LUC MODEL ZONING TEXT

Depth-to-Width Ratio + Minimum Width Requirement

Important Commentary

This model text consists of two versions, and both versions describe how to measure lot depth and lot width. Version 1 establishes a max lot depth and a min lot width, but Version 2 **does not** establish a maximum depth or a minimum width. This model text replaces the language and method used to calculate depth-to-width ratio currently in use by municipalities and townships.

Existing Method for Determining Depth-to-Width Ratio

At the time this model text was adopted, existing language being used resembles the following:

Lot Measurements: A lot shall be measured as follows:

1. **Depth**. The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear. No lot shall have an average depth, which is more than three (3) times its average width.
2. **Width**. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line, except on cul-de-sac streets (roads) where it is measured at the setback line.

This existing language contains the word "average", and there exists a commonly used method to calculate the average. Diagrams, included herein, depict the existing method.

Table 1. Townships with Depth-to-Width Ratio and/or Width Requirement (Existing).

	Logan Co	*Union Co*	*Champaign Co*	*%*
Depth	*17 zoned twps*	*13 zoned twps*	*12 zoned twps*	*of 42*
Max Depth (3:1)	*10*	*10*	*4*	*57%*
Max Depth (4:1)	*6*	*2*	*5*	*31%*
Exception (5 ac.)	*1*	*--*	*--*	*2%*
Exception (10 ac.)	*6*	*9*	*4*	*45%*
Exception (20 ac.)	*0*	*1*	*--*	*2%*
Width	*17 twps*	*14 twps*	*12 twps*	*of 42*
Min Width (80% of frontage)	*7*	*4*	*6*	*40%*
Min Width (100% of frontage)	*--*	*1*	*--*	*2%*
Exception (lot on cul-de-sac)	*--*	*--*	*1*	*2%*
Exception (5 ac.)	*1*	*--*	*--*	*2%*
Exception (10 ac.)	*6*	*5*	*5*	*38%*

