

# SETBACKS FOR PRINCIPAL BUILDINGS

## SCHEDULE 2A: AREA AND BULK REGULATIONS

ZONING DISTRICT	LOT SIZE				MINIMUM SETBACK FOR PRINCIPAL BUILDINGS					
	Minimum District Size in Acres to Rezone	Minimum Area in Sq. Ft. or Acres	Minimum Width at Building Line in Feet	Minimum Depth in Feet	Front Yard Setback (1),(2),(3)	Depth of Side Yard Abutting a Street (1),(2),(3)	Depth of Side Yard Abutting a Lot		Distance to Nearest Principal Building on Adjacent Lot	Depth of Rear Yard
							Combined	Each		
"A-1" Agricultural	None	10 acres	320 feet/4	300 feet	50 feet	50 feet	40 feet	20 feet	40 feet	50 feet
"A-2" Agricultural	15	2.5 acres	200 feet/4	200 feet	50 feet	50 feet	40 feet	20 feet	40 feet	50 feet
"R-1" Single-Family Residential	15	1 acre	150 feet	150 feet	40 feet	35 feet	40 feet	20 feet	40 feet	40 feet
"R-2" Single-Family Residential	15	21780 sq. ft.	125 feet	125 feet	40 feet	35 feet	30 feet	15 feet	30 feet	40 feet
"R-3" Single-Family Residential	10	14520 sq. ft.	100 feet	100 feet	25 feet	25 feet	20 feet	10 feet	20 feet	30 feet
"R-4" Single-Family Residential	5	10890 sq. ft.	80 feet	100 feet	25 feet	25 feet	20 feet	10 feet	20 feet	25 feet
"R-MH" Mobile Home	5	8000 sq. ft.	70 feet	100 feet	25 feet	25 feet	20 feet	10 feet	20 feet	25 feet
"R-MF" Multi-Family Residential	5	8000 sq. ft.	70 feet	100 feet	25 feet	25 feet	6 inches per foot of building height or 10 feet - whichever is greater		20 feet	30 feet
"B-1" Neighborhood Business	2	10500 sq. ft.	100 feet	100 feet	50 feet	25 feet	None/5		None	25 feet
"B-2" Highway Business	5	None	100 feet	150 feet	75 feet	25 feet	None/5		None	25 feet
"B-3" General Business	5	None	None	None	50 feet	25 feet	None/5		None	20 feet
"I-1" Light Industrial	10	None	None	None	75 feet	25 feet	50 feet	25 feet	None	20 feet
"I-2" Heavy Industrial	20	None	None	None	75 feet	25 feet	100 feet	50 feet	None	50 feet
"C-1" Conservation	None	2.5 acres	200 feet	200 feet	50 feet	50 feet	50 feet	25 feet	50 feet	70 feet

(1) Add 30 feet from centerline of road when right-of-way has not been established.

(2) 75 feet setback from state or federal highway right-of-way plus 30 feet from centerline if right-of-way is not dedicated. (105 feet)

(3) Minimum setback for any building from all county maintained highways and all road district maintained "D" Roads and the portion of Gall Road from Illinois Rte 3 to New Hanover Road shall be 105 feet from the centerline of the road or 75 feet established right-of-way (**Ord. No. 89-12; 08-21-89**)

(4) Minimum lot frontage along established County, State and Road District roads is 330 feet with a maximum parcel depth to width ratio of 4:1.

(5) Except when abutting an "R" or "A" District then a side yard of 25 feet is required.

# SETBACKS FOR ACCESSORY BUILDINGS

SCHEDULE 2A: AREA AND BULK REGULATIONS								
				MINIMUM SETBACK FOR ACCESSORY BUILDINGS AND USES **(See Below)				
ZONING DISTRICT	Maximum Floor Area in Percent	Maximum Height of Principal Bldg.	Maximum Height of Accessory Bldg.	Minimum Distance From Principal Building	Minimum Distance from Front Lot Line	Minimum Distance From Side Lot Line Adjacent a Street	Minimum Distance From Side Lot Line Abutting a Lot	Minimum distance From Rear Lot Line
"A-1" Agricultural	5%	35 feet	25 feet	10 feet	50 feet	50 feet	20 feet	20 feet
"A-2" Agricultural	5%	35 feet	25 feet	10 feet	50 feet	50 feet	20 feet	20 feet
"R-1" Single- Family Residential	50%	35 feet	25 feet	10 feet	60 feet	35 feet	3 feet	3 feet
"R-2" Single-Family Residential	50%	35 feet	25 feet	10 feet	40 feet	35 feet	3 feet	3 feet
"R-3" Single-Family Residential	50%	35 feet	25 feet	10 feet	25 feet	25 feet	3 feet	3 feet
"R-4" Single-Family Residential	50%	35 feet	25 feet	10 feet	25 feet	25 feet	3 feet	3 feet
"R-MH" Mobile Home	50%	35 feet	25 feet	10 feet	25 feet	25 feet	3 feet	3 feet
"R-MF" Multi-Family Residential	50%	35 feet	25 feet	10 feet	25 feet	25 feet	3 feet	3 feet
"B-1" Neighborhood Business	50%	35 feet	25 feet	10 feet	60 feet	25 feet	None/5	3 feet
"B-2" Highway Business	50%	35 feet	25 feet	12 feet	75 feet	25 feet	None/5	3 feet
"B-3" General Business	75%	35 feet	None	12 feet	None	None	None/5	20 feet
"I-1" Light Industrial	66%	None	None	12 feet	75 feet	25 feet	None	20 feet
"I-2" Heavy Industrial	75%	None	None	12 feet	75 feet	25 feet	None	20 feet
"C-1" Conservation	5%	35 feet	25 feet	10 feet	50 feet	50 feet	3 feet	3 feet

(1) Add 30 feet from centerline of road when right-of-way has not been established.

(2) 75 feet setback from state or federal highway right-of-way plus 30 feet from centerline if right-of-way is not dedicated. (105 feet)

(3) Minimum setback for any building from all county maintained highways and all road district maintained "D" Roads and the portion of Gall Road from Illinois Rte 3 to New Hanover Road shall be 105 feet from the centerline of the road or 75 feet established right-of-way (**Ord. No. 89-12; 08-21-89**)

(4) Minimum lot frontage along established County, State and Road District roads is 330 feet with a maximum parcel depth of width ratio of 4:1.

(5) Except when abutting an "R" or "A" District then a side yard of 25 feet is required.

**\*\* Livestock Building - 50 feet or 200 feet from neighboring residence (Section 40-3-16)**