

WILL COUNTY ZONING DISTRICT REQUIREMENTS

<u>Zoning</u>	<u>District</u>	<u>Lot Area</u>	<u>Lot Width</u>	<u>Front *</u>	<u>Side *</u>	<u>Rear * ***</u>	<u>Lot Cov.</u>	<u>Max. Accessory Storage</u>
E-1	Rural Estate Residential	5 acres	300'	100' (centerline of non-dedicated road)	20' (each side)	80' (lot line) principle	20%	3,000 ft ²
E-2	Estate Residential	2.5 acres	180'	100' (centerline of non-dedicated road)	20' (each side)	80' (lot line) principle	20%	3,000 ft ²
R-1	Single Family Residence	60,000 ft ²	165'	90' (centerline of non-dedicated road) 57' front lot line (dedicated road)	15' (each side)	70' (lot line) principle 5' (lot line) accessory	20%	1,800 ft ²
R-2	Single Family Residence	1 acre	150'	80' (centerline of non-dedicated road) 47' front lot line (dedicated road)	10' (each side)	40' (lot line) principle 5' (lot line) accessory	20%	1,800 ft ²
R-2A	Single Family Residence	30,000 ft ²	120'	80' (centerline of non-dedicated road) 47' front lot line (dedicated road)	10' (each side)	40' (lot line) principle 5' (lot line) accessory	25%	1,800 ft ²
R-3	Single Family Residence	20,000 ft ²	90'	80' (centerline of non-dedicated road) 30' front lot line (dedicated road)	10' (each side)	40' (lot line) principle 5' (lot line) accessory	30%	1,800 ft ²
R-4	Single Family Residence	12,500 ft ²	70'	80' (centerline of non-dedicated road) 30' front lot line (dedicated road)	10' (each side)	30' (lot line) principle 5' (lot line) accessory	40%	1,500 ft ²
R-5 **	Single Family Residence	10,000 ft ²	70'	80' (centerline of non-dedicated road) 30' front lot line (dedicated road)	5' (each side)	25' (lot line) principle 5' (lot line) accessory	45%	1,500 ft ²
R-6	Multi-Family Residence	See Ordinance	60'	80' (centerline of non-dedicated road) 30' front lot line (dedicated road)	See Ordinance	See Ordinance	45%	1,500 ft ²
C-1	Local Shopping	12,000 ft ²	80'	30' (lot line)	10'-15' on either side (not less than 25' total both sides)	20' (lot line)	-	-

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C-2	Community Shopping	12,000 ft ²	80'	30' (lot line)	10'-15' on either side (not less than 25' total both sides)	20' (lot line)	-	-
C-3	General Business	12,000 ft ²	80'	100' (lot line)	10'-15' on either side (not less than 25' total both sides)	10% depth of lot (not greater than 40')	-	-
C-4	Highway Commercial	20,000 ft ²	80'	80' (lot line)	10'-15' on either side (not less than 25' total both sides)	10% depth of lot (not greater than 40')	-	-
C-5	Office & Research Park	20,000 ft ²	80'	80' (lot line)	30' (on each side)	30' (lot line)	25%	-
C-6	Commercial Recreation	20,000 ft ²	80'	50' (lot line)	10'-15' on either side (not less than 25' total both sides)	30' (lot line)	-	-
I-1	Limited Industrial	10,000 ft ²	60'	30' (lot line)	10' (on each side)	10' (lot line)	50%	-
I-2	General Industrial	10,000 ft ²	80'	50' (lot line)	10'-15' on either side (not less than 25' total both sides)	40' (lot line)	60%	-
I-3	Intensive Industrial	40,000 ft ²	100'	100' (lot line)	20'-30' on either side (not less than 50' total both sides)	40' (lot line)	70%	-
A-1	Agricultural	10 acres	300'	100' (centerline of road)	50' (each side)	50' (lot line) principle 10' accessory	20%	-
A-2 **	Rural Residential	2.5 acres	300'	100' (centerline of road)	20' (each side)	80' (lot line) principle	20%	3,000 ft ²

* EXCLUSIVE OF EASEMENTS

** EXISTING GRANDFATHERED ZONING CLASSIFICATION. NOT AVAILABLE FOR NEW DEVELOPMENT.

*** REAR SETBACKS- A CORNER LOT HAS 2 FRONT YARDS AND 2 SIDE YARDS ONLY. NO REAR YARD SETBACKS.