING DETACHED GARAGES TO CHAPTERS 2
AND 5 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 Corporate Authorities of the Village of Morton desire to make certain amendments to the regulations on the size of detached garages.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MORTON**, Tazewell County, Illinois, as follows:

1. Section 10-2-1 of the Morton Municipal Code is hereby amended by amending the definition of "GARAGE, PRIVATE" as follows, with additions shown in underlined font and deletions shown in strikethrough font:

GARAGE, PRIVATE: A use housing not more than four (4) motor vehicles, not more than one (1) of which may be a commercial vehicle of not more than one and one-half (1 ½) tons capacity, and not more than one (1) on which may be a camper, for the use of the occupants of the lot on which the private garage is located. Garages shall meet required yard areas as specified in this Title. Only one (1) garage per dwelling unit shall be allowed, either attached or unattached. Attached shall mean a minimum of a common roof and foundation between the dwelling unit and garage. ~~If a garage will house more than four (4) vehicles, plans shall be submitted for site plan review and shall be subject to approval of the Village.~~

2. Section 10-5-3 is hereby amended by inserting a new paragraph (G) which shall be as follows:

10-5-3 R-1 ONE-FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

...

(G) DETACHED GARAGE: Every detached garage erected shall conform to the following:

1. A detached garage shall have a maximum area of 1,000 square foot.

2. A detached garage shall have a maximum side wall height of twelve (12) feet.
3. A detached garage shall have a maximum roof height of twenty-five (25) feet, or the roof height of the primary structure, whichever is less.
4. A detached garage shall be set back from the sidewalk, or when no sidewalk is present, from the curb not less than twenty (20') feet
5. A detached garage shall have no more than
 - a. One overhead door not taller than ten (10') feet and not wider than ten (10') feet; and
 - b. One double stall overhead door not taller than eight (8') feet and not wider than twenty (20') feet; OR two single stall overhead doors not taller than eight (8') feet and not wider than (10') feet
6. A detached garage shall not be constructed in the front yard or within the required minimum side yard unless an exception under 10-4-3(D)(7) applies.
7. A detached garage shall not be constructed on a vacant lot or before the primary structure.
8. No portion of a detached garage shall be used as a dwelling.
9. A detached garage shall be built using materials similar in composition, quality and design of the primary structure. Detached garages shall not be constructed using post frame construction, and shall not have metal siding.

3. Section 10-5-4 is hereby amended by inserting a new paragraph (l) 1 through 9 which shall be as follows:

10-5-4 R-2 TWO-FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

- ...
- (l) DETACHED GARAGE: Every detached garage erected shall conform to the following:
1. A detached garage shall have a maximum area of 1,000 square foot.
 2. A detached garage shall have a maximum side wall height of twelve (12) feet.
 3. A detached garage shall have a maximum roof height of twenty-five (25) feet, or the roof height of the primary structure, whichever is less.
 4. A detached garage shall be set back from the sidewalk, or when no sidewalk is present, from the curb not less than twenty (20') feet
 5. A detached garage shall have no more than
 - a. One overhead door not taller than ten (10') feet and not wider than ten (10') feet; and

- b. One double stall overhead door not taller than eight (8') feet and not wider than twenty (20') feet; OR two single stall overhead doors not taller than eight (8') feet and not wider than (10') feet
- 6. A detached garage shall not be constructed in the front yard or within the required minimum side yard unless an exception under 10-4-3(D)(7) applies.
- 7. A detached garage shall not be constructed on a vacant lot or before the primary structure.
- 8. No portion of a detached garage shall be used as a dwelling.
- 9. A detached garage shall be built using materials similar in composition, quality and design of the primary structure. Detached garages shall not be constructed using post frame construction, and shall not have metal siding.

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 6th day of July, 2021; and upon roll call the vote was as follows:

AYES: Blunier, Hilliard, Leitch, Newman, Parrott - 5.

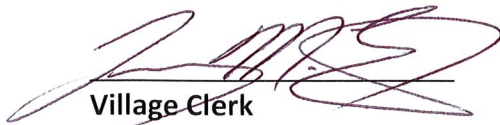
NAYS: None - 0.

ABSENT: Menold - 1.

ABSTAINING: None - 0.

APPROVED this 6th day of July, 2021.

ATTEST:


Village Clerk




President