

<b>City of Oak Forest – Zoning Code</b>	C = Commercial Districts
	GRD = Gateway Redevelopment District
	I = Industrial District
	OS = Open Space
	IB = Institutional Buildings
<b>Appendix B: Bulk, Space, and Setback Requirements<sup>2</sup></b>	R = Residential Districts

<b>Bulk, Space, and Yard Requirements</b>	C1	C2	C3	GRD	I1	OS	IB	R1	R2	R3	R4	R5	R6
<b>Maximum Height (Whichever is more)</b>													
Feet	35	65	65	65	65	45	45	35	35	35	35	35	35
Stories	3	5	5	5	5	3	3	2.5	2.5	2.5	2.5	3	3
<b>Minimum Lot Area &amp; Dimensions</b>													
Total Lot Area (Square feet)	0	0	0	N/A	10,000	40,000 <sup>1</sup>	75,000	10,000	6,600	8,000	5,300	7,500	7,500
Gross Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10,000	6600	8000	5300	2,000	1,750
Lot Width (Feet)	0	0	0	N/A	100	200 <sup>1</sup>	300	80	60	50	50	50	50
<b>Minimum Setbacks</b>													
Front / Corner Setback	0	0	0	0	0	30	35	30	25	25/15	20/15	15 <sup>5</sup>	15 <sup>5</sup>
Interior Side Setback	0	0	0	0	0	20	20	8	6	5	5	5	5
Interior Setback Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	16	12	12	N/A	N/A
Rear Setback	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	0	20 <sup>4</sup>	20	20 <sup>4</sup>	40	30	30	20	20 <sup>4</sup>	20 <sup>4</sup>
<b>Lot Coverage Ratio</b>													
Maximum Lot Coverage (Percentage of lot) <sup>3</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	50%	50%	50%	50%	50%

<sup>1</sup> In the OS District Neighborhood Playgrounds have a minimum lot area of 5,000 SF and no lot width requirements

<sup>2</sup> All Bulk, Space, and Setback requirements are subject to the provisions set forth in Section 8-108.

<sup>3</sup> Maximum Lot Coverage Percentage can be increased subject to submitting a site drainage plan after an onsite inspection has been completed by the City and obtaining approval from the Community Development Director and City Engineer.

<sup>4</sup> When abutting in the rear a lot with a single-family home and the building is three stories or taller than the following rear setbacks apply, else the rear required setback is zero feet.

<sup>5</sup> Required front setback is calculated as distance from the public street curb if a public street curb is present, else no front setback required.