

ZONING ORDINANCE

of the

CITY OF GALVA

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALVA, ILLINOIS:

That this ordinance classifying, regulating and restricting the location of trades and industries and the location of buildings and structures designed for specific uses; regulating and determining the area of yards, courts, and other open spaces within the boundaries of districts for said purpose; establishing a Zoning Board of Appeals; providing for changes and amendments; and prescribing penalties for the violations of its provisions shall be adopted as follows:

SECTION 1 - TITLE

This ordinance shall be known, cited and referred to as the "Galva Zoning Ordinance."

SECTION 2 - INTENT AND PURPOSE

This ordinance is adopted for the following purposes:

To promote and protect the public health, safety, morals, comfort and general welfare of the people;

To divide the City of Galva into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;

To protect the character and the stability of the residential, business, and manufacturing areas within the City of Galva and to promote the orderly and beneficial development of such areas;

To provide adequate light, air, privacy, and convenience of access to property;

To regulate the intensity of use of lot areas and to determine the areas of open spaces surrounding buildings necessary to provide adequate light and air and to protect the public health;

To establish building lines and the location of buildings designed for residential, business, manufacturing, or other uses within such areas;

To fix reasonable standards to which buildings or structures shall conform therein;

To prohibit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts;

To prevent additions to, or alterations or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder;

To limit congestion in the public streets and protect the public health, safety, convenience, and general welfare by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles;

To protect against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort and general welfare;

To prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them;

To conserve the taxable value of land and buildings throughout the City of Galva;

To provide for the elimination of non-conforming uses of land, buildings, and structures which are adversely affecting the character and

value of desirable development in each district;

And to define and limit the powers and duties of the administrative officers and bodies as provided herein.

### SECTION 3 - DEFINITIONS

In the construction of this ordinance, the rules and definitions contained in this section shall be observed and applied, except when in conflict with the context of any provisions.

Words used in the present tense shall include the future; words used in the singular shall include the plural number, and the plural, the singular; the word "building" shall include the word "structure" and the word "lot" shall include the word "plot," and the word "shall" is mandatory and not directory.

**ACCESSORY BUILDING OR USE.** A subordinate building or use which is located on the same lot on which the principal building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such building or main use, when permitted by district regulations.

An "accessory use" includes, but is not limited to, the following:  
Children's playhouse, garden house, or private greenhouse.

Garage, shed, or building for domestic storage.

Incinerators incidental to residential use.

Swimming pools, private, for the use of residents of the zoning lot and their guests.

Storage of merchandise normally carried in stock on the same lot with any retail service or business use, unless such storage is excluded by the district regulations.

Storage of goods used in or produced by manufacturing activities, on the same lot or parcel of ground with such activities, unless such storage is excluded by the district regulations.

Off-street motor vehicle parking areas, and loading and unloading facilities.

Signs as permitted and regulated in Section 9.

Public utility communication, electric, gas, water and sewer lines, their supports and incidental equipment.

Where a substantial part of the wall of an accessory building is a part of the wall of the main building or where an accessory building is attached to the main building in a substantial manner as by a roof, such accessory building shall be counted as part of the main building.

**ACREAGE.** Any tract or parcel of land having an area of one acre or more which has not been subdivided by metes and bounds or platted.

**AIRPORT OR AIRCRAFT LANDING FIELD.** Any landing area, runway or other facility (including heliports), designed, used, or intended to be used either publicly or privately by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tiedown areas, hangars, and other necessary buildings and open spaces.

**ALLEY.** A public way, not more than thirty feet wide, which affords only secondary means of access to abutting property.

**APARTMENT.** A room or suite of rooms in a multiple-family structure, which is arranged, designed, used, or intended to be used as a single housingkeeping units. Complete kitchen facilities, permanently installed, must always be included for each apartment.

**AUTOMOBILE LAUNDRY.** A building or portion thereof, where automobiles are washed with the use of a chain conveyor and blower or steam-cleaning device.

**AUTOMOBILE REPAIR, MAJOR.** Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.

**AUTOMOBILE REPAIR, MINOR.** Incidental repairs, replacement of parts, and motor service to automobiles, but not including any operation specified under "Automobile Repair, Major."

**AUTOMOBILE SERVICE STATION.** A place where gasoline, stored only in underground tanks, kerosene, lubricating oil, or grease, for operation of automobiles, are offered for sale directly to the public, on the premises, and including minor accessories and services for automobiles; but not including major automobile repairs; and including washing of automobiles where no chain conveyor, blower or steam-cleaning device is employed. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Automobile service stations shall not include sale or storage of junkers or junk yards as defined herein.

**AUTOMOBILE WRECKING YARD.** Any place where two or more motor vehicles not in running condition, or parts thereof, are stored in the open and are not being restored to operation, or any land, building, or structure used for wrecking or storing of such motor vehicles, or parts thereof, and including any used farm vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating condition, and including the commercial salvaging of any other goods, articles, or merchandise.

**AWNING.** A rooflike cover, temporary in nature, which projects from the wall of a building or overhangs the public way.

**BASEMENT.** A story partly or wholly underground. Where more than one-half of its height is above the established curb level or above the average level of the adjoining ground where curb level has not been established, a basement shall be counted as a story for purposes of height measurement.

**BILLBOARD.** Any structure or portion thereof upon which are signs or advertisements used as an outdoor display. This definition does not include any bulletin boards used to announce church services, or to display court or other public notices, or signs offering the sale or lease of the premises on which the sign is located.

