

SECTION 2: REQUIREMENTS OF CONSTRUCTION

- 2.01 A building permit is required and plans approved before any construction may begin on any structure, including but not limited to accessory buildings, additions and/or improvements and/or fence.
- 2.02 An application for a permit to build a structure regulated by this Ordinance shall include a plot plan drawn to scale showing the dimensions of the lot, placement and dimensions of the primary residence, placement and dimensions of the proposed construction, landscaping/topography features to be considered, an architectural rendering of the proposed construction including specifications of the exterior finishing materials.
- 2.03 A professional-quality set of plans is required. This may be waived, at the discretion of the Board of Trustees, on buildings not exceeding one hundred forty (140) square feet.
- 2.04 There may be no more than one accessory building per lot. Pool houses and gazebos do not apply to this restriction.
- 2.05 No temporary buildings or structures will be allowed, including trailers and mobile homes and the like.
- 2.06 All structures regulated by this Ordinance with the exception of fences shall meet the setback requirements specified by Village Ordinance No. 10, Section 7, and shall be located so as not to interfere with any utility easement or service which operates in the best interest of the entire Village in accordance with the Zoning Ordinances of the Village.
- 2.07 All structures shall be attached to frost-free footings and all buildings and additions shall have permanent foundations as regulated by the International Building Code 2003. The Board of Trustees of the Village of Oakwood will from time to time update the IBC Edition being used in the Village.
- 2.08 An accessory building shall not exceed in height the height of the primary residence.
- 2.09 Fence height shall not exceed eight (8) feet.
- 2.10 All accessory buildings shall be in proportion to, but in no instance larger in square footage than one thousand five hundred (1,500) square feet.
- 2.11 All structures shall be of the same architectural style as the primary residence and be of the same exterior finishing materials as the primary residence (match in style, color, and composition) unless waived by the Board of Trustees.
- 2.12 Any changes to existing accessory buildings must be in compliance with this Ordinance.