

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #760H

**AN ORDINANCE AMENDING CHAPTERS 150, ZONING ORDINANCE AND 151 SUBDIVISIONS ORDINANCE,
OF THE MUNICIPAL CODE.**

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4TH DAY OF MAY 2026.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 5TH DAY OF MAY 2026.

Published in Pamphlet Form this 5th day of May 2026.

ORDINANCE # 760H

**AN ORDINANCE AMENDING
CHAPTERS 150, ZONING ORDINANCE and 151 SUBDIVISIONS ORDINANCE,
OF THE MUNICIPAL CODE**

(Sections 150.013: Definitions, 150.204(A)(3) Dwelling Unit Types, 150.204(A)(4) Institutional Residential Development, 150.204(A)(5) Mobile Home Subdivision Residential Development, 150.204(A)(6) Mobile Home Park Residential Development, 150.204(A)(7) Note Regarding Percentage of Green Space and Maximum Density Yield, 150.204(B)(1) Cultivation, Table 150.704(F)(8) Parking Lot Dimensions, 150.712(C) Fencing Standards, Maximum Height, 150.910 (C) Public Hearing Procedures (Record), Appendix A: City of Belvidere Density and Intensity Standards, Section 151.08 Variances, 151.25 Preliminary Plat Submittal, 151.60 Improvements and performance bond and 151.63 Deferral or waiver or required improvements.)

WHEREAS, the City of Belvidere has adopted Chapters 150 (Zoning Ordinance) and 151 (Subdivisions Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance and Subdivisions Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider amendments of the Zoning Ordinance and Subdivisions Ordinance on April 14, 2026 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 150.013: Definitions, be and is hereby amended, to read as follows:

§150.013: Definitions

Apartment: See §§150.204(A)(3) G.

Duplex: See §§150.204(A)(3)B.

Mobile home (land use): See §§150.204(A)(3)H.

Mobile Home Park Residential Development: See §§150.204(A)(6)

Mobile Home Subdivision Residential Development: See §§150.204(A) (5)

Modular Dwelling: See §§150.204(A)(3)I.

Multiplex: See §§150.204(A)(3)F.

Single-family detached dwelling unit: See §§150.204(A)(3)A.

Townhouse: See §§150.204(A)(3)E.

Twin house: See §§150.204(A)(3)C.

Two-Flat house: See §§150.204(A)(3)D.

Section 2. That Section 150.204: Detailed Land Use Descriptions and Regulations, be and is hereby amended, to read as follows:

§150.204(A): Detailed Land Use Descriptions and Regulations

(A) Residential Land Uses ...

(1) Conventional Residential Development. ...

(2) Garage Standards for West Hills Neighborhood. ...

B. Garage Width: ...

C. Garage Setback: ...

(3) Dwelling Unit Types

A. Single-Family Detached (site built). ...

1. Parking Requirements. ...

B. Duplex. ...

1. Parking Requirements. ...

C. Twin-house. ...

1. Parking Requirements. ...

D. Two-Flat House. ...

1. Parking Requirements. ...

E. Townhouse. ...

1. Parking Requirements. ...

F. Multiplex. ...

1. Parking Requirements. ...

G. Apartment. ...

1. Parking Requirements. ...

H. Mobile Home. ...

1. Parking Requirements. ...

I. Modular Dwelling. ...

1. Parking Requirements. ...

(4) Institutional Residential Development. See §§150.204(C)(6)

(5) Mobile Home Subdivision Residential Development. This land use is a form of residential development which is exclusively reserved for individually sold lots containing mobile home units. Each of the lots and mobile home units must meet the requirements for mobile homes listed in §§150.204(A)(3) H. of this Chapter. Under this development option, approximately 10% of a development's Gross Site Area (GSA) can contain natural resource areas which must be

protected (or other permanently protected natural resource areas), without a reduction in Maximum Gross Density (MGD).

A. Regulations....

(6) Mobile Home Park Residential Development. This land use is a form of conventional residential development which is exclusively reserved for individually sold or rented air right pads containing mobile home units. Each of the pads and mobile home units must meet the requirements for mobile homes listed in §§150.204(A)(3)H. of this Chapter. Under this development option, approximately 10% of a development's Gross Site Area (GSA) can contain natural resource areas which must be protected (or other permanently protected natural resource areas), without a reduction in Maximum Gross Density (MGD).

B. Regulations...

(7) Note Regarding Percentage of Green Space and Maximum Density Yield. ...

§150.204(B) Agricultural Land Use (1) Cultivation

1. Cultivation. Cultivation land uses include all operations primarily oriented to the on-site, outdoor raising of plants. This land use includes trees that are raised as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered cultivation if said plants are consumed by animals that are located off-site.

A. Regulations

1. On platted lots, cultivation areas shall not exceed 20% of the lot's area.
2. Cultivation areas shall not be located within the required front yard or street yard of any platted or developed lot.

