

ORDINANCE # 2000- 38

**AMENDMENT to the KENDALL COUNTY ZONING ORDINANCE
REGARDING REQUIRED YARDS**

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public's interest; and

WHEREAS, the introduction to Section 4.04 E. of the Kendall County Zoning Ordinance currently reads as follows:

PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. The following accessory buildings, structures, and uses are permitted may be obstruction in yards and courts as follows:

Note:

F Denotes permitted obstruction in front and side yards adjoining streets.

S Denotes permitted obstruction in interior side yards.

R Denotes permitted obstruction in rear yards.

C Denotes permitted obstruction in open courts.

WHEREAS, the current language does not permit an accessory structure such as, but not limited to, a detached garage, swimming pool, or gazebo from being located between the road and the front of the house even though the required setbacks may be met; and

WHEREAS, no other language in the Kendall County Zoning Ordinance refers to open courts or court yards; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends the Kendall County Zoning Ordinance to include the following in Section 3.02 - Definitions:

YARD, REQUIRED. The area between the road right-of-way and/or the property line and the minimum distance established for the appropriate setback for either front, side, or rear yard.

BE IT FURTHER ORDAINED, the Kendall County Board hereby amends the introduction of Section 4.04 E. of the Kendall County Zoning Ordinance to read as follows:

PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. The following accessory buildings, structures, and permitted uses may be obstructions in the required yards as follows:

Note:

F Denotes permitted obstruction in required front and side yards adjoining streets.

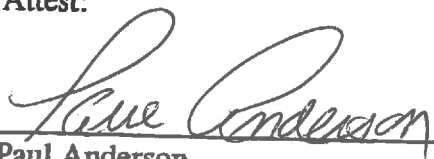
S Denotes permitted obstruction in required side yards.

R Denotes permitted obstruction in required rear yards.

BE IT FURTHER ORDAINED, all other references to open courts and court yards in Section 4.04 shall be deleted as context permits.

IN WITNESS OF, this Amendment to the Kendall County Zoning Ordinance was approved by the Kendall County Board on October 17, 2000.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman