

ARTICLE IIISINGLE FAMILY RESIDENTIAL DISTRICTS

## 3-101 PURPOSES

Five zoning districts are provided for single family residential development. The bulk regulations for these districts are structured to encourage a wide variety of housing sizes and styles. Residential use regulations are identical in all five districts. Only public utility stations, a service use compatible with the single family residential character of each zoning district, are allowed in addition to permitted residential uses.

Taken together, the five single family districts blend, in combination with the multiple family districts described in Article IV of this Code, to provide a broad range of opportunity for the development and preservation of housing responsive to diverse demand. The districts, while distinct, permit a harmonious spectrum of housing alternatives.

In the single family districts, the combination of uniform use regulations and varied bulk and yard regulations is intended to:

- A. Perpetuate the existing high quality residential character of the Village by preserving established neighborhoods while encouraging beneficial new development consistent with the overall character of the existing Village;
- B. Accommodate persons with diverse economic circumstances and life-style preferences seeking to establish or maintain residence in the Village through the various stages of life; and
- C. Implement, through reasonable regulation, the purposes and intent of this Code.

3-102 PERMITTED USE

The following use and no other is permitted as of right in all Single Family Residential Districts:

- A. Single Family Detached Dwellings.

3-103 ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in all Single Family Residential Districts subject to the provisions of Section 9-101 of this code.

3-104 HOME OCCUPATIONS

Home occupations are permitted in all Single Family Residential Districts subject to the provisions of Section 9-102 of this Code.

3-105 TEMPORARY USES

Temporary uses are permitted in all Single Family Residential Districts subject to the provisions of Section 9-103 of this Code.

3-106 SPECIAL USES

Except as specifically limited in the following paragraphs, the following use may be permitted in any Single Family Residential District subject to the issuance of a special use permit as provided in Section 14-401 of this Code and subject to the additional standards hereinafter set forth:

- A. Public Utility Stations, subject to the following additional standards:

- 1. Structure Appearance and Screening. All structures either shall have exteriors that give appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to non-dwelling uses abutting a residential district pursuant to Subsection 9-014H of this Code.

2. Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
3. Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.

3-107 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Single Family Residential Districts are set forth in Section 10-101 and 10-102 of this Code.

3-108 SIGN REGULATIONS

Sign regulations applicable in all Single Family Residential Districts are set forth in Article XI of this Code.

3-109 BUFFERS, LANDSCAPING, AND FENCES

Requirements relating to buffering and landscaping of certain uses and structures and fences in the Single Family Residential Districts are set forth in Sections 9-104 and 9-105 of this Code.

3-110 BULK, YARD, AND SPACE REQUIREMENTS

The building height, lot, yard, dwelling size, and coverage requirements applicable in the Single Family Residential Districts are set forth in the following table. Footnote references appear in Subsection G of this Section at the end of the table.

Single Family Residential Districts

3-110

	R-1	R-2	R-3	R-4	R-5
<b>A. <u>Height</u> <sup>(1)</sup></b>					
1. <u>Stories</u> (whichever)	2.5	2.5	2.5	2.5	2.5
2. <u>Feet</u> (is less)	35	35	35	35	35
3. <u>Maximum</u>	38	38	38	38	38
<b>B. <u>Minimum Lot Area and Dimensions</u> <sup>(2)</sup></b>					
1. Total Lot Area (square feet)	16,000	12,500	7,500	6,000	5,000
2. Lot Width (feet)	60	60	50	50	50
<b>C. <u>Minimum Yards</u> <sup>(2) (3) (4) (5) (6) (7)</sup></b>					
1. Front Yard(feet) <sup>(8)(12)</sup>	35	35	35	35	35
2. Corner Side Yard (feet)	24	24	17	17	17
3. Interior Side Yard <sup>(9)</sup>					
(A) Percentage of Average lot width (Whichever is Greater)	10%	10%	10%	10%	10%
(B) Feet	8	8	5	5	5
(C) Minimum total both yards(feet)	--	--	12	12	12
4. Rear Yard (feet) <sup>(9)</sup> (all Residential Zones)	20% of Lot depth or 25', whichever is greater - 35' maximum				
<b>D. <u>Minimum Dwelling Unit Size</u> (square feet)</b>					
	2,000	2,000	1,500	1,200	1,200
<b>E. <u>Maximum Building Coverage</u> <sup>(10)</sup></b>					
1. Interior Lot	25%	25%	30%	30%	35%
2. Corner Lot	30%	30%	35%	35%	40%
<b>F. <u>Maximum Lot Coverage</u></b>					
	45%	45%	45%	45%	45%
<b>G. <u>Minimum Spaces Between Principal and Accessory</u></b>					
	10	10	10	10	10

**G. Exceptions and Explanatory Notes.**

- Height Limitation for Accessory Structures. No accessory structure shall exceed 15 feet in height, measured in accordance with the definition of height in Subsection 16-102H of this Code, or 19 feet in maximum height; provided, however, that (i) flagpoles may extend to a height of 10 feet above the highest

point of the roof of the principal structure and (ii) the height of any antenna with a surface area in excess of 10 square feet shall be governed by Subsection 9-101C of this Code.