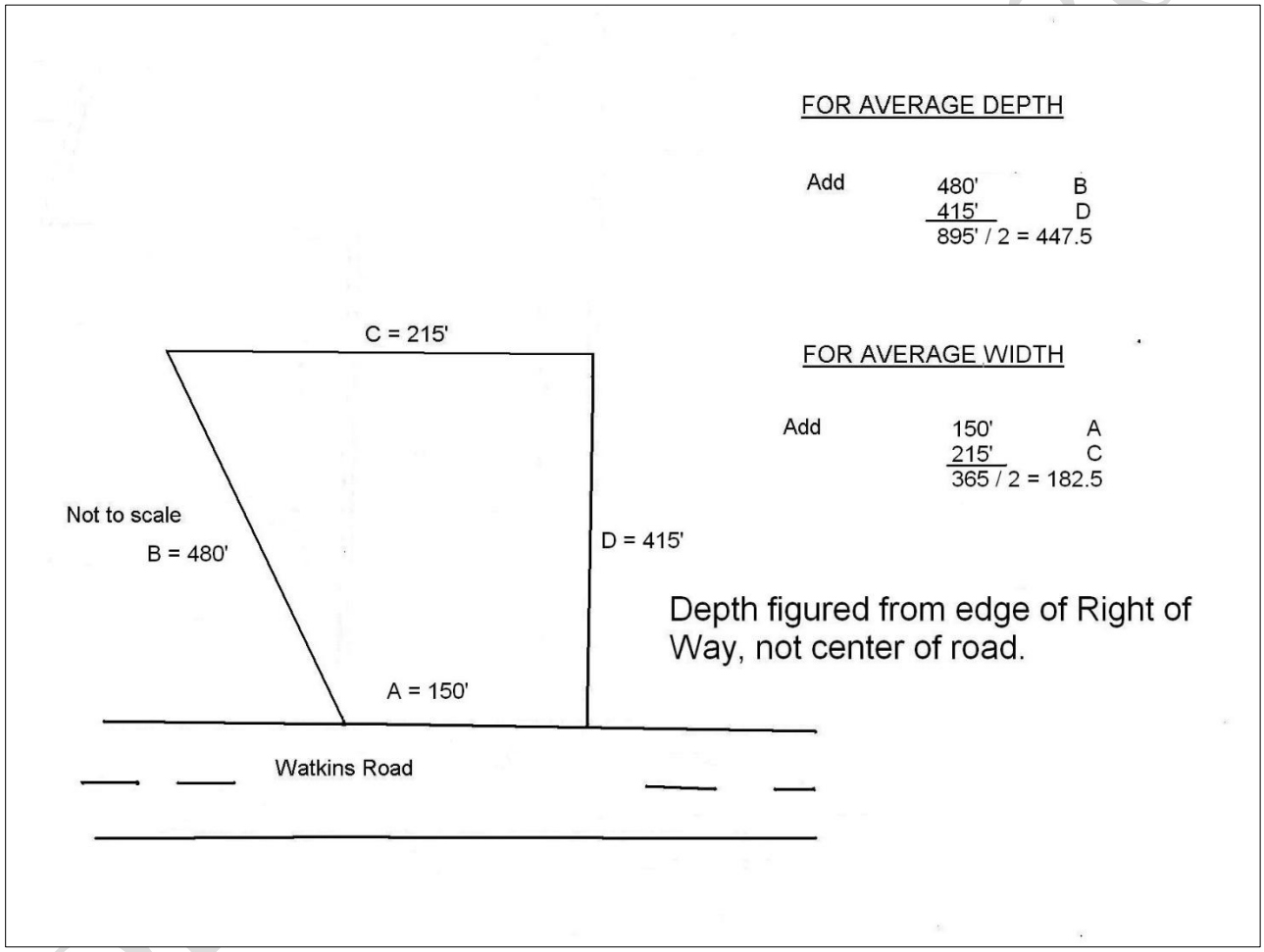
LUC Model Text (Zoning & Subdivision Committee; _____)

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LUC MODEL ZONING TEXT

Depth-to-Width Ratio + Minimum Width Requirement
(Existing Methods for Determining Depth to Width)

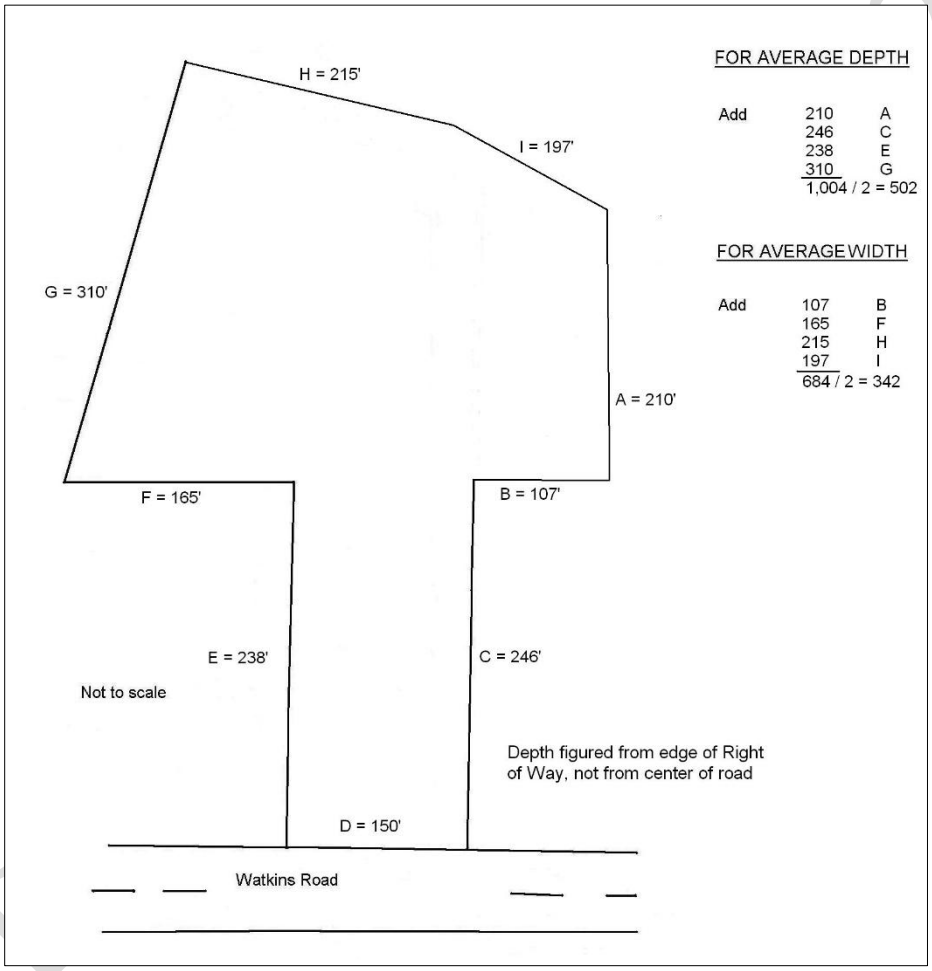
Diagram 1 (Existing Method).



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(Existing Methods for Determining Depth to Width)

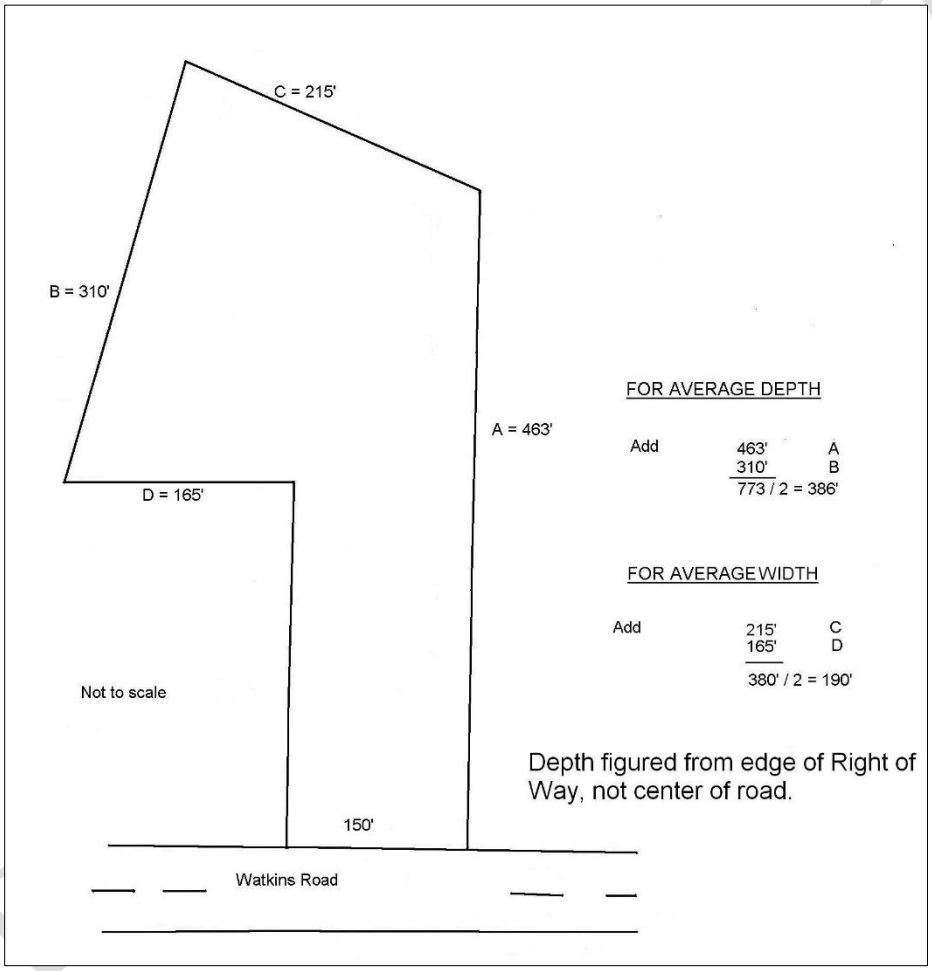
Diagram 2 (Existing Method).



LUC Model Text (Zoning & Subdivision Committee; _____)

(Existing Methods for Determining Depth to Width)

Diagram 3 (Existing Method).



LUC Model Text (Zoning & Subdivision Committee; _____)

LUC MODEL ZONING TEXT

Depth-to-Width Ratio + Minimum Width Requirement
(Version 1)

Article *XXXX* Definitions.

Lot Measurements. A lot shall be measured as follows:

1. **Depth.** The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front at the street (road) right-of-way line and the rearmost points of the lot. For lots containing ten (10) acres or less in area (computed exclusive of any right-of-way), no lot shall have a depth which is more than three (3) times its width measured along the street (road) right-of-way line or along the setback line for lots on cul-de-sac streets (roads).
2. **Width.** The horizontal distance between side lot lines. Each lot shall have a required minimum width along the street (road) right-of-way line, except on cul-de-sac streets (roads) where it is instead along the setback line. Additionally, for lots containing ten (10) acres or less in area, the actual distance between the side lot lines at any other point shall not be less than eighty percent (80%) of the minimum width required along the street (road) right-of-way line.

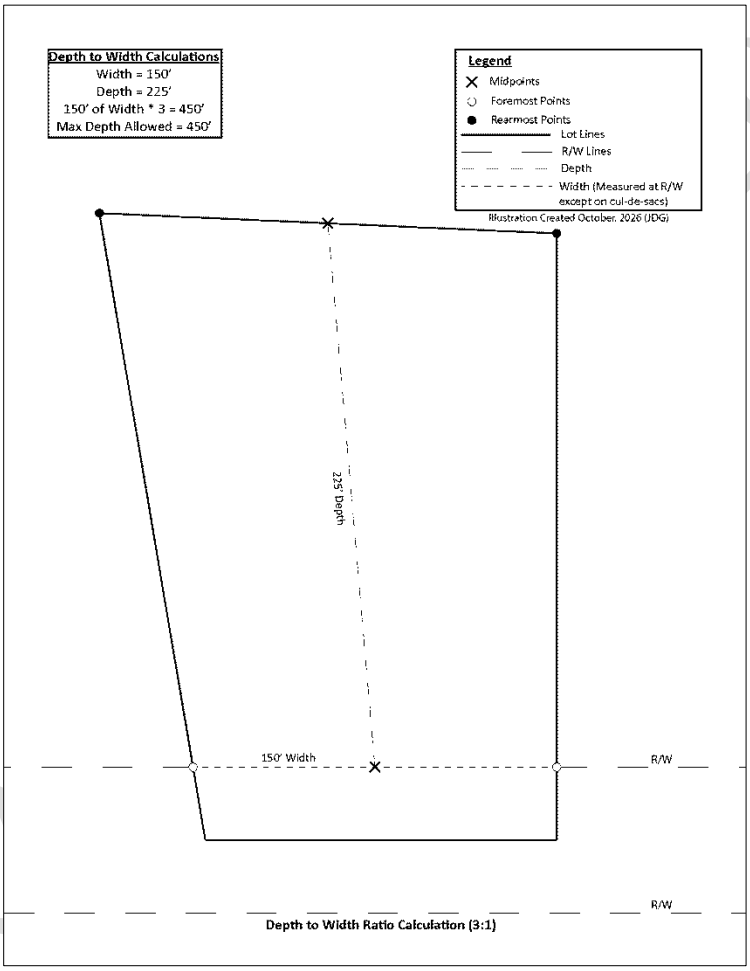
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LUC MODEL ZONING TEXT

Depth-to-Width Ratio + Minimum Width Requirement
(Version 1)

Diagram 1 (Version 1).

