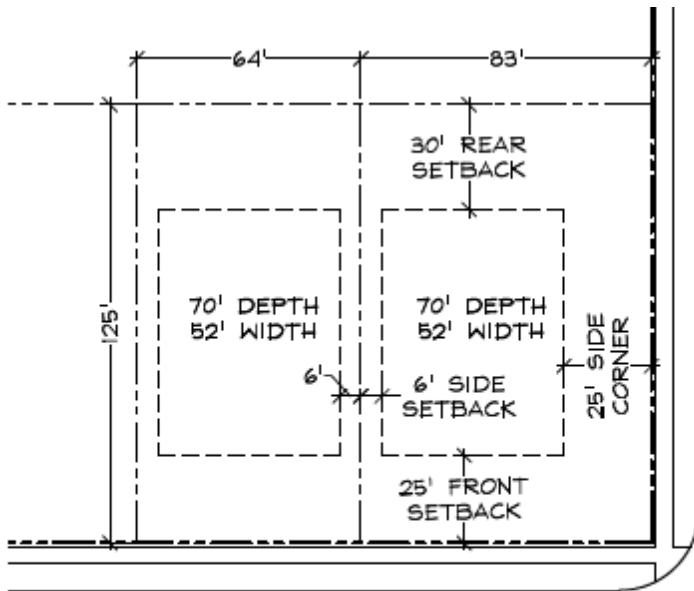


Proposed High-Density Lot Size Detail: 6' Side Lot Setbacks



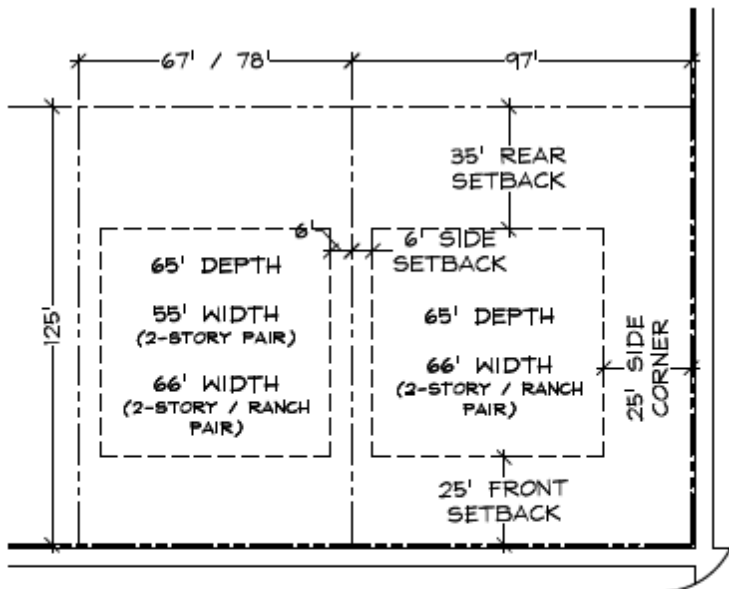
SINGLE FAMILY TYPICAL LOT DETAIL
SCALE: 1"=50'

244 Housing Units.

Minimum Side Setback for R3 is 16' total / 8' each side.

25' front and 30' back are the minimum setbacks.

8,000 sq ft vs. RB1 at 8,500



DUPLEX TYPICAL LOT DETAIL

Showing 6' Side Setbacks

76 Duplexes Units.

Same 6' side setbacks.

8,375 vs. 10,000 sq. ft. lot sizes: non-ranch.

Ranch: Still under 10,000 sq. ft. lot sizes.

See:

https://www.woodstockil.gov/sites/default/files/fileattachments/building_amp_zoning/page/46250/udo_ch_7a_zoning_districts_-_r.pdf

C. Single Family Detached Residential Districts

The R, R1B, R1C, and R1D single family detached residential zoning districts contain a significant portion of the City's single family residential development. These districts are intended to accommodate a wide range of housing types and sizes, and to provide low to moderate density residential development served by municipal services and amenities. Residential dwellings and home occupations are permitted on tracts that meet the standards of this zoning district.

D. Single Family Attached Residential District

The R3 zoning district is also intended to accommodate portions of the City's residential development. This district provides opportunities for higher-density attached dwellings, such as duplexes, townhomes or rowhouses. Attached residential dwellings and home occupations are permitted on tracts that meet the standards of this zoning district.