

Land Use	Zoning District							General Use Standard ¹	Admin. Review Or Special Use Standard
	A	AR	PR	R	CG	CI	I		
Agricultural uses:									
Agriculture	P	P	P	P	P	P	P		
Accessory Dwelling Units	A	A	A	A	N	N	N		Sec. 8-2-4-15 of this chapter
Boarding/riding stables	A	A	A	A	A	N	N		Sec. 8-2-4-1 of this chapter

Section 8-2-4-15 Accessory Dwelling units:

Accessory dwelling units (ADUs) are allowed as Administrative Used for A-Agricultural, AR-Agricultural Residential, PR – Planned Residential, and R-Residential following requirements are met:

Section 8-2-4-15-1 Submittal for Administrative Review:

Each submittal shall include the following information provided to the Land Use Department for review by the Development Team:

1. Survey completed by an Illinois Certified Surveyor that shows:
 - a. The ADU and the dwelling unit location on a minimum of one (1) acre parcel. Limited to one ADU per parcel.
 - b. Distance of the ADU from the property lines and the existing home on the parcel.
 - c. Any floodplain if applicable.
 - d. Parking spaces outlined in the existing driveway.
 - e. Area of the parcel.
 - f. Length of the driveway
 - g. Location of the septic and well.
 - h. Adjacent parcel owners.

2. Setbacks:
 - a. The ADU shall be a minimum of ten (10) feet from the rear and side property lines.
 - b. The ADU shall be placed in the rear yard of the parcel.
 - c. The ADU shall be placed such that it is a minimum of thirty (30) feet from the principal existing dwelling unit on the lot.

3. Design:
 - a. The ADU shall match in color and general style of the primary existing dwelling unit.
 - b. The ADU shall have the main opening to the home facing the rear yard.
 - c. Attachment shall be made to the pad of the ADU and an engineering plan shall be provided such that all structural securement complies with the International Residential Building code enforced by Grundy County.

- d. All utility infrastructure for the ADU shall be provided by the primary dwelling unit. The ADU shall not have a separate address.
- e. The open areas below the ADU shall be skirted with a material that matches the architectural color and material as the ADU to prevent view of the underside of the ADU.
- f. The ADU shall be one story and have a height limitation of twenty-five (25) feet. The minimum area of the ADU shall be three hundred (300) square feet to eight hundred and fifty (850) square foot maximum.
- g. The ADU shall provide a minimum of seventy (70) square feet for the bedroom or living space, thirty (30) square feet for the bathroom, and fifty (50) square feet for the kitchen.
- h. No additions are allowed onto the ADU.
- i. ADU may be designed to house not more than two residents.
- j. All modular or prefabricated ADUs shall be certified to comply with the current international Residential Code enforced by Grundy County.

Section 8-2-4-15-2 Restrictions for ADUs

1. The ADU shall be occupied by family as defined in Section 16 of the code. The ADU is limited to only two occupants.
2. An affidavit shall be provided by the owner of the parcel that verifies that a family member(s) will be living in the ADU.
3. No home occupations uses shall occur in the ADU.
4. The ADU shall not be rented as a dwelling.
5. The ADU shall be owned by the owner of the parcel who is required to live either in the ADU or the existing dwelling unit.
6. The owner once approved for the use of an ADU shall obtain a building permit to place or construct the ADU onto the property.
7. An annual certification will be provided to the owner and will have them recertify the ADU use. This will be completed on an annual basis.
8. If the ADU is no longer used, it shall be removed from the property within six (6) months of the notification.
9. No passageways shall be provided between the primary dwelling unit and the ADU.
10. The ADU shall remain in the ownership of the parcel and primary dwelling unit. This information shall be included with the deed and recorded with the Grundy County Clerk's office. Verification of that information is required as part of the building permit process for the ADU.

Section 16 Definitions to be added:

Accessory Dwelling Unit: Also known as ADU means a detached dwelling unit that provides for living quarters for not more than two residents that are family to the owners who live in the existing dwelling unit on the same parcel. The ADU shall provide for sleeping, eating, sanitary, and living areas for the residents. ADUs are owned by the owner of the parcel who is responsible for all interior and exterior upkeep of the unit. An ADU may be a manufactured home that is properly tied down to the property and shares in utilities of the primary existing home such as water, septic, electric, and gas.

(Existing in the Code)

FAMILY: A group of individuals living together and functioning as a single housekeeping unit, using certain rooms and housekeeping facilities in common. The following individuals shall qualify as a family for the purposes of this UDO:

- A. One person or two (2) or more persons each related to the other by blood, marriage, or legal adoption,*
- B. Persons placed in foster care by an authorized agency.*
- C. Live-in domestic workers employed by the resident household to conduct cleaning, cooking, gardening, and similar tasks.*
- D. Not more than four (4) other unrelated individuals.*
- E. In addition to subsection D of this definition, not more than two (2) room boarders or permanent guests, whether or not gratuitous.*

MANUFACTURED HOME: A dwelling unit that is fabricated in an off site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with standards promulgated by the U.S. department of housing and urban development (HUD), pursuant to 42 USC section 5403, construction and safety standards, and certified as provided in 77 Illinois administrative code 880.

