

ZONING CODE

156 Attachment 8

Village of Coal City

**Table 8: Office and Industrial District Requirements
[Amended 7-27-2016 by Ord. No. 16-16]**

Requirements:	Zoning District			
	O-1	O-2	I-1	I-2
Minimum lot area, in square feet	5,000	40,000	15,000	15,000
Minimum lot width, in feet	—	100	100	100
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	40	40
Minimum interior side yard width, in feet (b)	10	10	10	10
Minimum interior side yard adjacent to residential district, width in feet (b)	15	25	35	35
Minimum rear yard depth, in feet (b)	15	15	15	15
Minimum rear yard adjacent to residential district, depth in feet (b)	25	35	50	50
Maximum floor area ratio	1.0	2.5	3.0	30
Permitted use groups (c)	U	U, X	Z	BB
Conditional use groups (d)	V	V, Y	AA	CC
Parking and loading	As provided in Article VII, § 156-125 et seq., Off-Street Parking and Loading.			
Landscaping and screening	As provided in § 156-135.			
Performance standards	As provided in Article X, § 156-205 et seq., Performance Standards.			
Signs	As provided in Chapter 154, Signs and Awnings.			
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 30 feet.
- c. See Table 9 for permitted and conditional uses by group.
- d. Subject to the provisions of Article XI, § 156-230 et seq., Conditional Uses.