



City of **Tuscola**

MEMBER OF THE ILLINOIS MUNICIPAL LEAGUE

Daniel J. Kleiss
Mayor

J. Drew Hoel
City Administrator

Beth Leamon
City Clerk

Alta Long
City Treasurer

Residential Zoning Setbacks:

Setback: A line established by the City of Tuscola zoning code, parallel with and measured from the property line, defining the limits of a yard in which no building can take place

Main structure:

25-foot front, rear, and any street-facing yard.

8-foot side yards are required,

10-foot from alleys.

*Within Parkview and Parkview 2nd Addition, the rear setback is 20 feet.

*Within Doris Subdivision, the front setback is 20 feet, the rear setback is 18.75 feet and the side setback is 6 feet.

*Northward Square Estates, the front setback is 20 feet, the rear setback is 20 feet, and the side setback is 6 feet.

Accessory Buildings and other structures

Accessory Structures include, but may not be limited to, Garages, Gazebos, Pergolas, All yard sheds (temporary or permanent), fences, porches, patios, decks, swimming pools (temporary or permanent) ground mounted solar.

No structures are allowed in the 25-foot front yard setback or street facing yard,

*Exception: a fence that not more than 30" tall.

*In older areas of town, it is permitted to keep the accessory building at the same front or street facing setback as the existing main structure

10-foot rear and alleys

6-foot side yards

5-foot from the main structure.

Exception – if 400 square feet or less AND 10 feet or less in height, they may be 3 feet from rear and side property line and 10 feet from rear or alley property line.