SECTION 47-5A R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

The R-1A zoning district has the same land objectives as the R-1 district but provides for slightly smaller minimum lot sizes and lot widths and establishes a minimum mean lot size for lots platted as part of a subdivision as defined by the Subdivisions Regulations of the City of Joliet.

47-5A.1 PERMITTED PRINCIPAL USES

No land shall be used and no building or structure shall be designed, erected, enlarged, occupied, or used other than for one of the following uses:

A. Those uses permitted as of right pursuant to Section 47-5.1.

47-5A.2 SPECIAL USES

A. The following uses may be allowed as special uses by the Board of Appeals in accordance with Section 47-5.2:

    1. Those special uses permitted under Section 47-5.2(A).

B. The following uses may be allowed by the Mayor and City Council, with the advice of the Board of Appeals, in accordance with Section 47-5.2:

    1. Those special uses permitted under Section 47-5.2(B).

47-5A.3 PERMITTED ACCESSORY USES

The accessory uses permitted in R1-A zoning districts shall be the same as those permitted in R-1 zoning districts, as set forth in Section 47-5.3.

47-5A.4 YARD AND LOT REQUIREMENTS

The following minimum yard and lot requirements shall apply to each individual lot in an R-1A zoning district:

No. of Stories	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Family (sq. ft.)	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Sum of Side Yards
1-1 ½	8,000	8,000	65 feet	30 feet	25 feet	6 feet	15 feet
2–2 ½	8,000	8,000	65 feet	30 feet	25 feet	8 feet	20 feet

In addition to any other requirement, every subdivision located in an R1-A zoning district shall, at the time of record platting, have a mean lot size average of not less than 8,500 square feet.

A consolidated schedule of yard and lot requirements applicable to all residential zoning districts is set forth in Section 47-16. In the event the requirements of Section 47-5A.4 conflict with Section 47-16, the requirements of Section 47-5A.4 shall take precedence.

47-5A.5 HEIGHT LIMITATION

No structure located in an R-1A district shall exceed 2 ½ stories or thirty (30) feet in height, whichever is less.

47-5A.6 OFF-STREET PARKING

Each dwelling unit located in an R-1A zoning district shall have not less than two (2) off-street parking spaces on the lot on which the dwelling is situated. Off-street parking requirements for all other uses are set forth in Section 47-17.17.

47-5A.7 SIGNS

The signage requirements applicable to R-1A zoning districts are set forth in Section 47-17.21.

47-5A.8 PROHIBITED USES

All uses not expressly permitted as of right by Section 47-5A.1 or pursuant to a special use permit by Section 47-5A.2 or as a permitted accessory use by Section 47-5A.3 are prohibited in R1-A zoning districts.*

* Ordinance #13671; dated 8/6/02