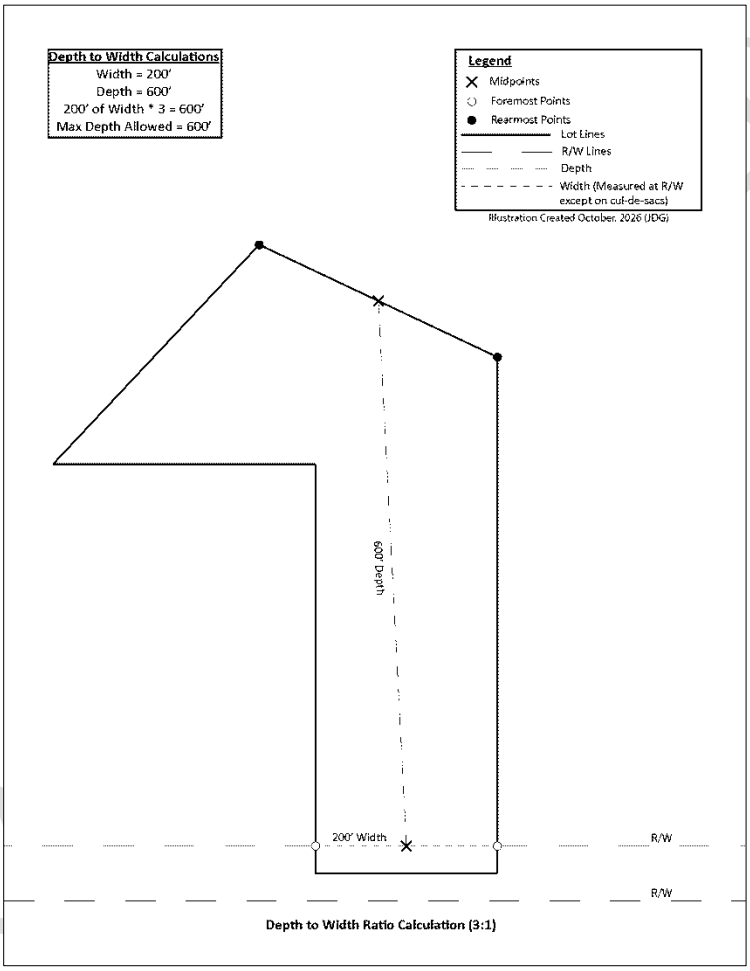


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(Version 1)

Diagram 2 (Version 1).

