

**BUILDING PERMIT
CITY OF GRAYVILLE ZONING DISTRICT**

DISTRICT # _____

PERMIT# _____

DATE _____

FEES

BUILDING PERMIT

ORDINANCE VARIANCE

MAP AMENDMENTS

\$25.00 _____

\$50.00 _____

\$100.00 _____

PROPERTY OWNER(S) _____

ADDRESS _____

_____**NEW CONSTRUCTION**

_____**MOBILE HOMES**

_____**REMOVE OR DEMOLISH**

_____**INSTALL EQUIPMENT**

ADJOINING PROPERTY OWNERS

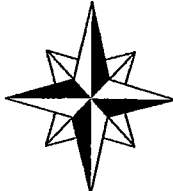
LOCATION OF BUILDINGS, POWER LINES, ETC., RELATIVE TO BUILDING(S)

DESCRIBE WORK

START DATE: _____

FINISH DATE: _____

**SHOW APPROXIMATE DISTANCE FROM OTHER PROPERTY LINES, SIDEWALKS, STREETS, AND BUILDINGS
EACH SQUARE REPRESENTS ONE BUILDING LOT (INDICATE NORTH ON COMPASS)**



**THIS PAGE TO BE COMPLETED BY CITY OF GRAYVILLE UTILITY EMPLOYEES
AND ZONING BOARD PRESIDENT**

WATER DEPARTMENT:

DATE INSPECTED _____ EMPLOYEE _____

SEWER DEPARTMENT:

DATE INSPECTED _____ EMPLOYEE _____

GAS DEPARTMENT:

DATE INSPECTED _____ EMPLOYEE _____

STREET DEPARTMENT:

DATE INSPECTED _____ EMPLOYEE _____

WATER, SEWER AND GAS CERTIFICATION

I, the undersigned Utility Manager for the City of Grayville, Illinois, after reviewing the preliminary plat for the above cited building permit application, and in consideration of the proposal of any needs for utilities; water, sewer and gas, hereby certify the said system for water, sewer and gas service as proposed is in accordance with the requirements of the Water, Sewer and Gas Departments and the ordinances of the City of Grayville, Illinois, pertaining to such.

I further certify that the proposed water, sewer and gas system within the above cited building permit request will not substantially affect or impair the services currently being provided to this area by the City of Grayville, and that the services are adequate for their intended use.

Dated this _____ day of _____ 20_____

Utility Manager

**FINAL APPROVAL:
CITY OF GRAYVILLE ZONING BOARD PRESIDENT**

APPROVED: ____/____/____ **DENIED:** ____/____/____

City of Grayville
Zoning Board President

ZONING REQUIREMENTS

R-1 SINGLE-FAMILY RESIDENCE DISTRICT REGULATIONS

MINIMUM LOT AREA: All lots hereafter created in this district shall contain an area of not less than 5,000 square feet.

LOT DIMENSIONS: All lots shall have a minimum width of 50 feet and a minimum depth of 100 feet. Curve and cul-de-sac lot width shall be measured as a chord distance at the building setback line.

BUILDING HEIGHT: No building or structure, located in this district, may be changed or erected so as to have a height greater than 30 feet.

MINIMUM GROUND FLOOR AREA: No single-family dwelling may be changed or erected so that its ground floor area is less than 900 square feet. Mobile homes shall have a minimum of 980 square feet.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 25 feet.
- (b) A minimum width of each side yard shall not be less than 10 feet.
- (c) A minimum depth of a rear yard for the principal building shall not be less than 20 feet.

LOT COVERAGE: The buildings on a lot, including accessory buildings, may not exceed in coverage 35% of the total lot area.

MOBILE HOMES: Not more than one mobile home per platted lot.

FENCES: A fence can be erected to the property line.

MOBILE HOME RESTRICTIONS WITHIN R-1

MINIMUM LOT AREA: Minimum lot area shall be 50 feet minimum width.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 10 feet.
- (b) A minimum width of each side yard shall not be less than 10 feet.
- (c) A minimum depth of rear yard for the principal building shall not be less than 10 feet.

MOBILE HOMES:

- (A) Mobile homes shall contain a minimum of 980 square feet.
- (B) Not more than one mobile home per platted lot.
- (C) The manufacture date of the mobile home shall be not more than twelve years prior to the date a building permit is sought.
- (D) Any mobile home that is in place within, or up to one-half mile outside of the corporate limits, must comply with these property development standards, before it can be relocated within those same boundaries.

OFF-STREET PARKING:

There shall be not less than two concrete off-street parking spaces provided for each mobile home stand.

