

VILLAGE OF RINGWOOD

ORDINANCE NO. 2024 - 02 - 02

AN ORDINANCE AMENDING CHAPTER 3, GENERAL REQUIREMENTS,  
SECTION 301, GENERAL

VILLAGE OF RINGWOOD BUILDING CODES

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF  
RINGWOOD THIS 21<sup>st</sup> DAY OF FEBRUARY, 2024

Published in pamphlet form by authority  
of the President and Board of Trustees of  
The Village of Ringwood, McHenry County,  
Illinois this 21<sup>st</sup> day of February, 2024

Ordinance No. 2024 - 02 - 02

An Ordinance Amending Chapter 3, General Requirements, of the  
Village of Ringwood International Residential Building Code

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE  
OF RINGWOOD, ILLINOIS, as follows:

SECTION 1. Chapter 3, *General Requirements*, Section 301.0.2(1), *Exterior Design Guidelines*,  
of the Village of Ringwood International Residential Building Code shall be as follows:

**R301.0.2 (1) Exterior Design Guidelines:**

Monotony of design for all new single-family or multiple-family residential buildings shall be prohibited. To prevent monotonous appearance, the façade and physical features that face the public street and avenue shall be significantly different architecturally from any other residential building located within 800 feet from any point along the front property line with respect to at least four of the following elements: (a) roof shape, (b) window type and arrangement, (c) exterior building material, (d) front entry treatment, (e) orientation of garage entry (front or side entry). Rear walls and side walls, unless facing a public street or avenue, will not be subject to this requirement unless the building is located on a Corner Lot

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Preliminary exterior elevations and plans may be submitted for preliminary approval prior to completion and submission of final plans for application of a building permit.

Exterior elevation designs shall have harmonious materials with a maximum of three (3) dissimilar materials. All sides of a structure shall be designed with a pleasing balance of architectural elements, features, windows or doors. A façade unrelated to the rest of the structure is not in keeping with an acceptable design.

The design of all new single family and multiple family residential buildings shall take existing site conditions into account. Foundations should be "stepped" to comply with existing contours. Changing or altering existing site contours shall be restricted to a maximum change of four feet (4) without approval of the Village Engineer.

APPROVED BUILDING MATERIALS. The following materials are approved for the exterior use in the construction of buildings and accessory structures in the Village of Ringwood:

1. Face Brick (min. 4" thickness)
2. Stone (min. 4" thickness)
3. Cedar or equivalent wood sidings
4. Stucco
5. Aluminum or vinyl materials for soffits and fascia boards and gutters and downspouts.
6. Standing seam metal roofing and canopy covers in earth-tone colors for accent only such as over entry/porch areas, bay windows, dormers, cupolas, sun/screen rooms. It is prohibited for the entire house area.
7. Wood shake shingles
8. Architectural or premium grade asphalt shingles
9. Window construction shall consist of wood frame and wood sash with aluminum or vinyl cladding on the exterior face on the sash and frame.
10. Limestone

11. Fiber-cement siding

12. Fiber-cement material for trim, freeze boards, soffits and fascia boards, provided that corner trim be a minimum of five and one quarter inches (5 1/4") wide and siding cannot protrude beyond the face of the corner trim board.

13. Louisiana Pacific (or "LP") siding

PROHIBITED BUILDING MATERIALS: The use of the following material in the construction of residential buildings or accessory structures is prohibited:

1. Concrete block
2. Precast concrete wall panels
3. Aggregate matrix panels
4. Vinyl or aluminum sidings
5. Plywood or Masonite sidings
6. Panel brick or thinnest stone veneers
7. Curtain wall construction
8. Reflective glass
9. Glazed wall tile or glazed masonry units.
10. Bright wall flashings or copings
11. Steel or other metal siding.
12. Metal wall panels
13. Exposed structural framing and miscellaneous metals
14. Staccato boards

15. Fiber-cement panel sheeting material

SECTION 2. Chapter 3, *General Requirements*, Section 301.1.4, *Architectural Design*, of the Village of Ringwood International Residential Building Code be amended so as to add the underlined text and delete the stricken through text, as follows:

**301.1.4 Architectural Design:**

Materials provide the visual diversity and architectural character to the neighborhood. The intent is to provide a continuity of architectural character. New single-family home construction should use materials and textures compatible to those of neighboring buildings and appropriate to the chosen architectural style to reinforce the neighborhood's image. No more than two wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Limiting the number of materials focuses attention on the composition of the design.

The front façade of each new single-family home shall consist of a minimum of at least 30% brick or stone construction. Brick or stone used for exterior wall construction under no circumstances is to terminate at an outside corner and must turn the corners a minimum of 48 inches.

No exterior wall of a new single family or multiple family home shall contain more than 30 feet of unbroken linear run.

New Single and multiple family homes are to have a minimum overhang of sixteen inches. Single and multiple family home additions or alterations are to have overhangs that match existing conditions. Accessory Structures are to have a minimum overhang of twelve inches.

Each exterior façade wall (front, rear and sides) of all multiple family residential buildings is to consist of a minimum of 50% brick or stone construction.

A minimum three-car garage is required for all new single-family homes. The front façade of all three-car garages attached or detached that face the front street of the property and are not "side-yard-loaded" are to have the end bay of the garage façade stepped back or forward a minimum of 4 feet from the adjacent front garage façade bays.

All new single or multiple family homes shall have the main roof structure designed with a minimum 6/12 roof pitch calculated as six inches in rise for every 12 inches it extends horizontally. Other architectural roof elements of the structure such as roof dormers or roofs over porch areas or over windows and other design elements that project from the main structure may be designed at any roof pitch to compliment the overall architectural design of the home.

All sides of a new single-family home shall be designed with a pleasing balance of architectural elements, features, windows or doors. A façade unrelated to the rest of the structure is not in keeping with acceptable design. The Village of Ringwood reserves the right to reject any exterior design that does not blend with surrounding existing trends or design that is not consistent with good design as interpreted by the Building Official whose determination may be appealed to the Village Architect.

SECTION 3. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Village of Ringwood hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrased be declared unconstitutional.

SECTION 4. That nothing in this legislation or in the 2015 International Residential Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred.

SECTION 5. That the Village Clerk is hereby ordered and directed to cause this legislation to be published in pamphlet form by authority of the President and Board of Trustees of the Village of Ringwood, McHenry County, Illinois.

SECTION 6. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect February 21<sup>st</sup> 2024, from and after the date of its final passage and adoption.

PASSED this 21<sup>ST</sup> day of FEBRUARY, 2024.

AYES: Meyer, Morgan, Robel, Herdus

NAYES: None

ABSTAIN: None

ABSENT: Reinwall, Mesuck

NOT VOTING: None

APPROVED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2024.

Richard E. Mack  
VILLAGE PRESIDENT

ATTEST:

Susan Keener

VILLAGE CLERK

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