**BOARDING HOUSE.** A building other than a hotel or restaurant where meals are provided for compensation to four or more persons, but not more than twelve, who are not members of the keeper's family.

**BLOCK.** A tract of land bounded by streets or, in lieu of a street or streets, by public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or a corporate boundary line of the City.

**BUILDING.** Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows, or openings; and which is designed or intended for the shelter, enclosure, or protection of persons, animals, or chattels. Any structure with interior areas not normally accessible for human use, such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers, and other similar structures, are not considered as buildings.

**BUILDABLE AREA.** The space remaining on a zoning lot after the minimum open space requirements of this ordinance have been complied with.

**BUILDING, COMPLETELY ENCLOSED.** A "completely enclosed building" is a building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal exit or entrance doors.

**BUILDING HEIGHT.** The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, to the mean height between eaves and ridge of a gable, hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the buildings may be measured from the average elevation of the finished lot grade at the front of the building.

**BUILDING, NON-CONFORMING.** Any building which does not conform to the regulations of this ordinance prescribing the maximum floor area ratio, required yards, coverage, height and setbacks, minimum required spacing between buildings on a single lot, and minimum required usable open space for the district in which such building is located.

**BUILDING, PRINCIPAL.** A building in which is conducted the main use of the zoning lot on which it is situated.

**BUILDING SETBACK LINE.** A line parallel to the street line at a distance from it, regulated by the front yard requirements set up in this ordinance.

**BULK.** The term used to describe the size and mutual relationships of buildings and other structures as to size, height, coverage, shape, and location of exterior wall in relation to lot lines, to the center line of streets, to other walls of the same building, and to other buildings or structures, and to all open spaces relating to the building or structure.

**BUS LOT.** Any lot or land area used for the storage or layover of passenger buses or motor coaches.

**CARTAGE, LOCAL.** Pick-up and delivery of parcels, packages, and freight by motor truck within and not exceeding fifteen miles of the City.

**CELLAR.** A cellar is a story having more than one-half of its height below the curb level or below the highest level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurements.

**CLINIC OR MEDICAL HEALTH CENTER.** An establishment where patients are admitted for special study and treatment by two or more licensed physicians and their professional associates, practicing medicine together.

**CLUB OR LODGE, PRIVATE.** A "private club or lodge" is a non-profit association of persons, who are bona fide members paying annual dues, which owns, hires, or leases a building or portion thereof.

**CURB LEVEL.** The level of the established curb in front of the building measured at the center of such front. Where a building faces more than one street, the "curb level" shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the "curb level."

**DWELLING.** A building or portion thereof, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units and multiple-family dwelling units, but not including

hotels and boarding or lodging houses.

**DWELLING UNIT.** One or more rooms in a residential structure or apartment hotel designed for occupancy by one family, plus not more than four lodgers, for living and sleeping purposes.

**DWELLING, ONE-FAMILY.** A building designed exclusively for use and occupancy by one family, and entirely separated from any other dwelling by space.

**DWELLING, TWO-FAMILY.** A building designed or altered to provide dwelling units for occupancy by two families.

**DWELLING, MULTIPLE-FAMILY.** A building or portion thereof, designed or altered for occupancy by three or more families living independently of each other.

**DWELLING, ROW (PARTY-WALL).** A row of two to eight attached, one-family, party-wall dwellings, not more than two and one-half stories in height, nor more than two rooms in depth measured from the dwelling line.

**DWELLING GROUP.** Two or more one-family, two-family, or multiple-family dwellings, or boarding or lodging houses, located on one zoning lot, but not including tourist courts or motels.

**FAMILY.** One or more persons related by blood, marriage, or adoption, or a group of not more than five persons (excluding servants) who need not be related by blood, marriage, or adoption, living together and maintaining a common household, but not including sororities, fraternities, or other similar organizations.

**FUEL BULK STATION.** A place where crude petroleum, gasoline, naphtha, benzine, benzol, kerosene or other flammable liquid which has a flash point at or below two hundred degrees Fahrenheit is stored for wholesale purposes, where the aggregate capacity of all storage tanks is more than six thousand gallons, regardless of whether the fuel is stored above ground, underground, or in mobile tank cars or trucks.

**GARAGE, BUS.** Any building used or intended to be used for the storage of three or more passenger motor buses, or motor coaches used in transportation, including school buses.

**GARAGE, PRIVATE.** A detached accessory building or portion of the principal building, designed, arranged, used or intended to be used for the storage of automobiles of the occupants of the premises, including commercial vehicles of not more than one and one-half ton capacity.

**GARAGE, PUBLIC.** A building other than a private garage used for the care, incidental servicing, and sale of automobile supplies, or where motor vehicles are parked or stored for remuneration, hire, or sale within the structure, but not including trucks, tractors, truck trailers, and commercial vehicles exceeding one and one-half ton capacity.

**GARAGE, BUS OR TRUCK.** A building which is used or intended to be used for the storage of motor vehicles, truck trailers, tractors, and commercial vehicles exceeding one and one-half ton capacity.

**GUEST HOUSE.** Living quarters within a detached accessory building located on the same premises with the principal building, for use by temporary guests of the occupants of the premises. Such quarters shall have no kitchen facilities nor be rented or otherwise used as a separate dwelling unit.

**HOME OCCUPATION.** A gainful occupation or profession customarily carried on by an occupant of a dwelling unit as a use which is clearly incidental to the use of the dwelling unit for residential purposes. The "home occupation" shall be carried on wholly within the principal building or within a building accessory thereto, and only by members of the family occupying the premises and one person outside the family.

