

ZONING CODE

156 Attachment 15

Village of Coal City

Table 15: Standards for Accessory Structures in Residentially-zoned Areas
[Amended 3-23-1992 by Ord. No. 92-01; 9-12-1994 by Ord. No. 94-26;
6-12-1995 by Ord. No. 95-12; 5-13-1996 by Ord. No. 96-15; 1-8-2001 by Ord. No. 01-01;
7-23-2001 by Ord. No. 01-09; 9-25-2019 by Ord. No. 19-29; 9-11-2024 by Ord. No. 24-18]

Maximum height in residential districts:		
In feet (to top of ridge)		15
In stories		1
Maximum coverage of required rear yard (a)		35%
Minimum setback from any lot line, in percentage of total property width (b)		10%
Minimum rear yard setback for storage sheds		3 feet
Minimum rear yard setback for pools		6 feet
Minimum rear yard setback for accessory garages		10 feet
Minimum setback from principal or other accessory building (c)		10 feet
Maximum height of eaves of accessory buildings in residential districts		9 feet
Maximum number and size of residential accessory buildings (d)		
	Maximum Number	Maximum Floor Area (square feet)
Detached garage		1,500
All other accessory buildings		300
Cumulative for all accessory buildings	3	1,600
Side yard setback for multifamily zoning districts shall be 10% of the original platted plot.		

NOTES:

- a. Cumulative for all accessory structures in rear yard. Excludes areas occupied by open patios and decks and swimming pools. Percentage of coverage applies to area of actual rear yard when it is smaller than area of required rear yard.
- b. Except fences, walls, landscape screens, berms, and hedges. Structures are subject also to the yard requirements of Table 16, which may impose greater setbacks from lot lines for certain structures.
- c. Except enclosed decks and patios and accessory uses that are structurally a part of the principal building.
- d. On residential lots in any RS District.