SO YOU WANT TO BUILD IN CLINTON COUNTY

What is Zoning
Zoning regulates the uses allowed on land and the location of improvements on that land.

Clinton County adopted the Clinton County Zoning Ordinance in January, 1991. County Zoning regulations apply to the unincorporated areas including Boulder, Jamestown, New Memphis, St. Rose, Ferrin, Shattuc and the Villages of Bartelso.

The City of Breese, Carlyle, parts of Centralia, Trenton and Villages of Albers, Aviston, Beckemeyer, Damiansville, Germantown, Hoffman, Huey and Keyesport administer their own zoning ordinance.

The unincorporated area of the county is divided into zoning districts. Certain types of uses are allowed by right or special use in each district. The ordinance lists those uses. Anyone developing in the county should be aware of the underlying zoning on their land so they can be aware of what activities are allowed.

Agricultural Exemption
The provisions of this ordinance shall not be exercised so as to impose regulations or require permits with respect to land used or to be used for agricultural purposes (as defined herein), or with respect to the erection, maintenance, repair, alteration, remodeling, or extension of buildings or structures used or to be used for agricultural purposes upon such land; except that said structures are required to meet building setback requirements applicable in the district in which the structure is to be built, and except that the initial certificate of zoning compliance (See Section 40-8-2 of the Zoning Ordinance), shall be required of all structures in agricultural districts. No fee shall be charged to the applicant for an initial certificate of zoning compliance in an agricultural district. Should said land or structure cease to be used solely for agricultural purposes then, and only then, shall the other provisions of this ordinance apply. (Il. Rev. Stats., Chap. 34, Sec 3151).

Agriculture
Any one or any combination of the following: the growing of farm or truck garden crops, dairying, pasturage, apiculture, horticulture, floriculture, or animal/poultry husbandry. The term "agriculture" encompasses buildings occupied as residences by persons engaged in agricultural activities. In addition, it includes accessory uses and structures customarily incidental to agricultural activities. Buildings occupied as residences by persons not engaged in agriculture shall not be considered as being used for agricultural purposes, even though they are located on agricultural land; and said buildings are subject to the provisions of this Code.

Agricultural Land

Land suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods.

Application for Building Permits

Link to Building Permit Application

Building Permits

The permit should be posted so that it is visible from the street. Permit will become null and void if construction work is not started within six months of date the permit has been issued, and it is valid for one year from date of issuance.

Private Sewage Disposal System Permit

If the project requires a private sewage disposal system, the building permit will not be issued until a permit/number has been assigned from the Clinton County Health Department.
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To Obtain A 911 Address

For more information contact the Addressing Office at 618-594-6631 Email:
addressing@clintonco.illinois.gov
Clinton County Courthouse
Addressing Office, Room 124
850 Fairfax Street
Carlyle, IL. 62231
New construction – Please ensure that your 911 address is posted prior to commencing construction. A temporary sign/post should be displayed and the reflective numbers should be a minimum of 3" in height and be visible from both directions. (You may consider a 2x4 with the numbers on both sides).