

Zoning Board of Appeals Meeting of July 10, 2024**Application No. ZBA 2024-005**

To: Village of Roscoe Zoning Board of Appeals

From: Elias Vareldzis, Vandewalle & Associates – Village Consulting Planner

Date: July 5, 2024

Re: Village of Roscoe Proposed Zoning Code Amendments

Ensuring Quality of Residential Accessory Structure Exterior Façade Materials:

The Zoning Code does not currently provide any exterior material guidelines or standards for residential garages, accessory buildings, and accessory structures. In order to ensure consistent character and development quality of accessory buildings and structures in residential neighborhoods, the Code should be amended to add additional language that specifies the types of exterior materials that should be used in the development of accessory structures on residentially zoned properties.

ZBA Considerations & Staff Recommendation:

Per Sec. 15-779, the ZBA should consider whether these proposed amendments are consistent with the purpose and intent of the Zoning Ordinance and the Village's Comprehensive Plan. Per Village Code and my recommendation, the ZBA should ultimately make one of the following findings for each proposed ordinance amendment:

- Recommend that the proposed amendments be adopted as presented.
- Recommend that the proposed amendments be adopted in a modified form.
- Recommend that the proposed amendments be rejected.

The concurring votes of four members of the ZBA are necessary to recommend the application for an amendment to the Zoning Code to the Village Board. A written finding of fact and recommendation based on these findings must be transmitted to the Village Board for their ultimate review and decision.

Below are the recommended Zoning Code modifications. Existing text for each relevant section of the Zoning Code is provided below, including proposed text changes/additions/subtractions:

Proposed Text Amendments – Accessory Buildings and Design:

Sec. 15-410. Development standards applicable to residential districts.

(a) *Garages.*

- (1) A lot with a single-family dwelling that is 1,199 square feet or less in area shall be required to have a single-car garage at a minimum.
- (2) A lot with a single-family dwelling that is 1,200 square feet or more in area shall be required to have a two-car garage at a minimum.
- (3) All residential garage structures must comply with the exterior building material requirements of Sec. 15-516(h).

Sec. 15-516. Accessory building.

(h)[new] The exterior materials used on all permanent accessory buildings located within residential zoning districts shall be visually compatible with those of the principal building on the lot or with the general characteristics of the surrounding neighborhood.

1. Permitted materials include brick, brick veneer, stone, stone veneer, glass, stucco, fiber cement siding, split-face or decorative block, EIFS, wood or wood composite siding, seamless metal siding, architectural/decorative metal panels, residential aluminum siding, vinyl siding, brick panels, stone panels, and similar materials.
2. Prohibited materials include smooth-face or non-decorative block, concrete panels (tilt-up or precast), asphaltic siding, metal siding with seams, poly-roofing siding, nondecorative metal panels, corrugated metal, nondecorative wood (plywood, chipboard, etc.).

Sec. 15-517. Accessory structures

- (a) No accessory structure shall be located in a required front yard nor closer to the front property line than the front or corner side elevation of the primary building.
- (b) Accessory structures shall not exceed 200 square feet in area.
- (c) Accessory structures shall be located a minimum of five feet from side and/or rear property lines.
- (d) All residential garage structures must comply with the exterior building material requirements of Sec. 15-516(h).