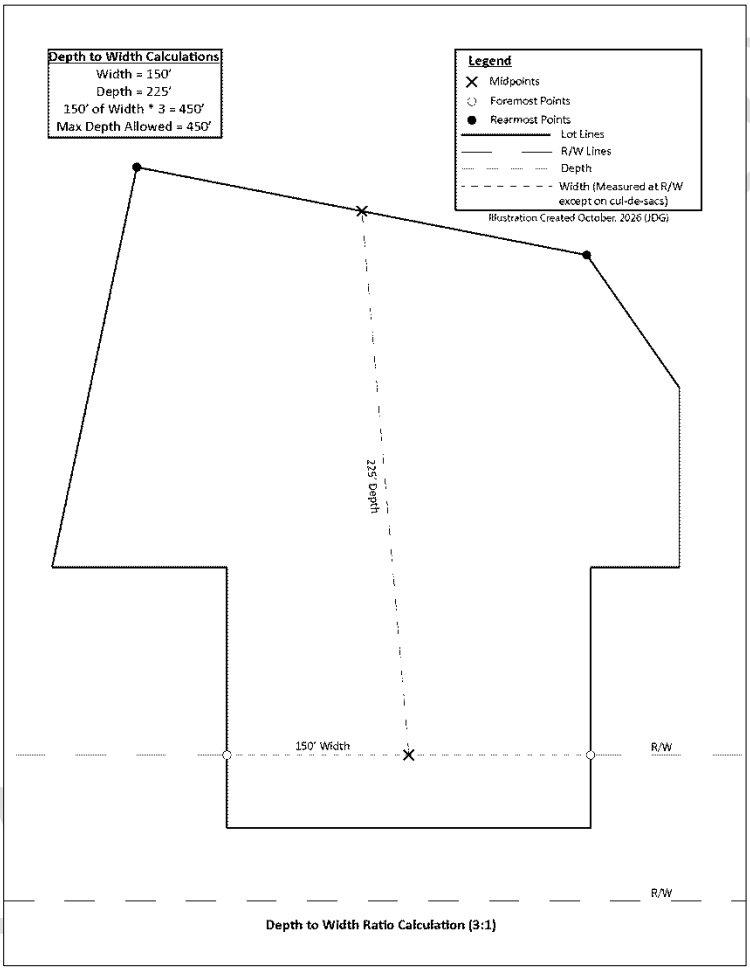


LUC Model Text (Zoning & Subdivision Committee; _____)

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(Version 1)

Diagram 3 (Version 1).

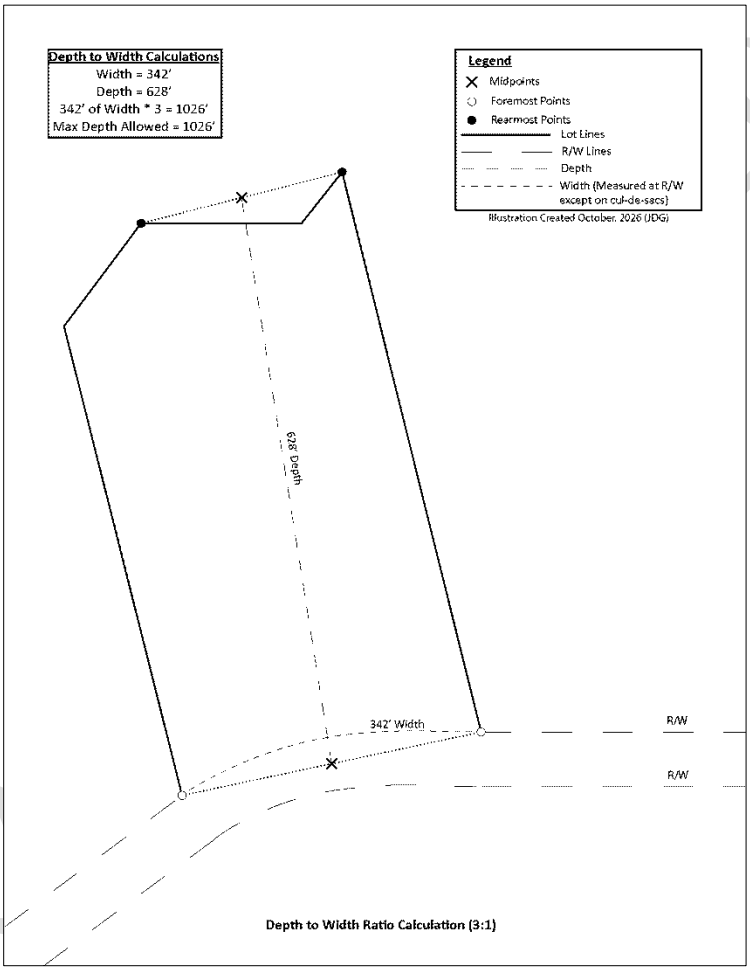


LUC Model Text (Zoning & Subdivision Committee; _____)

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(Version 1)

Diagram 4 (Version 1).

