

Proposed Dimensional Standard Zoning Changes

1. Changes within the Central Business District and Residential District:

To inform these changes we are completing GIS Analysis to understand the existing development pattern on lots along Main Street, High Street, Highland, and Waukegan. This includes lots in the Central Business and Residential District (with water/sewer).

- Central Business – suggested changes
 - Delete minimum lot size requirement
 - Front setback reduce from 30' to 0', Or match abutting parcels*
 - Side setback reduce from 10' to 5'
 - Rear setback reduce from 20' to 10'
 - Increase lot coverage to 75%

*Note – buildings within the Central Business district will not be permitted to attach awnings, flower boxes, or other items to their façade if they project over the sidewalk.

- Residential District – with water and sewer – reduce dimensional standards
 - Front setback reduce 20' to 10', Or match abutting parcels
 - Side setback reduce 10' to 5'
 - Rear setback reduce 40' to 10'
 - Increase lot coverage for Multi-family units to 60%

