

**TOLONO, ILLINOIS**

**ORDINANCE NUMBER 03- 03**

**AN ORDINANCE AMENDING  
THE VILLAGE OF TOLONO  
ZONING ORDINANCE  
AS IT RELATES TO MINIMUM SQUARE FOOTAGE**

Adopted by the  
Board of Trustees of the Village of Tolono  
This 6<sup>th</sup> day of May, 2003.

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Published in pamphlet form by authority of the President and the Board of Trustees of the Village of Tolono, Champaign County, Illinois this 6<sup>th</sup> day of May, 2003.

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**AN ORDINANCE AMENDING  
THE VILLAGE OF TOLONO  
ZONING ORDINANCE  
AS IT RELATES TO MINIMUM SQUARE FOOTAGE**

**WHEREAS**, The Board of Trustees for the Village of Tolono is charged with the regulation of zoning in the Village of Tolono and is authorized to amend its Zoning Ordinance; and

**WHEREAS**, pursuant to 65-ILCS 5/11-13-14 notice in accordance with law was published in the News Gazette, a local newspaper, for a hearing held this date to consider the changes contemplated herein; and

**WHEREAS**, The Village Board has considered the recommendations of the Tolono Planning Commission, input from the public at the hearing held this date, and all other matters and hereby determines that it is necessary and appropriate to amend the Village of Tolono Zoning Ordinance as provided herein.

**NOW THEREFORE** it is hereby Ordained as follows:

**SECTION 4.2.6** of the Village of Tolono Zoning Ordinance is hereby amended to read as follows:

**“AG-1 District.** Every lot used for residential purposes shall have a minimum width at the building line of 200 feet and a minimum lot area of one acre (43,560 square feet). No building shall be erected for residential purposes having a ground floor area of less than 680 square feet, exclusive of unenclosed porches, terraces and garages.

**RS District.** Every building or other structure erected or used for any use permitted in this district shall have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet at the building line. No building shall be erected or residential purposes having a ground floor area of less than 1,600 square feet, if a single story dwelling, or a ground floor area of less than 900 square feet if more than one story, exclusive of unenclosed porches, terraces and garages.

**R-1 District.** Every building or other structure erected or used for any use permitted in this district shall have a minimum lot area of 9,600 square feet and a minimum lot width of 80 feet at the building line. No building shall be erected for residential purposes having a ground floor area of less than 1,500 square feet if a single story dwelling or less than 1,600 square feet with a ground floor area of less than 800 square feet if two story, exclusive of porches, terraces and garages.

**R-2 District.** Every building or other structure erected or used for any use permitted in this district shall have a minimum lot area of 6,500 square feet and a minimum lot width of 65 feet at the building line. No building shall be erected for residential purposes having a ground floor area of less than 1,100 square feet if a single story dwelling or less than 1,200 square feet with a ground floor area of less than 600 square feet if two story, exclusive of porches, terraces and garages.

**R-3 District.** Every building or other structure erected or used for any dwelling use permitted in this district shall have a minimum lot area per housing unit in accordance with the following table:

<u>Type of Dwelling Unit</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single Family Dwelling	6,500 sq. ft.
Two Family Dwelling	3,750 sq. ft.

For every building erected, altered or used for any other uses permitted in this district, there shall be a lot area of not less than 6,500 square feet and a lot width of not less than 65 feet at the building line.

No building shall be erected for residential purposes having a ground floor area of less than 1000 square feet for a single family dwelling plus an additional floor area of 600 square feet per additional family unit, exclusive of porches, terraces and garages.

**R-4 District.** Every building or other structure erected or used for any dwelling use permitted in this district shall have a minimum lot area per housing unit in accordance with the following table:

<u>Type of Dwelling Unit</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single Family Dwelling	6,500 sq. ft.
Two Family Dwelling	3,750 sq. ft.
Multifamily – 3 Bedroom	2,500 sq. ft.
Multifamily – 2 Bedroom	2,000 sq. ft.*
Multifamily – 1 Bedroom	1,500 sq. ft.*

\* In no case shall the total lot area be less than 7,500 sq. ft.

For every building erected, altered or used for any other uses permitted in this district, there shall be a lot area of not less than 7,500 square feet and a lot width of not less than 65 feet at the building line.

No building shall be erected for residential purposes having a ground floor area of less than 900 square feet for a single family dwelling plus an additional floor area of 600 square feet per additional family unit, exclusive of porches, terraces and garages.

**CB District.** A minimum lot area of not less than 3,500 square feet and a lot width of not less than 25 feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district. In the case of developmental plan, the heights of buildings and other structures erected or enlarged in this district, and area, width, yard and building coverage requirements therefore shall be as specified on or in connection with the aforesaid development plan. No more than ninety percent of any lot may be covered by buildings.

**CN District.** A minimum lot area of not less than 6,500 square feet and a lot width of not less than 65 feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district. In the case of developmental plan, the heights of buildings and other structures erected or enlarged in this district, and area, width, yard and building coverage requirements therefore shall be as specified on or in connection with the aforesaid development plan. No more than thirty-five percent of any lot may be covered by buildings.”

**I-1 District.** A lot area of not less than 8,000 square feet and a lot width of not less than 70 feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district.

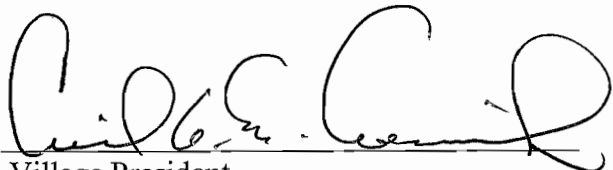
**PL District.** Minimum lot areas and widths shall reflect the requirements of the underlying district.

To the extent that any other provisions of the Tolono Zoning Ordinance are not otherwise amended by this Ordinance said portion shall remain in full force and effect. To the extent that the within Ordinance conflicts with the existing terms of the Tolono Zoning Ordinance the adoption of the within Ordinance shall prevail.

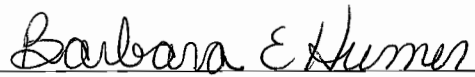
This Ordinance shall take effect and be in force from and after its passage, approval and publication in lawful pamphlet form.

Presented, Passed, Approved and Recorded this 6<sup>th</sup> day of May, 2003.



  
Village President

ATTEST: (SEAL)

  
Village Clerk