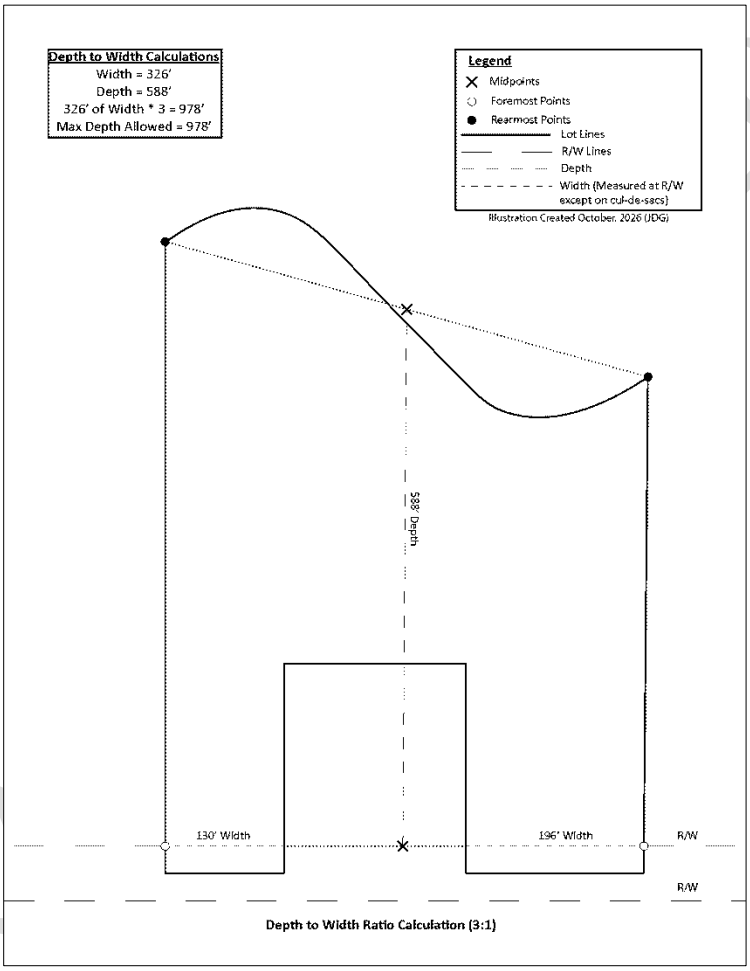


LUC Model Text (Zoning & Subdivision Committee; _____)

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(Version 1)

Diagram 5 (Version 1).

