



**Village of Marine**  
 320 N Vernon St  
 PO Box 136  
 Marine IL 62061

\*Inspector: Keith Horn 618-654-7637

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**ACCESSORY/SOLAR ENERGY BUILDING PERMIT APPLICATION**

DATE: \_\_\_\_\_

PERMIT: # _____
EXPIRES: _____

NAME OF OWNER \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

CONSTRUCTION SITE: \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_ TOTAL SQ FT \_\_\_\_\_

**FEE SCHEDULE:**

- Accessory Buildings 200 square feet or less \$35.00
- All Accessory Buildings over 200 sq. ft. \$.18 per square foot
- Solar Energy Systems Over 25 Sq. ft. \$.30 per square foot

SERVICE	COMPANY NAME	LICENSE #	PHONE #
Contractor			
Electrical			
Plumbing			

**NOTE: Building Permit application must be accompanied by a plot plan showing lot area and proper front, side and rear building setbacks.**

MAXIMUM HEIGHT – 18 FEET

Accessory uses shall not cover more than thirty (30) percent of a required rear yard.

For Minimum setbacks see Section 40-3-17: Area and Bulk Regulations Summary Sheet

Solar Panels under 25 sq. ft. are not required to have a permit. Solar Panels that require an electric disconnect with inspection before reconnect will also be subject to an additional electrical upgrade fee of \$50.

**FOLLOWING CODES SHALL BE COMPLIED WITH:**

- INTERNATIONAL BUILDING CODE, 2012 Ed.
- INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2000 Ed.
- NATIONAL ELECTRICAL CODE, 2002 Ed.
- Footings shall be a minimum of 40 inches depth, a minimum of 32 inches below ground level; thickness shall be minimum of 8 inches.

STATE OF ILLINOIS LAW REQUIRES THAT THE ILLINOIS PLUMBING CODE BE COMPLIED WITH, LATEST ADOPTED EDITION

**NOTE: Approval of this building permit application and issuance of a building permit does not give permission to violate the Village of Marine building or zoning codes. Where, applicable, some State of Illinois codes and regulations may be more stringent. Burning construction waste at building site is unlawful**

**PLEASE READ CAREFULLY: I understand that I am responsible for calling for inspections at each stage of this project. Upon completion of the project, I understand that I am required to call for a final inspection and that the project cannot be used or occupied until a final inspection has been completed. Failure to comply with the requirements of the Zoning Code shall result in the imposition of a fine not less than One Hundred Dollars (\$100.00) and not more than Seven Hundred Fifty Dollars (\$750.00), plus costs. We highly recommend installing a sewer backflow preventer. Village is not responsible for damages.**

\_\_\_\_\_  
Signature of Owner or Owner's Representative

\_\_\_\_\_  
Date

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**\*OFFICIAL USE ONLY\***

Building Permit # \_\_\_\_\_

Building Permit Fee: \_\_\_\_\_

Expires: \_\_\_\_\_

Electrical Upgrade Permit Fee: \_\_\_\_\_

**GRAND FEE TOTAL:** \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

BUILDING OFFICIAL/INSPECTOR

DATE

COMMENTS: \_\_\_\_\_

**40-3-15**      **ACCESSORY USES - PERMITTED.**

(A) Any accessory use shall be deemed permitted in a particular zoning district if such use:

- (1) meets the definitions of "accessory use" found in **Section 40-2-2**;
- (2) is accessory to a principal structure or use that is allowed in a particular zoning district as permitted or special use; and
- (3) is in compliance with restrictions set forth in **Section 40-3-16**.

(B) If an accessory structure is attached to a principal structure, it shall be considered part of such structure. (**See Definition of "Attached" in Section 40-2-2**)

**40-3-16**      **ACCESSORY USE RESTRICTIONS.**

(A) **Height.** No accessory use shall be higher than **eighteen (18) feet** in any Zoning District; provided, there shall be a height limit of **twenty-five (25) feet** on accessory structures related to agriculture. (**Ord. No. 780; 11-01-23**)

(B) **Setbacks.** No accessory use in any zoning district shall be located in the front yard, except on an agricultural zoned tract of land **two (2) acres** or larger in size. In this case, an accessory building can be built in the front of the home, or a new home may be located behind an existing accessory building. All accessory structures in Agricultural Districts shall be **fifty (50) feet** from the front property line. For additional setback regulations by district, see Section 40-3-17 at the conclusion of the Code. (**Ord. No 780; 11-01-23**)

(C) **Yard Coverage.** Accessory uses shall not cover more than **thirty percent (30%)** of a required rear yard.

(D) **Use As Dwelling.** Use of any accessory structure as a dwelling is strictly prohibited throughout the Village.

(E) **Size.** All accessory use greater than **two hundred (200) square feet**.

(F) **Construction.** All accessory use shall have a permanent foundation. Definition found in **Section 40-2-2. (Ord. No. 567; 08-17-05)**

(G) **Storage Containers.** It shall be unlawful to locate in this Village any accessory use known as a storage container consisting of either a railroad or train car, a truck body or shell or a truck trailer, licensed or unlicensed, on any lot in the Village. (**Ord. No. 612; 04-02-08**)

**40-3-17**      **AREA BULK REGULATIONS.** To facilitate public understanding of this Code, the Area-Bulk Regulation Schedule is hereby adopted and declared to be an integral part of this Code and it may be amended in the same manner as any other part of this Code. The Schedule is found at the conclusion of this Code.

