

ZONING CODE

156 Attachment 6

Village of Coal City

Table 6: Commercial District Requirements
[Amended 3-25-1996 by Ord. No. 96-06; 7-27-2016 by Ord. No. 16-16]

| Requirements: | Zoning District | | | | |
|--|--|------|------|------|------|
| | C-1 | C-2 | C-3 | C-4 | C-5 |
| Minimum lot area, in square feet | — | — | — | — | — |
| Minimum lot width, in feet | — | — | — | — | — |
| Minimum lot width, in feet, along arterial street (a) | 200 | 200 | 200 | — | 200 |
| Minimum front yard depth or corner side yard width, in feet (b) | 30 | 30 | 30 | — | 30 |
| Minimum interior side yard width, in feet (b) | 10 | 10 | 10 | — | 10 |
| Minimum interior side yard adjacent to residential district, width in feet (b) | 20 | 20 | 20 | — | 25 |
| Minimum rear yard depth, in feet (b) | 15 | 15 | 15 | — | 15 |
| Minimum rear yard adjacent to residential district, depth in feet (b) | 30 | 30 | 30 | — | 30 |
| Maximum floor area ratio | 0.5 | 1.0 | 2.0 | 3.0 | 1.0 |
| Permitted use groups (c) | J | J, M | J, O | J, Q | J, N |
| Conditional use groups (d) | K, L | K, N | K, P | K, R | K, T |
| Parking and loading | As provided in Article VII, § 156-125 et seq., Off-Street Parking and Loading. | | | | |
| Performance standards | As provided in Article X, § 156-205 et seq., Performance Standards. | | | | |
| Other requirements | As provided in Article III, § 156-45 et seq., General District Regulations. | | | | |

NOTES:

- a. 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 except for lots meeting requirements under § 156-56, Exceptions to arterial lot dimensions.
- b. Plus two feet for each one foot of building height over 35 feet.
- c. See Table 7 for permitted and conditional uses by group.
- d. Subject to the provisions of Article XI, § 156-230 et seq., Conditional Uses.

All entrance doors generally used for ingress and egress by the general public shall allow no less than 50% clear viewing area from the outside into the building through the entrance door.

Yard requirements for permitted and special uses are identified in this Table 6. All buildings constructed in this zone shall have a continuous concrete foundation. Materials used in the construction of the exterior side street side facade of buildings shall be decorative masonry or finished wood products. Metal buildings and “pole buildings” are not permitted.

One off-street parking space shall be provided for each employee.