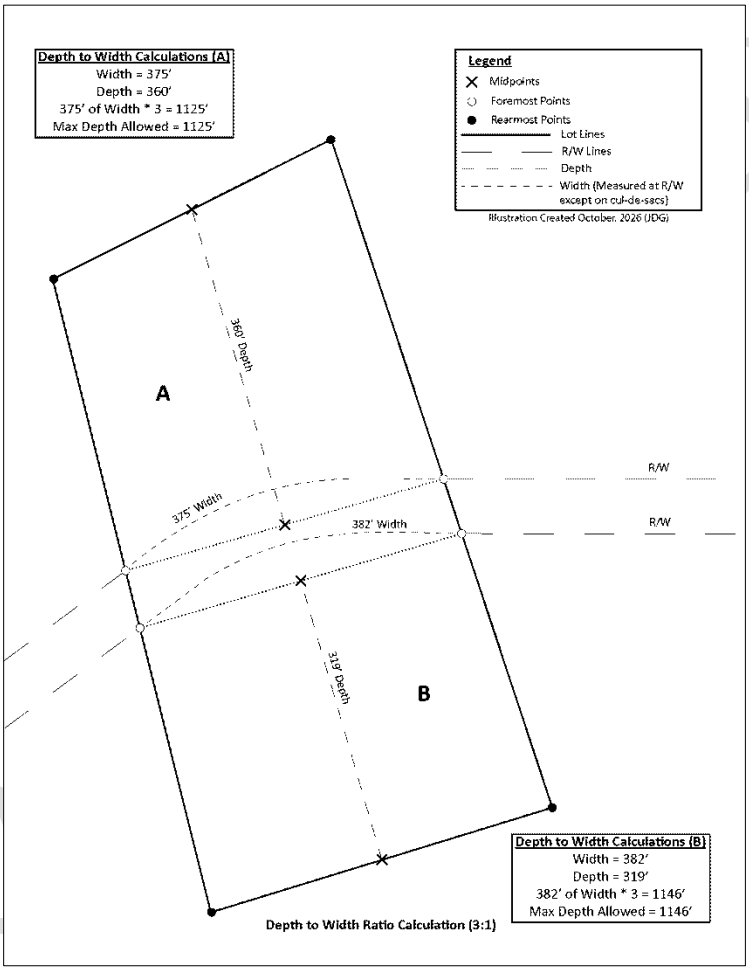


LUC Model Text (Zoning & Subdivision Committee; _____)

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(Version 1)

Diagram 6 (Version 1).

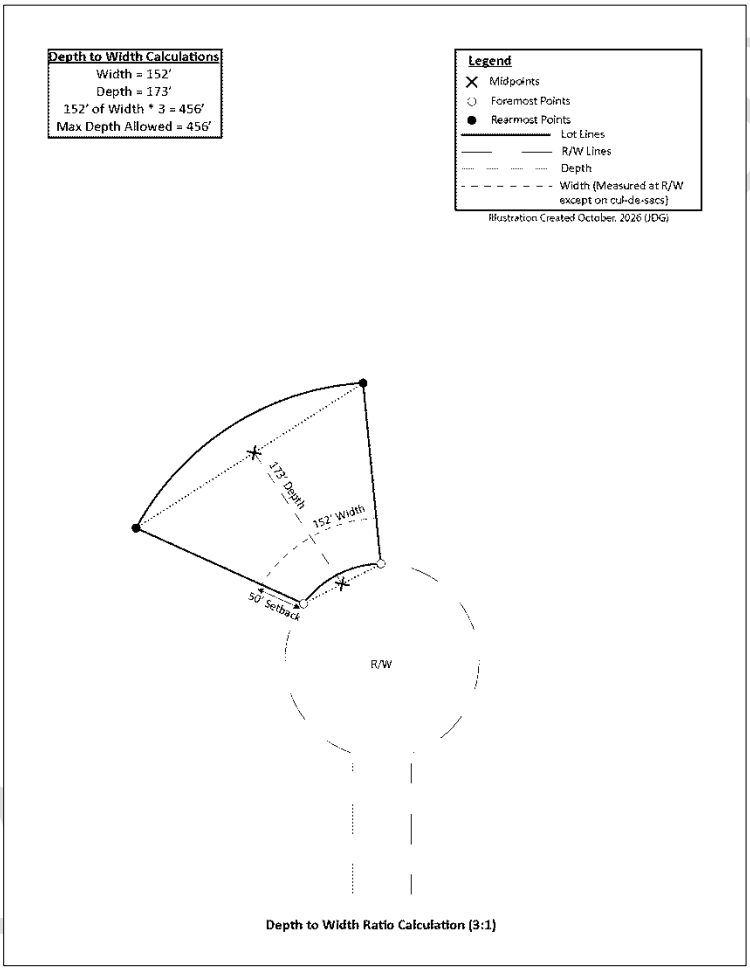


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(Version 1)

Diagram 7 (Version 1).



LUC Model Text (Zoning & Subdivision Committee; _____)

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LUC MODEL ZONING TEXT

Depth-to-Width Ratio + Minimum Width Requirement
(Version 2)

Article *XXXX* Definitions.

Lot Measurements. A lot shall be measured as follows:

1. **Depth.** The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front at the street (road) right-of-way line and the rearmost points of the lot.
2. **Width.** The horizontal distance between side lot lines. Each lot shall have a required minimum width along the street (road) right-of-way line, except on cul-de-sac streets (roads) where it is instead along the setback line.

LUC Model Text (Zoning & Subdivision Committee; _____)

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