CHAPTER 360 BUILDING REGULATIONS

Section 360-1 Definitions

Accessory Structure - A structure that is subordinate to and located on the same lot as a principal building and that is incidental to the principal use of the property.

Addition - Any construction that increases the floor area, height, or overall size of an existing structure.

Agricultural Structure - A structure designed and used exclusively for agricultural purposes including the storage of farm equipment, livestock housing, crop storage, or other farm-related operations. This term includes barns, grain bins, silos, machine sheds, and similar structures.

Accessory Dwelling Unit (ADU) - A subordinate, self-contained residential unit with a maximum size of 1,200 square feet that includes permanent provisions for sleeping, cooking, sanitation, and living, located on the same lot as a lawful principal dwelling or farmstead. Includes attached, internal, converted, and detached forms.

Building Permit - An official authorization issued by the Carroll County Zoning Officer allowing construction, placement, alteration, enlargement, or relocation of a structure in accordance with applicable county ordinances.042960+

Energy Storage System (ESS) - A facility with an aggregate energy capacity that is greater than 1,000 kilowatts and that is capable of absorbing energy and storing it for use at a later time, including, but not limited to, electrochemical and electromechanical technologies.

Commercial Solar Energy Facility - A solar energy system designed and intended to generate electricity for sale, distribution, or commercial use.

Farmstead/Building Envelope - The cluster of existing principal agricultural/residential buildings and appurtenant yards on a zoning lot, typically excluding active cropland and pasture.

Floor Area - The total square footage of enclosed usable space within a structure measured from exterior walls.

Manufactured Home - A home, not less than 24 ft in width, built to HUD building code standards, installed on a permanent foundation with utilities per code.

Mobile Home - A single-wide trailer, less than 24 ft in width, that is used as a dwelling in a mobile home park.

Permanent Foundation - A durable, site-built structure—typically concrete or masonry, designed to firmly attach a structure to the ground, preventing movement and supporting structure weight.

Personal Energy Generation System - Any device or system designed and built to generate electricity from renewable resources including solar or wind power, designed and used exclusively to help offset onsite power consumption of a farm, residence, or business.

Principal Structure - The primary building located on a lot or parcel in which the principal use of the property is conducted.

Remodeling or Alteration - Any change to an existing structure that does not increase the building footprint or floor area but may affect the structure's interior or exterior design, layout, or materials.

Recreational Vehicle (RV) - A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel, or seasonal use. Designed to either have its own motor power or is mounted on, or towed by, another vehicle. See Chapter 760 for additional details.

Setback - The required minimum horizontal separation distance between a structure and a property line, road right-of-way, or other designated boundary.

Structure - Anything constructed or placed above ground that requires a semi-permanent or fixed location on the ground or that is attached to something having such a location. Examples include, but are not limited to:
buildings, portable utility sheds, carports, garages, homes, decks, porches, swimming pools, agricultural buildings, towers, and similar constructed features.

Tiny Home - A residential dwelling unit intended for permanent habitation containing three hundred (300) to eight hundred (800) square feet of floor area, excluding loft space areas.

Tower - Any structure designed primarily to support antennas, communication equipment, wind turbines, or similar equipment.

Wind Energy Conversion System (WECS) - A system consisting of wind turbines, towers, and associated equipment used to convert wind energy into electrical power.

Section 360-2 Building Permits Required

A. No building or structure shall be erected, remodeled, or moved without first securing a building permit from the Carroll County Zoning Officer, if it meets the following:

1. Required for all new structures, regardless of size.
2. Required for additions or remodels to an existing structure that would change the size of a structure;
3. Required for a change in the principal use of a structure. Change of Use Permit. Example: changing an existing ag building into a residence, manufacturing or office.
4. Communication towers and related facilities.
5. Commercial and Non-Commercial Energy Generation Systems. i.e., Wind and Solar.
6. Energy Storage Systems
7. Any interior or exterior work conducted within a designated flood zone

B. No building permit will be required for the following:

1. Interior remodeling, that does not change the size or use of a building.
2. Exterior remodeling and improvements that do not change square footage. Examples: Siding, replacement windows and roofing.
3. Fences.

Section 360-3 Validity of Permits.

A. All building permits shall be valid for one year from the date of the issuance and may not be renewed; provided, however that the start of the construction process has begun. In such instances, the Zoning Officer may renew a building permit without any additional fee being paid. Permits are specific to the size, use, setback and location approved by building permit application. Any change from the approved application shall terminate the validity of the permit issued, and may be cause for violation. All building violations may be subject to fines and/or the removal of any non-conforming or non-permissible structure(s).

Section 360-4 Exhibits Required

A. The following exhibits shall accompany each application for a building permit or for use of land when requested:

1. Boundary survey or deed of the property in question.
2. A valid well and septic permit issued by the Carroll County Health Department.
3. Plot plan indicating location, size and building setback of proposed structure(s).
4. The estimated cost of construction.
5. Building Prints, indicating the size and dimensions of the structure to be built.
6. Land Evaluation Site Assessment for new residential building sites in the AG-1 district.
7. Right-Of-Way Access Approval.
8. Road Use Agreement to be completed with Carroll County Highway Department or appropriate road jurisdiction.

Section 360-5 Application Process

A. The procedure for applying for a building permit shall be as follows:

1. The property owner or a designated agent shall learn the rules, regulations and requirements for the proposed project and obtain an application form.
2. The applicant shall file the completed application form together with the required exhibits to the Zoning Officer.
3. The Zoning Officer shall collect the required permit fee, review the proposed project and issue approval when the project complies with the provisions of this ordinance and any relevant county laws.

Section 360-6 Tiny Homes

A. Purpose. The purpose of this section is to establish regulations for tiny homes within Carroll County to provide housing flexibility while ensuring compatibility with surrounding land uses, protecting public health and safety, and maintaining orderly development.
B. Permits required:
    1. Administrative Permit. A tiny home shall be permitted as the first standard principal residential building in the Agricultural (AG-1) District, meeting all location, lot size and building requirements.
    2. Special Use Permit. Tiny homes in any Residential Zoning District shall be permitted only upon approval of a Special Use Permit by the Zoning Board of Appeals and approval by the Carroll County Board in accordance with the procedures established in Chapter 700 of the Carroll County Zoning Ordinance.
    3. A valid well and septic permit issued by the Carroll County Health Department.
C. Eligibility and Placement Standards.
    1. Tiny homes shall be permitted only on a legally established lot or parcel.
    2. The tiny home must comply with all zoning district setbacks and requirements applicable to a principal structure.
    3. Only one (1) home shall be permitted per parcel unless the property is located within a zoning district that allows multiple dwelling units or placed as an approved Accessory Dwelling Unit (ADU).
    4. The unit must be connected to an approved water supply and wastewater system, including a private septic system or public sanitary sewer where available.
    5. The tiny home shall meet all applicable county, state, and health department regulations.
D. Design Standards.

    1. The home shall be placed on a permanent foundation.
    2. Square footage must be between three hundred (300) to eight hundred (800) feet, excluding loft space.
    3. The structure shall include adequate heating, insulation, and sanitation facilities to support year-round habitation.

Section 360-7 Accessory Dwelling Unit (ADU)

A. Special Use Permit Required. Within all zoning districts, Accessory Dwelling Units (ADU) shall be permitted only upon approval of a Special Use Permit (SUP) by the Zoning Board of Appeals and approval by the Carroll County Board in accordance with the procedures established in Chapter 700 of the Carroll County Zoning Ordinance.
B. Eligibility and Placement Standards**.**

    1. Number Allowed. A maximum of one (1) ADU shall be permitted per parcel.
    2. Relationship to Principal Dwelling an ADU shall be located:
        i. Within a detached accessory structure as a conversion.
        ii. Built or placed as a detached structure.
        iii. ADU shall be within the existing farmstead/building envelope OR within 200 ft of the principal dwelling.
    3. Utilities. The ADU must be connected to an approved water supply and wastewater system meeting County Health Department standards.

4. Size Restrictions. Unless approved by SUP, ADU shall have a maximum 1,200 sq. ft. total floor area. An ADU shall not be bigger than the original dwelling on the property.
5. Setbacks. Detached ADUs must meet the setback requirements applicable within the zoning district.
6. Parking. At least one additional off-street parking space shall be provided for the ADU unless waived by the Zoning Officer.
7. Ownership. The ADU shall not be subdivided or sold separately from the principal dwelling.
8. Occupancy. The principal dwelling or the ADU shall be owner-occupied.
9. Not Allowed as ADU: RVs, travel trailers, tiny houses on wheels, or other movable structures not on permanent foundations.

C. Pre-existing Accessory Dwelling Units. Any Accessory Dwelling Unit established prior to _____ 2026, shall be considered a legal conforming use provided it was constructed in compliance with applicable building, and health regulations at the time of construction.
D. Permitting. After obtaining a SUP, the property owner must still obtain the proper building permit from the Zoning Officer for construction of a new building on the property.

Section 360-8 Fines and Separate Offenses

A. A person who violates, disobeys, omits, neglects, or refuses to comply with or resists the enforcement of any of the provisions of this ordinance may be fined up to five hundred dollars ($500.00) for each offense.

B. Upon evidence that an ordinance violation has been committed the Zoning Officer will conduct the following:

1. Notify the property owner of the violation by regular mail, giving a time frame determined by the Zoning Officer in which to correct the infraction, secure the permit and pay the late fee.

    i. The late fee will constitute two times the cost of the original permit or $100 (whichever is more) for the building/structure being erected or having been erected; In cases of setback noncompliance needing a variance, a late fee of $1000.00 shall be assessed.
    ii. Contractors/builders found to have built or are building without a county permit being issued shall also be fined $250.00.

2. Each week a violation or failure to comply exists will constitute as a separate offense.

Section 360-9 Service of Complaint

A. The Zoning Officer is authorized to serve upon any person in violation of this ordinance a complaint of the violation in the form of a uniform non-traffic citation which shall require the violator's appearance before the circuit court.

Section 360-10 Civil Suits Authorized

A. The State's Attorney may bring suit seeking to permanently enjoin any ongoing violation of this ordinance. Any unpaid fines, penalties, or enforcement costs resulting from violations may be recorded as a lien against the subject property and collected in accordance with Illinois Statute 55 ILCS 5/5-43035.

Passed as amended the _____ day of _____ by the County Board of Carroll County.

_____
County Board Chairman

_____
County Clerk