**40-3-18 - 40-3-19**      **RESERVED.**

SECTION 40-3-17 - AREA AND BULK REGULATIONS - SUMMARY SHEET

ZONE DISTRICTS	ACCESSORY BUILDINGS AND USES IF DETACHED MINIMUM DISTANCE TO:				ACCESSORY BUILDING				
	MAXIMUM COVERAGE IN PERCENT OF LOT	FLOOR AREA RATIO	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	FRONT LOT LINE IN LINEAR FEET	SIDE LOT ADJACENT TO STREET IN LINEAR FEET	OTHER SIDE LOT LINE IN LINEAR FEET	REAR LOT LINE IN LINEAR FEET	MAXIMUM HEIGHT OF STRUCTURE	MAXIMUM COVERAGE IN PERCENT OF LOT
"A-1" AGRICULTURAL	20%	N/A	35'	50'	25'	5'	10'	N/A	30%
"SR-1" SINGLE-FAMILY	25%	N/A	35'	60'	25'	5'	10'	18'	30%
"SR-2" SINGLE-FAMILY	25%	N/A	35'	60'	25'	5'	10'	18'	30%
MR-1" TWO-FAMILY	30%	3/4:1	35'	60'	25'	5'	10'	18'	30%
"MR-2" MULTI-FAMILY	30%	3/4:1	35'	60'	25'	5'	10'	18'	30%
"MH-1" MOBILE HOUSING	25%	N/A	20'	60'	25'	5'	10'	18'	30%
"B-1" NEIGHBORHOOD BUSINESS	50%	2:1	35'	15'	25'	SEE PRINCIPAL BUILDING	10'	18'	30%
"B-2" CENTRAL BUSINESS	50%	2:1	60'	15'	25'	SEE PRINCIPAL BUILDING	10'	18'	30%
"B3" HIGHWAY BUSINESS	50%	2:1	45'	50'	50'	20'	25'	18'	30%
"I-1" INDUSTRIAL	40%	1:1	60'	15'	25'	15'	10'	18'	30%

The inspections listed below are **MANDATORY** and must be made in the sequences as listed below. The building inspector must approve any variation to this sequence. **ALL** bearers of building permits are **required** to give inspector(s) **48 hours** to complete the following inspections prior to commencing with further work.

**BUILDING PERMITS MUST BE POSTED**

\*Call Building Inspector Keith Horn at 618-654-7637 FOR ALL INSPECTIONS

1. \_\_\_\_\_ **PRE POUR** – FOOTING before it is poured. Property lines must be located, staked, and strung to show setbacks from footings (brick ledges must be allowed for in dimensions). Sediment and Erosion control and Temporary Rock Drive must also be in place at this time as well as the installation of a silt fence if a basement is dug.
2. \_\_\_\_\_ **FOOTING INSPECTION** – After footing is poured but before foundation wall is started, (WHEN A SINGLE POUR IS TO BE MADE COMBINING FOOTING AND FOUNDATION, AN INSPECTION MUST BE MADE OF THE FORMS PRIOR TO POUR.)
3. \_\_\_\_\_ **FOUNDATION INSPECTION** – After waterproofing and before back filling.
4. \_\_\_\_\_ **UNDER FLOOR PLUMBING INSPECTION** – Before rock fill and concrete floor.
5. \_\_\_\_\_ **ROUGH PLUMBING & H.V.A.C. INSPECTIONS** – **Before** insulation is installed and after all traps, vents, water lines and drains are installed and all cold air returns and heat ducts and concealed exhaust vents and gas lines.
6. \_\_\_\_\_ **ROUGH WIRING AND ROUGH FRAMING INSPECTION** – **Before** insulation and drywall are installed and ALL electrical lines are run and boxes are in, and heating and plumbing rough is completed.
7. \_\_\_\_\_ **DRYWALL OR LATH INSPECTION** – After drywall is installed and before it is taped or plastered.
8. \_\_\_\_\_ **SEWER HOOK-UP INSPECTION (CALL VILLAGE OF MARINE WATER AND SEWER DEPARTMENT AT 618-830-8841)** – After line is run but before back-fill. Sewer tap location must be approved by Water and Sewer Department before tapping sewer. Sewer backflow preventer is recommended.
9. \_\_\_\_\_ **ELECTRICAL HOOK-UP INSPECTION** – After meter base panel has been installed. COVER OF PANEL MUST BE OFF, AND ALL ELECTRICAL CONNECTIONS TO BREAKER BOX ARE COMPLETE. **(METER HOOK-UP WILL BE APPROVED WHEN ALL ABOVE INSPECTIONS ARE APPROVED.)**
10. \_\_\_\_\_ **FINAL OCCUPANCY INSPECTION** – After the structure is completed and before it is used or occupied. (Final Inspection includes: Finished plumbing, H.V.A.C., Electrical, Building, and Site Inspection.)

**IT IS AGAINST THE LAWS OF THE VILLAGE OF MARINE TO USE OR OCCUPY (IN WHOLE OR IN PART) ANY STRUCTURE BEFORE THE FINAL INSPECTION AND UNTIL THE CERTIFICATE OF USE AND OCCUPANCY HAVE BEEN ISSUED BY THE BUILDING OFFICIAL.**