FENCES: A fence can be erected to the property line.

R-2 SINGLE-FAMILY RESIDENCE DISTRICT REGULATIONS

MINIMUM LOT AREA: All lots hereafter created in this district shall contain an area of not less than 11,250 square feet.

LOT DIMENSIONS: All lots shall have a minimum width of 75 feet and a minimum depth of 150 feet.

BUILDING HEIGHT: No building or structure, located in this district, may be changed or erected so as to have a height greater than 30 feet.

MINIMUM GROUND FLOOR AREA: No single-family dwelling may be changed or erected so that its ground floor area is less than 1500 square feet.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 25 feet.
- (b) A minimum width of each side yard shall not be less than 20 feet.
- (c) A minimum depth of a rear yard for the principal building shall not be less than 20 feet.

LOT COVERAGE: The buildings on a lot, including accessory buildings, may not exceed in coverage 35% of the total lot area.

MOBILE HOMES: Mobile homes are not permitted.

FENCES: A fence can be erected to the property line.

MH MOBILE HOME DISTRICT OR PARK REGULATIONS

MINIMUM LOT AREA: Minimum lot area shall be 50 feet minimum width.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 10 feet.
- (b) A minimum width of each side yard shall not be less than 10 feet.
- (c) A minimum depth of rear yard for the principal building shall not be less than 10 feet.

MOBILE HOMES:

- (A) Mobile homes shall contain a minimum of 980 square feet.
- (B) Not more than one mobile home per platted lot.
- (C) The manufacture date of the mobile home shall be not more than twelve years prior to the date a building permit is sought.
- (D) Any mobile home that is in place within, or up to one-half mile outside of the corporate limits, must comply with these property development standards, before it can be relocated within those same boundaries.

OFF-STREET PARKING:

There shall be not less than two concrete off-street parking spaces provided for each mobile home stand.

FENCES: A fence can be erected to the property line.

C-1 LOCAL BUSINESS DISTRICT REGULATIONS

MINIMUM LOT AREA: No minimum lot area requirements.

LOT DIMENSIONS: All lots shall have a minimum width of 50 feet. Curve and cul-de-sac lot width shall be measured as a chord distance at the building setback line.

BUILDING HEIGHT: No building or structure, located in this district, may be changed or erected so as to have a height greater than 35 feet.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 10 feet.
- (b) A minimum width of each side yard shall not be less than 10 feet.
- (c) A minimum depth of a rear yard for the principal building shall not be less than 10 feet.

C-2 CENTRAL BUSINESS DISTRICT REGULATIONS

MINIMUM LOT AREA: No minimum lot area requirements.

LOT DIMENSIONS: No minimum lot dimension requirements.

BUILDING HEIGHT: No building or structure, located in this district, may be changed or erected so as to have a height greater than 40 feet.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) No minimum front yard requirements.
- (b) No minimum side yard requirements.
- (c) No minimum rear yard requirements.

I-1 INDUSTRY DISTRICT REGULATIONS

MINIMUM LOT AREA: No minimum lot area requirements.

LOT DIMENSIONS: All lots shall have a minimum width of 50 feet. Curve and cul-de-sac lot width shall be measured as a chord distance at the building setback line.

BUILDING HEIGHT: No building or structure, located in this district, may be changed or erected so as to have a height greater than 40 feet.

YARDS: No building shall be erected or enlarged unless a 20 foot front yard is provided.

FENCES: The Zoning Board shall reserve the right to require installation of an opaque barrier for aesthetic reasons, around all or part of a property as a condition of its intended development.

AG AGRICULTURAL DISTRICT REGULATIONS

MINIMUM LOT AREA: All lots hereafter created in this District shall contain an area of not less than one acre.

LOT DIMENSIONS: All lots shall have a minimum width of 150 feet and a minimum depth of 200 feet. Curve and cul-de-sac lot width shall be measured as a chord distance at the building setback line.

YARDS: No building shall be erected or enlarged unless the following yard setback requirements are provided.

- (a) A front yard not less than 40 feet.
- (b) A minimum width of each side yard for the principal building shall not be less than 25 feet.
- (c) A minimum depth of a rear yard for the principal building shall not be less than 50 feet.

LOT COVERAGE: The buildings on a lot, including accessory buildings, may not exceed in coverage 30% of the total lot area.

NOTE: FOR ADDITIONAL INFORMATION, OR IF YOU HAVE ANY QUESTIONS, CONTACT THE GRAYVILLE CITY HALL AND REQUEST A COMPLETE COPY OF THE ZONING ORDINANCE