

ORDINANCE NO _____
Date Passed: December 13, 2010

**AN ORDINANCE AMENDING CHAPTER 110 OF THE ROCHELLE
MUNICIPAL CODE REGARDS TO ACCESSORY BUILDINGS, USES, DECKS AND
LOT COVERAGE**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, the City of Rochelle initiated a petition for a text amendments to Chapter 110 of the Rochelle Municipal Code in regards to Accessory buildings, uses, decks and lot coverage; and,

WHEREAS, a duly noticed public hearing was held on the proposed text amendments at the meeting of December 6, 2010 of the Planning and Zoning Commission; and,

WHEREAS, after deliberation by the Planning and Zoning Commission the Commission by a vote of 8-0, recommended that Council consider approving the text amendments; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That Chapter 110 of the Rochelle Municipal Code, Zoning is hereby amended as follows:

Add to Sec. 110-9 Definitions Accessory Building or Use

(2) An “accessory use” includes, but is not limited to the following:

- i. Decks whether attached or not to the principle building.*

Section 2. That Chapter 110 of the Rochelle Municipal Code, Zoning is hereby amended as follows:

Add to Article IV. Lot and Yard Requirements

Sec. 110-321 Minimum lot and yard areas by district

- (11) On a single family lot no more than 40% of the rear yard may be occupied by accessory buildings or uses. Accessory buildings or uses do not count toward the maximum lot coverage of 33% of the lot.*

Section 3. All other provisions of the Rochelle Municipal Code and its subsequent amendments shall remain in full force and effect.

Section 4. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 13 day of December, 2010.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk