



Village of Marine  
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 Marine IL 62061

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 Clerk's Email: clerkofmarine@marineil.gov

\*Inspector: Keith Horn 618-654-7637

**ACCESSORY/SOLAR ENERGY BUILDING PERMIT APPLICATION**

DATE: \_\_\_\_\_ PERMIT # \_\_\_\_\_

NAME OF APPLICANT \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

**CONSTRUCTION SITE:**

STREET ADDRESS \_\_\_\_\_ TOTAL SQ FT \_\_\_\_\_

**FEE SCHEDULE:**

- Accessory Buildings 200 square feet or less \$35.00
- All Accessory Buildings over 200 sq. ft. \$.18 per square foot
- Solar Energy Systems Over 25 Sq. ft. \$.30 per square foot

SERVICE	COMPANY NAME	LICENSE #	PHONE #
Contractor			
Electrical			
Plumbing			

**NOTE: Building Permit application must be accompanied by a plot plan showing lot area and proper front, side and rear building setbacks.**

**MAXIMUM HEIGHT – 18 FEET**

Accessory uses shall not cover more than thirty (30) percent of a required rear yard.

For Minimum setbacks see Section 40-3-17: Area and Bulk Regulations Summary Sheet

Solar Panels under 25 sq. ft. are not required to have a permit. Solar Panels that require an electric disconnect with inspection before reconnect will also be subject to an additional electrical upgrade fee of \$50.

**FOLLOWING CODES SHALL BE COMPLIED WITH:**

- INTERNATIONAL BUILDING CODE, 2012 Ed.
- INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2000 Ed.
- NATIONAL ELECTRICAL CODE, 2002 Ed.
- Footings shall be a minimum of 40 inches depth, a minimum of 32 inches below ground level; thickness shall be minimum of 8 inches.

STATE OF ILLINOIS LAW REQUIRES THAT THE ILLINOIS PLUMBING CODE BE COMPLIED WITH, LATEST ADOPTED EDITION

**NOTE: Approval of this building permit application and issuance of a building permit does not give permission to violate the Village of Marine building or zoning codes. Where, applicable, some State of Illinois codes and regulations may be more stringent. Burning construction waste at building site is unlawful**

**PLEASE READ CAREFULLY: I understand that I am responsible for calling for inspections at each stage of this project. Upon completion of the project, I understand that I am required to call for a final inspection and that the project cannot be used or occupied until a final inspection has been completed. Failure to comply with the requirements of the Zoning Code shall result in the imposition of a fine not less than One Hundred Dollars (\$100.00) and not more than Seven Hundred Fifty Dollars (\$750.00), plus costs. We highly recommend installing a sewer backflow preventer. Village is not responsible for damages.**

\_\_\_\_\_  
Signature of Owner or Owner's Representative

\_\_\_\_\_  
Date

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**\*OFFICIAL USE ONLY\***

Building Permit # \_\_\_\_\_

Building Permit Fee: \_\_\_\_\_

Expires: \_\_\_\_\_

Electrical Upgrade Permit Fee: \_\_\_\_\_

**GRAND FEE TOTAL:** \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
BUILDING OFFICIAL/INSPECTOR DATE

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

- (2) Illinois Private Sewage Disposal Code No. 4.002, promulgated by the Director of the **Illinois Department of Public Health**, as amended from time to time; and
- (3) Pertinent, current regulation issued by the **Illinois Environmental Protection Agency**; and
- (4) Applicable codes and regulations of the Village, particularly the **Subdivision Code**.

The Administrator shall not issue any Certificate of Zoning Compliance unless, following consultation with the Village Engineer, he is satisfied that these requirements will be met. **(Also, see Chapter 38 entitled "Utilities" Sections 38-5-8 and 38-5-10 et seq.)**

**40-3-15      ACCESSORY USES - PERMITTED.**

(A) Any accessory use shall be deemed permitted in a particular zoning district if such use:

- (1) meets the definitions of "accessory use" found in **Section 40-2-2**;
- (2) is accessory to a principal structure or use that is allowed in a particular zoning district as permitted or special use; and
- (3) is in compliance with restrictions set forth in **Section 40-3-16**.

(B) If an accessory structure is attached to a principal structure, it shall be considered part of such structure. **(See Definition of "Attached" in Section 40-2-2)**

**40-3-16      ACCESSORY USE RESTRICTIONS.**

(A) **Height.** No accessory use shall be higher than **eighteen (18) feet** in any Zoning District; provided, there shall be no height limit on accessory structures related to agriculture. **(Ord. No. 591; 02-21-07)**

(B) **Schedule.** No accessory use in any zoning district shall be located in any part of any yard (front, side or rear) that is required because of the setback regulations of such district; as provided in Section 40-3-17 at the conclusion of the Code.

(C) **Yard Coverage.** Accessory uses shall not cover more than **thirty percent (30%)** of a required rear yard.

(D) **Use As Dwelling.** Use of any accessory structure as a dwelling is strictly prohibited throughout the Village.

(E) **Size.** All accessory use greater than **two hundred (200) square feet**.

(F) **Construction.** All accessory use shall have a permanent foundation.

**(Ord. No. 567; 08-17-05)**

(G) **Storage Containers.** It shall be unlawful to locate in this Village any accessory use known as a storage container consisting of either a railroad or train car, a truck body or shell or a truck trailer, licensed or unlicensed, on any lot in the Village. **(Ord. No. 612; 04-02-08)**

**40-3-17      AREA BULK REGULATIONS.** To facilitate public understanding of this Code, the Area-Bulk Regulation Schedule is hereby adopted and declared to be an integral part of this Code and it may be amended in the same manner as any other part of this Code. The Schedule is found at the conclusion of this Code.

**40-3-18 - 40-3-19      RESERVED.**

SECTION 40-3-17 - AREA AND BULK REGULATIONS - SUMMARY SHEET

ZONE DISTRICTS	MAXIMUM COVERAGE IN PERCENT OF LOT	FLOOR AREA RATIO	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	ACCESSORY BUILDINGS AND USES IF DETACHED MINIMUM DISTANCE TO:						ACCESSORY BUILDING	
				PRINCIPAL BUILDING IN LINEAR FEET	FRONT LOT LINE IN LINEAR FEET	SIDE LOT ADJACENT TO STREET IN LINEAR FEET	OTHER SIDE LOT LINE IN LINEAR FEET	REAR LOT LINE IN LINEAR FEET	MAXIMUM HEIGHT OF STRUCTURE	MAXIMUM COVERAGE IN PERCENT OF LOT	
"A-1" AGRICULTURAL	20%	N/A	35'	10'	50'	25'	5'	10'	N/A	30%	
"SR-1" SINGLE-FAMILY	25%	N/A	35'	10'	60'	25'	5'	10'	18'	30%	
"SR-2" SINGLE-FAMILY	25%	N/A	35'	10'	60'	25'	5'	10'	18'	30%	
MR-1" TWO-FAMILY	30%	3/4-1	35'	10'	60'	25'	5'	10'	18'	30%	
"MR-2" MULTI-FAMILY	30%	3/4-1	35'	10'	60'	25'	5'	10'	18'	30%	
"MH-1" MOBILE HOUSING	25%	N/A	20'	10'	60'	25'	5'	10'	18'	30%	
"B-1" NEIGHBORHOOD BUSINESS	50%	2:1	35'	10'	15'	25'	SEE PRINCIPAL BUILDING	10'	18'	30%	
"B-2" CENTRAL BUSINESS	50%	2:1	60'	15'	15'	25'	SEE PRINCIPAL BUILDING	10'	18'	30%	
"B3" HIGHWAY BUSINESS	50%	2:1	45'	15'	50'	50'	20'	25'	18'	30%	
"I-1" INDUSTRIAL	40%	1:1	60'	15'	15'	25'	15'	10'	18'	30%	