

FAQ

Do I need a permit to build a home/ accessory building in the country? Yes, a Zoning Use Permit is required for any construction or land use in the country.

Are there building lots for sale in the country? Probably, but they are difficult to find and not all lots for sale are actually “good” zoning lots on which a Zoning Use Permit can be approved. It is highly recommended that you call the Department of Planning and Zoning before purchasing any rural property.

Can my neighbors do anything they want with their land? No, only what is allowed by the Zoning Ordinance. Free handouts are available from the Department but it is highly recommended that you call the Department with any use questions.

Can I build a second home on my land for my elderly parents or for guests? No. Second homes are not allowable on any land. Each home needs to be on a separate zoning lot and the creation of even one new zoning lot may not be possible if a map amendment or subdivision is necessary.

Can I sell off some of my rural land to someone else for them to build a home in the country? It depends. Contact the Department of Planning and Zoning to determine what steps are required.

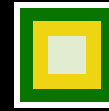
Is construction allowed in the floodplain? Yes, in general, but specific requirements apply with extra fees, the review process takes longer, and you will have to hire a Professional Engineer or a Licensed Land Surveyor. Contact the Department of Planning and Zoning to determine what steps are required.

Is the Zoning Ordinance on the County website? Yes. <http://www.co.champaign.il.us/pandz/forms/zoningord.pdf>

Contact the Department of Planning and Zoning with any questions or concerns.

Champaign County
Department of Planning and Zoning
Brookens Administrative Center
1776 E. Washington
Urbana, IL 61802

Phone: (217) 384-3708
Fax: (217) 819-4021
Email: zoningdept@co.champaign.il.us



Champaign
County

Department of Planning and Zoning



Office Hours: Monday—Friday,
8:00 am — 4:30 pm
(excluding County holidays)

The Department of Planning & Zoning accepts and processes applications for zoning use permits.

We issue zoning use permits and maintain permanent files, inspect construction and land use to ensure compliance with the County zoning ordinance, investigate alleged violations, and issue zoning compliance certificates, and administers the Champaign County Flood Hazards Development Regulations. In addition, we provide information, forms, and assistance relative to specific zoning requests which includes variances, zoning map & text amendments, Special Use Permits and subdivisions in addition to other duties as assigned by the Environment & Land Use Committee and the Champaign County Board.

 **CHAMPAIGN COUNTY LAND USE ORDINANCES AND REGULATIONS**

The Department ensures that all construction and land use in the unincorporated area complies with the applicable County regulations:

- **Champaign County Zoning Ordinance.** The Champaign County Zoning Ordinance was adopted on October 10, 1973. Permits are required for all construction and land use except that related to the “agriculture exemption”. Basic services provided are the following:

- **Zoning District** information (zoning designation, types of uses allowed, etc.) for specific properties is provided at no fee.
- **Zoning Use Permit** applications, along with required fees, are accepted and processed. All construction requires an approved Zoning Use Permit.
- **Zoning Compliance Inspections** are conducted to assure compliance with an approved ZUPA and to ensure compliance with the Zoning Ordinance.
- **Zoning Review** of proposed lot splits and land divisions is provided at no fee.
- **The Zoning Board of Appeals** holds public hearings for Variances, Special Use Permits, Zoning Map Amendments (rezonings) and Text Amendments. The ZBA is supported by the work of the Department. Specific fees apply.

- **Champaign County Subdivision Regulations.** These regulations (and the Illinois Plat Act) govern the division of land in most of the unincorporated area. Subdivision plats are reviewed by the Environment and Land Use Committee (ELUC) and approved by the County Board who are supported by the work of the Department. Basic services provided are the following:

- **Subdivision plat applications** are accepted and processed. Application fees apply.
- **Champaign County Storm Water Management Policy.** These regulations establish the requirements for storm water detention to prevent damage from increases in storm water runoff and to provide protection for the agricultural drainage system.

- **Champaign County Special Flood Hazard Areas Ordinance.** Champaign County participates in the National Flood Insurance program. This Ordinance ensures that new development is built to minimize flood damage caused by the 100-year storm. Basic services provided are the following:
 - **Floodplain Development Permit** applications are accepted and processed. Application fees apply.
 - **Floodplain Determinations.**
- **Champaign County Public Nuisance Ordinance.** This ordinance identifies specific property conditions that constitute public nuisances. The Department works closely with the State’s Attorney’s Office to enforce this ordinance.

 **CHAMPAIGN COUNTY LAND RESOURCE MANAGEMENT PLAN**

The Champaign County Land Resource Management Plan was adopted on April 22, 2010, by the County Board.

The Land Resource Management Plan is on the County website: <http://www.co.champaign.il.us/pandz/LMRP.htm>.

Contact the Department with any questions.