

CHAPTER 10

LOT WIDTH AND AREA

SECTION:

10-10-1: Lot Width and Area

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- (A) Within the Village, the width and area of lots for the district in which the subdivision is located shall be not less than as provided in the Village of Arthur Zoning Ordinance.

The depth-to-width ratio of usable area of a lot shall be a minimum of three to one (3:1).

- (B) Outside of the Village and within one and one-half (1 ½) miles of the Village limits, the following shall be required:

1. In subdivisions provided with both an approved community water supply system and an approved community sanitary sewer and sewage treatment system at the time of final plat approval, lot width and area for the district in which the subdivision is located shall be not less than as provided in the Village of Arthur Zoning Ordinance.

2. In subdivisions not served by an approved community sanitary sewer and sewage treatment system at the time of final plat approval, and whether or not the lot is served by an approved community water supply system, lot width and area shall be a minimum of:

(a) Eighty feet (80') wide at the setback line and not less than twenty thousand (20,000) square feet in area for single and two family residences;

(b) One hundred feet (100') wide at the setback line for the first three (3) units and five feet (5') additional in width for each additional unit and not less than eight thousand (8,000) square feet in area per dwelling unit for dwelling units containing three (3) or more units;

(c) For commercial or industrial uses: two hundred feet (200') wide at the setback line and not less than forty thousand (40,000) square feet in area;

(d) Or, of sufficient size and capabilities to meet the recommendations of the Illinois Department of Health and the County Health Department to be able to adequately accommodate both a primary and secondary treatment site and a potable water supply. However, in no case shall a lot governed by Section 10-10-1(A) have setback and width requirements less than those standards therein contained for single and two family residences;

(e) The depth-to-width ratio of the usable area of a lot shall be a maximum of three to one (3:1).

- (C) All corner lots shall contain the width necessary to conform to the required setbacks along both roads or streets.
- (D) All lots shall abut on a publicly dedicated and accepted all-weather road or street meeting the minimum for the classification and requirements herein contained.
- (E) Side lot lines shall be at right angles or radial to curved streets and roads.
- (F) Trees and shrubs shall be planted as to form a tight screen along the rear lot line of any lot in a subdivision which backs upon an arterial road, limited access highway, collector road, commercial or industrial area, or railroad.
- (G) Such lots shall in no case be less than one hundred fifty feet (150') in depth.
 1. Double frontage lots should not be platted, except that where desired along arterial, limited access highways or streets, lots may face on an interior street and back on such thoroughfare. In that event a planting strip for a screen at least twenty feet (20') in width shall be provided along the back of the lot.
 2. In all other cases where double frontage lots are permitted, vehicular access shall be permitted to only one (1) thoroughfare, and that thoroughfare being of the lower

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Restrictions as to access shall be indicated upon the face of the plat.

- (H) The total land area within the boundary of a plat shall be an official part of the plat and accounted for as either lots, tracts, easements, dedicated or reserved public areas, dedicated rights-of-way, or common area.