156 Attachment 4

Village of Coal City

Table 4: Residential District Requirements
[Amended 3-23-1992 by Ord. No. 92-01; 6-12-1995 by Ord. No. 95-12; 7-10-2000 by Ord. No. 00-12; 1-24-2005 by Ord. No. 05-02; 1-23-2006 by Ord. No. 06-02; 7-27-2016 by Ord. No. 16-16; 10-25-2023 by Ord. No. 23-29]

Requirement	Zoning District								
	RS-1	**RS-2**	**RS-3**	**RA-1**	**RA-2**	**RM-1**	**RM-2**	**RM-3**	**RB**
Minimum lot area per dwelling unit, in square feet (f):	30,000	11,200	7,200	10,640	10,640	10,080	9,520	9,600	7,200
Minimum lot width per dwelling unit, in feet	100	80	60	40	55	40	40	80	60
Minimum lot width per dwelling unit abutting arterial street, in feet (b)	200	200	200	200	200	200	200	200	50
Minimum front yard depth per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum corner side yard width per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum interior side yard width per dwelling unit, in feet (c)	10	8	8	8	8	8	8	8	10
Minimum rear yard depth per dwelling unit, in feet	40	30	25	25	25	25	25	25	25
Maximum building height per dwelling unit, in feet	35	35	35	35	35	35	35	35	35
Minimum percent of net site area in:									
Uncovered space (g)	65%	65%	65%	65%	65%	65%	65%	65%	—
Nonvehicular space	—	—	—	—	—	45%	45%	45%	—
Recreational space	—	—	—	—	—	5%	5%	5%	—
Permitted use group(s) (d)	A	A	A	A	A	A	A,D	A	A,G
Conditional use group(s) (e)	B	B	B	B	B,C	B,C	B,E	B,F	B
Parking and loading				As provided in Article VII, § 156-125 et seq.					
Other Requirements				As provided in Article III and §§ 156-80 through 156-84					

NOTES:

a. (Reserved)
b. Required front and corner side yard frontages for any lot abutting an arterial street designated in the Village Comprehensive Plan or in an annexation agreement or subdivision plat and not qualifying under § 156-56, Exceptions to arterial lot dimensions.
c. Side yard requirements for attached dwelling units shall not apply where the unit is attached to another unit at the side lot line.
d. See Table 5 for permitted and conditional uses by group.
e. Subject to the provisions of Article XI, § 156-230 et seq., Conditional Uses.
f. Per established existing setbacks. See Appendix Diagrams for example ("Conformity to Existing Front Yards").
g. See Table 15 for standards for accessory structures.

Note: Single-family detached dwellings in RA and RM Districts shall meet the same requirements as provide in the RS-3 District for such dwellings.