B. Parking Requirements. One space per employee on the largest work shift. (Note: Properties that are zoned Rural Holding District are hereby made exempt from the surfacing requirements of §§150.704(F)(1).)

Section 3. Table 150.704(F)(8) Parking Lot Dimensions, be and is hereby amended, to read as follows:

Table 150.704(F)(8): Parking Lot Dimensions

• **Table 150.704(F)(8): Parking Layout Dimensions**

↓ Minimum Permitted Dimensions ↓	↓ Parking Angle in Degrees (°) ↓				
	0° (parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	10.0'	10.0'	10.0'	10.0'	10.0'
Stall Width Parallel to Aisle (WP)	18.0'	12.7'	10.4'	9.3'	10.0'
Overall Stall Depth to Wall (D)	9.0' ¹	17.5' ¹	19.0' ¹	19.5' ¹	18.5' ¹
Overall Stall Depth to Interlock (DI)	-	15.3'	17.5'	18.8'	18.5'
Stall Length (including 1.5' curb overhang) (SL)	18.5'	25.0'	22.0'	20.0'	18.5'
Aisle Width (AW)	12.0' ²	12.0' ²	16.0' ²	23.0' ²	26.0' ²

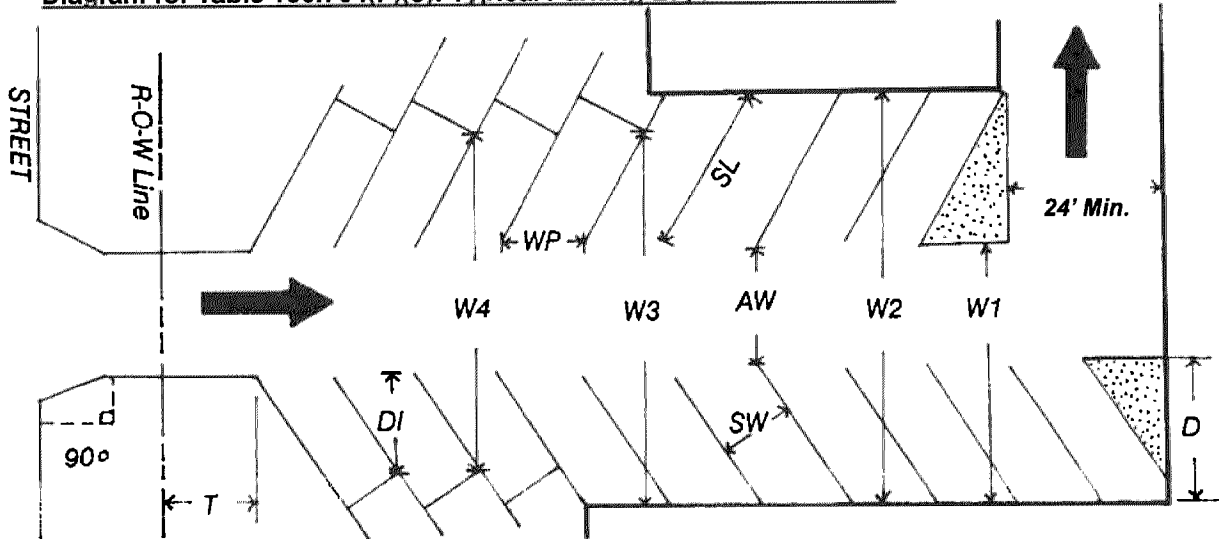
Throat Length (right-of-way to parking angle) (T)	Refer to requirements in Table 150.704(G)(6).				
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to Wall (Double-Loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to Interlock (Double-Loaded) (W3)	-	44.8'	52.5'	61.3'	63.0'
Interlock to Interlock (Double-Loaded) (W4)	-	42.6'	51.0'	61.0'	63.0'

¹Parking spaces located behind an enclosed garage and located directly off a thorough aisle shall be at least 30 feet deep.

²This dimension represents (AW) for one-way traffic. For two-way traffic, widen to a minimum (AW) of 26.0 feet.

³ The dimensions shown are the minimum stall dimensions.

Diagram for Table 150.704(F)(8): Typical Parking Layout Dimensions



Section 4. That Section 150.712: Fencing Standards (C) Standards (3) Maximum Height (A), be and is hereby amended, to read as follows:

§150.712 Fencing Standards (C) Standards (3) Maximum Height (A)

(A) Within the side or rear yard of a residentially zoned property the maximum height is seven feet. On through lots, fences located in the yard that abuts a city-dedicated street (not inclusive of those lots along principal arterial roadways (as defined by IDOT's Functional Highway Classifications) and Newburg Road) and is not considered its principal frontage shall not exceed five feet in height.

Section 5. That Section 150.910: Public Hearing Procedures (C), be and is hereby amended, to read as follows:

§150.910 Public Hearing Procedures (C)

(C) **Record** All public hearings shall be audio recorded. If an applicant or any interested party, wish to have a certified court report present, it is the responsibility of the person seeking a transcript to provide the certified court reporter and the cost of the certified court reporter and all transcripts shall be borne by the person requesting the certified court report. The Zoning Administrator or the Commission may require a certified court report for any public hearing. In such event, the applicant for the relief requested shall bear the cost of the certified court report and the cost of the transcription.

