



Bulk and Dimensional Standards

Please see the Carol Stream Code of Ordinances, Section 16-3-9 of the Unified Development Ordinance (UDO) for reference. The following Table of Bulk and Dimensional Standards addresses the requirements applicable to the development or use of a lot in a given district.

Table 16-3-9: Bulk and Dimensional Standards												
Standard	R-1 (Res)	R-1 (Non-Res)	R-2	R-3	R-4 (SUA2)	R-4 (SUA3+)	R-4 (MU)	B-1	B-2	B-3	O-S	I
<i>A. Lot Standards (Minimum)</i>												
1. Lot Area	20,000 square feet	n/a	10,000 square feet	7,500 square feet	10,000 square feet	4,500 square feet	4,300 square feet	n/a	n/a	n/a	n/a	1 acre
2. Lot Width	100 feet	100 feet	75 feet	60 feet	75 feet	40 feet	n/a	20 feet	60 feet	60 feet	60 feet	75 feet
<i>B. Setbacks (Minimum, unless otherwise specified)</i>												
1. Front Yard	40 feet	40 feet	25 feet	25 feet	25 feet	25 feet	25 feet	(1)	25 feet	25 feet	40 feet	60 feet (2)
2. Exterior Side Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	(1)	25 feet	25 feet	40 feet	60 feet (2)
3. Interior Side Yard	10 feet	10 feet	8 feet	7.5 feet	7.5 feet	7.5 feet	7.5 feet	(1)	15 feet	15 feet	10 feet	10 feet
4. Rear Yard	40 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	(1)	40 feet	40 feet	40 feet	20 feet
<i>C. Building Standards (Maximum)</i>												
1. Floor Area Ratio	n/a	0.6	n/a	n/a	n/a	n/a	n/a	0.8	0.6	0.6	0.6	0.8
2. Height	35 feet	45 feet	35 feet	35 feet	35 feet	35 feet	35 feet	50 feet	35 feet	40 feet	45 feet	50 feet
3. Lot Coverage	30 percent (3)	n/a	30 percent (3)	30 percent (3)	40 percent	50 percent	50 percent	n/a	n/a	n/a	n/a	n/a
(1) Setbacks in the B-1 District shall be as established through the Planned Development and Gary Avenue Corridor Review Processes.												
(2) If adjacent right-of-way is less than 80 feet wide, the minimum setback shall be 40 feet.												
(3) See Section 16-3-8 (E)(3) for lot coverage exceptions for properties with single-unit detached dwelling units												

If you have any questions regarding Bulk and Dimensional Standards, please contact the Community Development Department.

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