

Lot Configuration and Setback Requirements in Sangamon County

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION INFORMATION SERIES

There are basic requirements that must be met when a building is constructed or a lot created. These are reviewed when a building permit application is submitted to the Sangamon County Department of Zoning and Building Safety or a request for a land division is submitted to the Planning Commission. In all zoning districts the following standards apply:

- A minimum of 20 feet of road frontage is required for a lot.
- The depth of a lot can be no more than 2.5 times the width of the lot for all lots less than 40 acres.
- The lot width is measured at a distance from the public road of twice the front yard requirement.
- In a required rear yard (the rear 15'-30' – See "Rear Yard Setback") an accessory building can be 3' from a side or rear property line.
- Only one principle structure is allowed on a lot.

The various minimum requirements are presented in the table below as space permitted:

Zoning District	Minimum Lot Area*	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
A Agricultural	40 acres**	150'	30'	10' Corner lot: 15' Ag bldg: 0'	30' Ag bldg: 0'
R-1 Single Family	R-1: 10,000 sq. ft. R-1a: 8,450 sq. ft.	R-1: 80' R-1a: 65'	30'	10' Corner lot: 15'	20'
R-2 Single and Two Family	8,000 sq. ft. (sf) 12,000 Sq. ft. (duplex)	80'	25'	Total 15' min. 5' Corner lot: 12.5'	20'
R-3 General Residential	8,000 sq. ft. (sf) 12,000 sq. ft. (duplex) 2,000 sq. ft. per dwelling unit (mf)	60'	20'	Total 15', min. 5' Corner lot: 10'	20'
RM-4 Manufac- tured Home	5,000 sq. ft.	50'	20'	Total 15', min. 5' Corner lot: 10'	15'
O Office	8,000 sq. ft. (sf) 12,000 sq. ft. (duplex) 2,000 sq. ft. per dwelling unit	60'	20'	Total 15', min. 5' Corner lot: 10'	20'
B-1, 2 & 3*** Business	1,500 sq. ft. per business	None	15'	None Corner lot: 7.5'	20'
I-1 & 2*** Industrial	None	None	20'	None. Corner lot: 10'	20'

* If public sewer is not available a minimum lot area of one acre is required. ** Exception may be available.

*** Additional requirements apply if adjacent to a residential district.

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Please note again that the chart above was edited for space and does not include all yard and bulk requirements (for example, maximum building height, floor area ratio). Information regarding parking, signage, landscaping, and other requirements may be obtained from the Sangamon County Department. County ordinances should be consulted for detailed information.

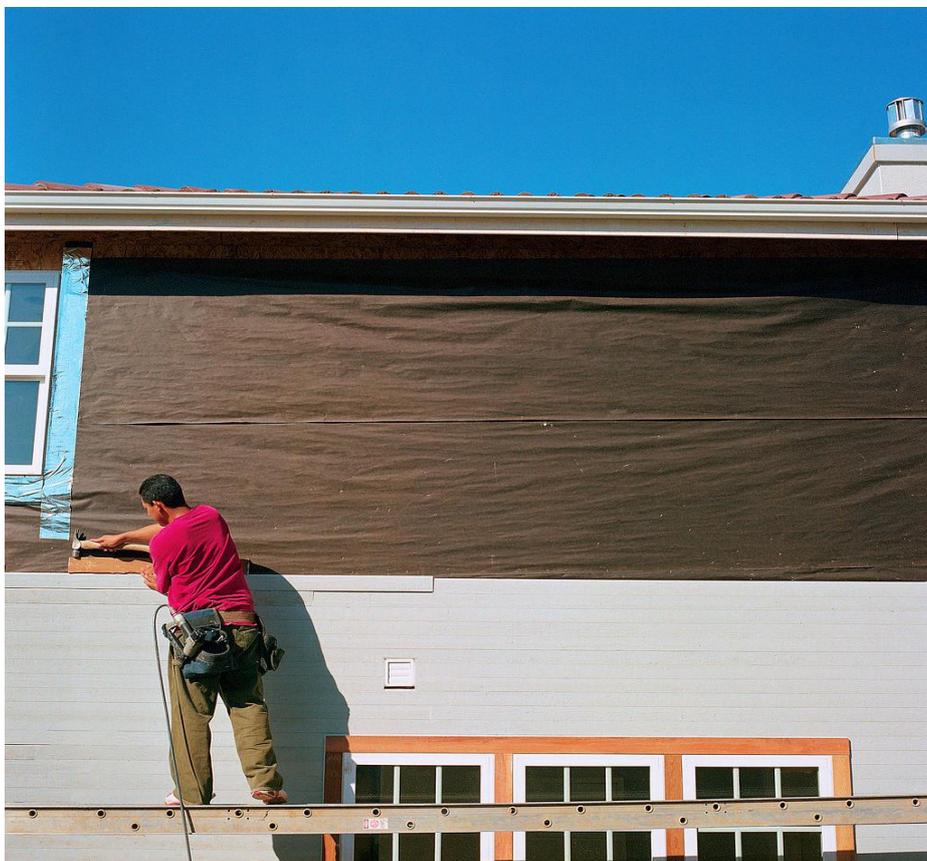
Also recognize that a lot that does not meet current zoning requirements but was in existence prior to the adoption of a particular zoning requirement may be built upon in some circumstances. Contact the Sangamon County Department of Zoning and Building Safety for more information concerning particular lots.

SSCRPC *Information Series* documents are intended to provide a brief guide for informational purposes only and should not be relied upon for a thorough understanding of the subject. They are not intended to provide a legal opinion and do not. Those seeking legal guidance concerning matters coming before the Springfield-Sangamon County Regional Planning Commission, the Sangamon County Board, or any of their boards, commissions or committees, are encouraged to obtain appropriate legal counsel.

For more detailed information, please refer to the appropriate sections of Sangamon County code. County ordinances change over time, so please refer to the current code of ordinances. Municipal jurisdictions located in Sangamon County have their own regulations, so these local codes should be consulted.

If you are unsure about jurisdiction, or seek additional information, please contact the Planning Commission at 217-535-3110, or e-mail us at sscrpc@co.sangamon.il.us.

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