

**CITY OF JONESBORO, ILLINOIS**  
A Municipal Corporation

**ORDINANCE NO. 2018-04**

Passed and Approved  
July 16, 2018

An Ordinance of the City Council of Jonesboro, Illinois,  
Amending the City's Zoning Ordinance to Define and  
Prohibit Certain Prefabricated and/or Industrialized  
Modular Buildings From Being Used as Residences/Dwelling Units

**ORDINANCE NO. 2018-04**

THE CITY OF JONESBORO, A MUNICIPAL CORPORATION

AN ORDINANCE OF THE JONESBORO CITY COUNCIL,  
AMENDING THE CITY'S ZONING ORDINANCE TO DEFINE AND  
PROHIBIT CERTAIN PREFABRICATED AND/OR INDUSTRIALIZED  
MODULAR BUILDINGS FROM BEING USED AS RESIDENCES

**THAT WHEREAS**, the State of Illinois has previously granted Illinois municipalities the authority to adopt zoning ordinances which regulate and control both the type, kind and size of certain buildings and/or homes which may be used as residences, as well as their use and where they may be located; and

**WHEREAS**, the City of Jonesboro has previously passed and adopted a City Zoning Ordinance which has been codified in Chapter 40 of the Revised Code of Ordinances for the City of Jonesboro, Illinois, as amended and supplemented; and

**WHEREAS**, the City Council desires to amend it's Zoning Ordinance to define, regulate and prohibit the use, placement and/or location of certain types of structures and/or buildings, whose primary intended use by their manufacture is/was not to be a dwelling, so as to maintain the aesthetics of the City and the property value of homeowners in the City's residential neighborhoods.

**NOW THEREFORE, BE IT HEREBY ORDAINED AS FOLLOWS:**

**SECTION 1 - DEFINITION OF DWELLING UNIT**

A "dwelling unit" shall be defined as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, but not including a tent, cabin, trailer, a room in a hotel or motel, or any type of portable building whose primary intended use by

the manufacturer is for storage purposes.

## **SECTION 2 - SANITATION**

Every dwelling unit must have a water closet, lavatory and a tub or shower. Each kitchen must have a sink. All plumbing fixtures must be connected to a sanitary sewer or approved private sewage system and also connected to an approved water supply.

## **SECTION 3 - PERMANENCY OF RESIDENTIAL STRUCTURES**

Only those dwelling units which are built or set upon a basement or attached to a permanent foundation may be located and approved in residentially-zoned areas and any portable/movable buildings which are merely set upon the ground or set upon a concrete slab are strictly prohibited for use as a dwelling unit.

## **SECTION 4 - TINY HOUSES DEFINED**

"TINY HOUSES" are hereby defined as dwelling units which are smaller than nine hundred (900) square feet, which do not have the following:

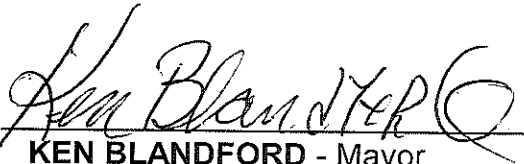
- (a) a chassis and axles, or
- (b) an HUD manufactured home label, or
- (c) an RVIA park model label, or
- (d) is either a prefabricated or industrialized modular building which is primarily designed as a portable storage building or storage unit.

**SECTION 5** - Tiny houses, as hereinabove-defined, may not be located and/or situated in any R-1, R-2 or R-3 District and are generally prohibited from being located and/or situated anywhere within the municipal limits of the City of Jonesboro for use as

a dwelling unit.

**SECTION 6** - This Ordinance shall become effective upon its passage and adoption by the City of Jonesboro and any and all parts of the Revised Code of Ordinances of the City of Jonesboro of 2014 not otherwise revoked, amended and/or superceded shall remain in full force and effect.

**PASSED and ADOPTED:** July 16, 2018.

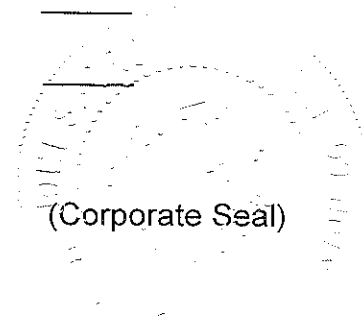
  
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**KEN BLANDFORD** - Mayor

**RECORD OF VOTE:**

	<b><u>YEA</u></b>	<b><u>NAY</u></b>
ALDERMAN CARLSON	<u>✓</u>	_____
ALDERMAN HILEMAN	<u>✓</u>	_____
ALDERMAN HUNTER	<u>✓</u>	_____
ALDERMAN MEISENHEIMER	<u>✓</u>	_____
ALDERMAN STEGLE	<u>✓</u>	_____
ALDERMAN WATKINS	<u>✓</u>	_____

ATTEST:

  
\_\_\_\_\_  
**BARBARA CASPER**, City Clerk



FILED FOR RECORD ON July 17, 2018.

**CERTIFIED COPY**

I, **BARBARA CASPER**, being the duly-elected and serving City Clerk of the City of Jonesboro, Illinois, hereby attest and affirm that the foregoing document is a true, correct and accurate copy of Ordinance No. 2018-04 duly passed by the Jonesboro City Council at its regular public meeting held on July 16, 2018, the original of which document is on file and maintained at the Jonesboro City Hall, 1101 Public Square, Jonesboro, Illinois.

Dated this 17<sup>th</sup> day of July, 20 18.

Barbara Casper  
**BARBARA CASPER**, City Clerk