Section 6. That Appendix C: Land Use Summary Chart (Residential), be and is hereby amended, to read as follows:

APPENDIX C: LAND USE SUMMARY CHART
Tables of Land Uses (Residential)

Rural Holding (RH)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Single-Family Residential (SR-6)	Two-Family Residential (TR-7)	Multi-Family (MR-8S)	Multi-Family (MR-8L)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Conventional Dwelling Unit Types (150.204(A)(3))
P	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>40 acre lot</i>
	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>15,000 sf lot</i>
		P	P	P	P	P	P		P								(A) Single-Family Detached <i>10,000 sf lot</i>
			P	P	P	P	P		P								(A) Single-Family Detached <i>7,000 sf lot</i>
			S	P	P	P	S		S								(B/C) Duplex/Twin House
			S	S	S	S	S		S								(D) Two-Flat
					P	P	S		S								(E) Townhouse
					P	P	S		S								(F) Multiplex
					S	P	S		S		S						(G) Apartment 3-4

						S													(G) Apartment 5-8
				S															(H) Mobile Home
	P	P	P	P	P	P													(I) Modular Dwelling
												P							150.204.H.1 Residential Units Above 1 st Floor (or greater depending on district regulations)
						S													Mobile Home Subdivision or Park (150.204(A)(5) and (6))

Section 7. That Section 151.08: Variances (c), be and is hereby amended, to read as follows:

§Sec. 151.08. Variances. (c)

- (a) ...
- (b) ...
- (c) A petition for any such variance should be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the commission, but in no event shall the petition be submitted later than City Council’s consideration of final plat approval. The petition shall state fully the grounds for the application and all of the facts relied on by the petitioner.

Section 8. That Section 151.25: Preliminary plat submittal. B. Features 4. be and is hereby amended, to read as follows:

§Sec. 151.25. Preliminary plat submittal. B. Features 4.

- (b) *Features.* The preliminary plat shall show the following:
 - (1) ...
 - (2) ...
 - (3)
 - (4) The location and width of all existing and proposed streets and easements, alleys and other public ways, and proposed street rights-of-way.

Section 9. That Section 151.60: Improvements and performance bond (e) Failure to complete improvement, be and is hereby amended, to read as follows

§Sec. 151.60. Improvements and performance bond. (e) Failure to complete improvement

- (a) *Completion of improvements. ...*
- (b) *Performance bond....*
- (c) *Temporary improvements. ...*

(d) *Costs of improvements. ...*

(e) *Failure to complete improvement.* If the improvements are not completed within the required two-year time period from the plat's approval, the approval shall be deemed to have expired, unless another time frame is approved by the city council or the city council extends such time, in which case, the approval shall be deemed to have expired at the end of such time. In those cases where a performance bond has been posted and required improvements have not been installed within terms of such performance bond, the city council may thereupon declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared to be in fault. Bond shall include letters of credit and escrows, where appropriate.

(f) *Acceptance improvements. ...*

Section 10. That Section 151.63: Deferral or waiver of required improvements (a), be and is hereby amended, to read as follows

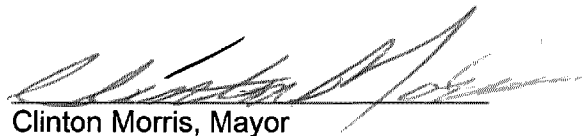
§Sec. 151.63. Deferral or waiver of required improvements. (a)

(a) Upon a petition for variance in accordance with Section 151.08, the city council may defer or waive at the time of final approval, subject to appropriate conditions, the provision of any or all such improvements as, in its judgment, are not required in the interests of the public health, safety and general welfare, or which are inappropriate because of inadequacy or lack of connecting facilities.

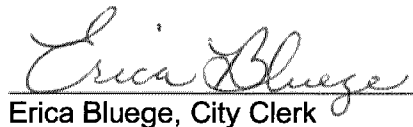
(b) ...

PASSED by the City Council of the City of Belvidere this 4th day of May, 2026.

APPROVED by the Mayor of the City of Belvidere this 5th day of May, 2026.


Clinton Morris, Mayor

ATTEST:


Erica Bluege, City Clerk

Ayes: 10 Nays: 0 Absent: 0

City Council Members Voting Aye: McGee, Montalbano, Peterson, Stevens, Albertini, Brereton, Fleury, Frank, Gramkowski and Hoiness.

City Council Members Voting Nay: None.

Date Published: May 5, 2026

AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #760H of the City of Belvidere, Illinois, in pamphlet form on May 5, 2026, and as a convenience for the public; I posted the pamphlet form of Ordinance #760H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.

Erica Bluege
Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 5th day of May, 2026.

Julissa Arreguin
Notary Public

