

BUILDING PERMITS

Sec. 18.101 Permits--- It shall be unlawful for any person, whether owner, tenant, agent or contractor, to erect, materially alter or relocate any structure or building intended for human habitation or use, or containing any new plumbing, heating or electrical work, or involving any major alteration of plumbing, heating or electrical work in any existing building or structure, within the Village of Clayton, Illinois, without first having obtained a permit and paying the permit fee therefor. All work done in accordance with such permit shall start within six months and be completed within a period of two years from the date of issuance of such permit or such permit shall expire.

Sec. 18.102 Fees--- Fees for such permit shall be \$25.00 for any new building or structure and \$25.00 for any major alteration, relocation, or addition of or to any structure involving or effecting plumbing, heating or electrical systems.

Sec. 18.104 Penalty--- Any person, firm or corporation violating the provisions of this ordinance shall, upon conviction, be fined a sum not to exceed \$200.00.

ZONING – ARTICLE 4, “R-1”, SINGLE-FAMILY RESIDENTIAL

Section 8 Area Regulations

1. Front Yard:

a. There shall be a front yard having a depth of not less than twenty-five (25) feet or the front yard shall be consistent with the frontage of the existing neighborhood if the frontage of the existing neighborhood is less than twenty-five (25) feet.

b. Where lots have a double frontage, the required front yard shall be provided on both streets.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each side of a corner lot, provided, however, that the buildable width of a lot of record at the time of passage of this ordinance need not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along a side street with a depth of not less

than five (5) feet. No accessory building shall project beyond the front yard line on either street.

2. Side Yard:

Except as provided for in Article 14, there shall be a side yard on each side of a building having a width of not less than five (5) feet or ten (10) percent of the average width of the lot, whichever amount is smaller, provided that no side yard shall have a width of less than three (3) feet.

3. Rear Yard:

Except as provided for in Article 14, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) percent of the depth of the lot, whichever amount is smaller.

Section 9 Intensity of Use

All buildings including accessory buildings shall not cover more than forty (40) percent of the area of the lot. Every "R-1" residential lot shall have an area of not less than seven thousand (7,000) square feet per family, and shall have an average width of not less than fifty (50) feet, except that if a lot of record has less area or width than required and has been duly recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in the article.

APPLICATION FOR BUILDING PERMIT
VILLAGE OF CLAYTON, ILLINOIS

The following information and documents are required before a building permit can be issued. This application must be filed with the Village Clerk forty-five (45) days prior to the anticipated start of construction. Construction may not be commenced until the required fee of \$25.00 is paid and the building permit has been approved.

1. Applicant's name & address: _____

2. Contact Phone #: _____

3. Street Address of construction site: _____

4. Owner of construction site: _____

(If applicant is not the owner or owner's agent, an affidavit of the owner authorizing the construction must accompany this application.)

5. Legal description of construction site, can get this from deed, survey, or tax bill: _____

6. Type of work, addition, or new construction? & description: _____

7. Estimate of total cost of project: _____

8. Projected start date of project: _____

9. Name, address, & phone # of the general contractor doing the project: _____

10. A drawing of the proposed construction, drawn to scale, including floor plans, sections, elevations, and structural details must be submitted with the application. (can get this from the contractor)

11. A plat diagram or sketch drawn to scale, with exact location of property lines and all dimensions figured, showing accurately the size and exact location of all proposed new construction, and of the existing buildings and structures that are to remain.

Put drawing below or attach a separate sheet.

I hereby certify that all the construction done pursuant to this permit will comply with the information submitted in this application and that all construction shall comply with all existing federal, state, and local laws and regulations. I further agree I will be liable for and shall pay full compensation to the village for any damage to village utilities, streets, culverts, or property done during or because of the construction; and further shall be liable for the village's reasonable expense in the collection of the compensation for damages including their reasonable attorney fees.

Applicant signature _____ Date _____
Approved _____ Rejected _____ Date _____