

CITY OF RED BUD, ILLINOIS  
SCHEDULE 40-3-17(A): AREA AND BULK REGULATIONS

Zoning District	Minimum Lot Size			Minimum Yard Dimensions				Maximum Coverage in Percentage of Lot	Maximum Height of Princ. Bldg. in Linear Ft.	Accessory Buildings and Uses If Detached, Minimum Distance to:						
	Area in Sq.Ft. or Acres	Min. Wid. at Bldg Line Linear Ft	Mean Dep Linear Ft.	Depth of Front Yd in Linear Ft.	Depth of Side Abutting St. in Linear Ft.	Depth of Side Yard Abutting A Lot in Linear Feet				Depth of Rear Yd. in Linear Ft.	Max. Hgt. in Linear Ft.	Princ. Bldg. in Linear Ft.	Front Lot Line in Linear Ft.	Side Lot Line Adjacent to St. in Linear Ft.	Other Lot Line in Linear Ft.	Rear Lot Line in Linear Ft.
						Total for both	Min. for Either									
A-1 Agricultural	5 Acres	300 Ft.	300 Ft.	80 Ft. along State and Fed. Hwys. 60 Ft. along St. Aid Hwy.												
R-1 One Family	15,000 Sq. Ft.	100 Ft.	100 Ft.	35 Ft. (50 Ft. along St. & Fed. Hwys.)	35 Ft. (50 Ft. along St. & Fed. Hwys.)	40 Feet	20 Feet	20% of the depth of the lot	30 Percent	30 Feet	20 Feet	10 Feet	35 Ft. (50 Ft. along St. & Fed. Hwys.)	35 Ft. (50 Ft. along St. & Fed. Hwys.)	3 Feet	3 Feet
R-2 One Family	10,000 Sq. Ft.	80 Ft.	100 Ft.	30 Ft. (50 Ft. along St. & Fed. Hwys.)	30 Ft. (50 Ft. along St. & Fed. Hwys.)	20 Feet	10 Feet	20% of the depth of the lot	30 Percent	30 Feet	20 Feet	10 Feet	30 Ft. (50 Ft. along St. & Fed. Hwys.)	30 Ft. (50 Ft. along St. & Fed. Hwys.)	3 Feet	3 Feet
R-4 Multi-Family	Sing. Fam. 10,000 Sq.Ft. Multi-Fam. 7,500 Sq.Ft. Min. per unit whichever is greater	50 Ft.	100 Ft.	30 Ft. (50 Ft. along St. & Fed. Hwys.)	30 Ft. (50 Ft. along St. & Fed. Hwys.)	20 Feet	10 Feet	25 Feet	40 Percent	35 Feet	20 Feet	10 Feet	30 Ft. (50 Ft. along St. & Fed. Hwys.)	30 Ft. (50 Ft. along St. & Fed. Hwys.)	3 Feet	3 Feet
R-5 Mobile Home	6,000 Sq. Ft.	50 Ft.	100 Ft.	25 Ft. (50 Ft. along St. & Fed. Hwys.)	20 Ft. (50 Ft. along St. & Fed. Hwys.)	Mobile Home - Total of 15 Ft., otherwise R-4 requirement		20 Feet	30 Percent	35 Feet	20 Feet	10 Feet	25 Feet	25 Feet	3 Feet	3 Feet
B-1 Central Business	None	None	None	None	None required but when abutting an "R" Dist. a Side Yd of 10 Ft. is required	None Required	None Required	20 Ft.	75 Percent	35 Feet	30 Feet	None Required	None Required	None Required	3 Feet	3 Feet
B-2 Highway Business	10,000 Sq. Ft.	80 Ft.	100 Ft.	35 Ft. (75 Ft. along St. & Fed. Hwys)	35 Ft. (75 Ft. along St. & Fed. Hwys)	None required but when abutting an "R" Dist. a Side Yd of 20 Ft. is required		20 Feet	50 Percent	35 Feet	30 Feet	None Required		35 Ft. (75 Ft. along St. and Fed. Hwys.)	5 Ft.	5 Feet
I-1 Industrial				50 Feet	50 Feet	100 Feet	50 Feet	50 Feet	50 Percent	50 Feet	35 Feet	None Required	None Required	50 Ft.	50 Ft.	50 Feet
"MXD" Mixed Use	See Zoning Ordinance	See Zoning Ordinance	See Zoning Ordinance	10 Feet	See Zoning Ordinance	Min. 20 feet between buildings	Min. 20 feet between buildings	3 Feet		35 Feet	35 Feet	35 Feet	10 Feet	20 Ft.	20 Ft.	3 Feet
S-1 Flood Plain and Drainage				SEE ZONING ORDINANCE												

