

CITY OF MARSHALL

ORDINANCE NO. 2023-0- 01

AN ORDINANCE AMENDING APPENDIX A. ZONING.
ARTICLE IX. SCHEDULE OF REGULATIONS. SECTION 9-1. SCHEDULE OF
REGULATIONS. NOTES.

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF MARSHALL

Published in pamphlet form by authority of the City of Marshall,
Clark County, Illinois, this 9 day of January, 2023.

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AN ORDINANCE AMENDING APPENDIX A. ZONING.
ARTICLE IX. SCHEDULE OF REGULATIONS. SECTION 9-1. SCHEDULE OF
REGULATIONS. NOTES.

BE IT ORDAINED by the City Council of the City of Marshall,
Illinois:

Section 1. That Appendix A. Zoning. Article IX. Schedule of
Regulations. Section 9-1. Schedule of Regulations. Notes of the
Code of Ordinances, City of Marshall, Illinois is hereby amended
to read as follows, with strikeouts indicating deletions in text
and underscores indicating additions to text:

Section 9-1. Schedule of Regulations.

NOTES:

- (a) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the lot, that the buildable width of such lot shall not be reduced to less than thirty-two (32) feet. No accessory building shall project beyond the front yard line on either side of the street.
- (b) Each not less than eight (8) feet wide ~~and the sum of the two (2) side yards shall not be less than twenty (2) feet.~~
- (c) Each not less than twenty-five (25) feet, but in no event less than twenty-five (25) percent of the depth of the lot.
- (d) On corner lots, the owner may elect which of the two (2) front yards shall be considered to be the front yard for the purpose of establishing rear yard requirements.
- (e) Each not less than five six (56) feet wide, ~~and the sum of the two (2) side yards shall not be less than twelve (12) feet.~~

- (f) Each not less than twenty (20) feet, but in no event less than twenty (20) percent of the depth of the lot.
- (g) All buildings, including accessory buildings, shall not in the aggregate occupy more than the percentage of the lot area prescribed by for the zoning district.
- (h) Multifamily dwellings shall have a minimum lot size base on not less than 2,000 square feet per individual dwelling.
- (i) Each two-family dwelling shall be located on a lot having an area of not less than seven thousand two hundred (7,200) square feet per family. Lot width shall not be less than sixty (60) feet.
- (j) No front yard is required except where the frontage of one (1) side of a street between two (2) intersecting streets is partly in a business district and partly in a residential district, in which event the front yard regulation of the residential district shall apply.
- (k) There shall be provided a side yard along any side lot line which adjoins a residential district, the width of which shall be established by the side yard requirements of the adjoining residential district.
- (l) There shall be a rear yard of not less than twenty (20) feet in depth. When a rear lot line abuts an alley, one-half ($1/2$) of the width of such alley may be counted toward satisfaction of the rear yard requirements.
- (m) The required front yard set back shall be the average depth of the existing buildings in the block or fifteen (15) feet which is greater.
- (n) The required front yard set back shall be the average depth of the existing buildings in the block or twenty-five (25) feet which is greater.
- (o) Lot size, building height, lot coverage, and yard requirements shall not apply to agricultural structures or farm dwellings as defined in this ordinance.
- (p) Front yard setback shall not exceed ten (10) feet.

(Ord. No. 10-3, §§ 1, 14, 3-26-10)

Section 2. If any provision of this Ordinance, or application thereof, is held invalid by any Court, other provisions or applications of this Ordinance which can be given effect without the invalid provision or application shall not be affected, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. That this Ordinance shall be published in pamphlet form and shall take effect ten (10) days after its passage, approval and publication in pamphlet form as provided by law.

NAYS	ABSENT	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Michael Smitley		✓		
Warren J. Le Fever		✓		✓
Vickie Wallace				
Jarod Green		✓		
Josh Sanders		✓		
Robert Nelson		✓		
Foster Propst		✓		
Rob Knott		✓		

PASSED this 9 day of January, 2023.

APPROVED this 9 day of January, 2023.

MAYOR

ATTESTED, filed in my office,
and published in pamphlet form
this 9 day of January, 2023.

CITY CLERK

(SEAL)