2. Nonconforming Lots. See Section 12-105 of this Code for lot requirements with respect to nonconforming lots of record.
3. Visibility Across Corners. Notwithstanding any other provision of this Code to the contrary, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any residential district in violation of the standards established in Chapter 155 of the La Grange Code of Ordinances.
4. Special Setbacks for Signs. Special setbacks established for some signs in Article XI of this Code shall control over the yard and setback requirements established in the table.
5. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
  - (a) Accessibility ramps, compliant with applicable federal and State accessibility laws; and
  - (b) Arbors and trellises having a height of 10 feet or less, but, if located within a front or corner side yard, (i) with no horizontal element exceeding six feet in length and (ii) located at least five feet from front and side lot lines; and
  - (c) Awnings, canopies, eaves, and gutters projecting not more than three feet from an exterior wall of any principal structure and not more than one foot from an exterior wall of any accessory structure, but in no event closer than three feet from any lot line; and

- (d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than one-third of the length of such wall in any front or rear yard; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of  $22\frac{1}{2}$  degrees with the wall in question; and
- (e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half feet from any exterior wall, but in no event closer than three feet from any lot line; and
- (f) Decorative columns, pillars, and bases, but if located within a front or corner side yard, then (i) having a height of four feet or less, (ii) having no horizontal element exceeding two feet in width or diameter, (iii) located at least five feet from any interior side lot line, and (iv) subject to the limitations for clear sight areas in Subsection 9-104L of this Code; and
- (g) Animal exercise areas, but only in rear yards and not closer than three feet from any lot line; and
- (h) Fences, walls and hedges, subject to the limitations of Sections 9-104 and 9-105 of this Code; and
- (i) Flagpoles having a height of 20 feet or less; and
- (j) Gazebos and pergolas, but only in rear yards and subject to the limitations of Subsection 9-101C of this Code; and
- (k) Landscape plant materials, but subject to the limitations for clear sight areas in Subsection 9-104L of this Code; and
- (l) Mechanical equipment, only in rear yards and (i) in no event closer than a distance equal to 10 percent of lot width from any lot line, (ii) screened with

- plant material or a suitable screening wall of all sides on the equipment that are visible from a public way, and (iii) subject to the noise control standards in Chapter 97 of the La Grange Code of Ordinances; and
- (m) Non-mechanical laundry equipment, but only in rear yards; and
  - (n) Outdoor kitchens, but only in rear yards and subject to the limitations of Subsection 9-101C of this Code; and
  - (o) Recreational devices, except in front yards and except that freestanding basketball standards are not governed by this section; and
  - (p) Parking areas, but only in rear yards and subject to the limitations of Paragraph 9-101C4 of this Code; and
  - (q) Patios, but (i) extending not more than seven feet into any front or corner side yard, (ii) in no event closer than 20 feet to any front lot line, and (iii) subject to the grading and drainage standards established in Chapter 150 of the La Grange Code of Ordinances; and
  - (r) Seat walls, but (i) extending not more than seven feet into any front or corner side yard and (ii) in no event closer than 20 feet to any front lot line and five feet from any other lot line; and
  - (s) Outside stairways projecting from an exterior supporting wall not more than four feet and having a height of four feet or less, but not in any side yard; and
  - (t) Statues and ornamental light standards having a height of 10 feet or less; and
  - (u) Temporary storage containers, but (i) in no event closer than five feet from any front lot line and no closer than three feet from any other lot line unless on a driveway or other hard-surfaced area and (ii)

for time periods not exceeding 10 consecutive days or 30 days in any calendar year except that the Village Manager may approve in writing an extension for a specific number of days of either time period on written request stating extraordinary circumstances or other good cause for an extension; and

- (v) Window wells for at-grade or sub-grade windows, but in no event closer than three feet from any lot line and not including any cover or appurtenances such as fences, blocks, stones or similar features extending higher than 12 inches above grade.
6. Special Setbacks from La Grange Road. Notwithstanding any other provision of this Code to the contrary, in the area lying between 47<sup>th</sup> Street and the southerly limits of the Village, no building or other structure in any area now or hereafter zoned on any Single Family Residential District shall have any wall or other portion of such building or structure within 85 feet of the centerline of La Grange Road.
7. Platted Building Lines. See Subsection 15-101F of this Code.
8. Front Yard Reduction Next to Existing Structures or Vacant Lots. The minimum required front yard for a lot in a single family residential district may be reduced under the following circumstances:
- (a) If the subject lot abuts, on both sides, lots that already have been developed with residential uses, then the minimum front yard requirement for the subject lot may be reduced to the average of the setbacks of the buildings on the two abutting lots, but only if such average is less than 35 feet and provided, however, that no such front yard shall be less than 25 feet.
  - (b) If the subject lot abuts a vacant lot, a nonresidential use, or a street on one or both

sides, then the minimum front yard applicable to the subject lot may be reduced to the average of (i) the setback of the building on any abutting developed lot and (ii) 35 feet, but only if such average is less than 35 feet and provided, however, that no such front yard shall be less than 25 feet.

9. Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, parking areas wherever located and other detached accessory uses and structures when entirely located within the rear 30 feet of a lot shall not be required to maintain an interior side or rear yard in excess of three feet. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures. No accessory use or structure, or combination of such uses or structures, located within an otherwise required side or rear yard pursuant to this Paragraph shall occupy more than 40 percent of any such required yard. **Refer to subparagraph 9-101C4(c)**
  
10. Exception for Decks. Coverage by decks shall not be included in determining the amount of building coverage. (Building Coverage: The percentage of a lot's area covered, whether at grade or above grade, by any portion of a building or structure, including without limitation porches; provided, however, that the only portion of any eaves on a single family detached dwelling that shall be included in the calculation of building coverage are those portions of eaves that extend within three feet of any lot line.  
  
See also Subsection 16-102L, "Lot Coverage," of this Section.)
  
11. Exception for Specified Accessory Structures. This limitation shall not apply to air conditioning units, antennas, or antenna support structures, nor to any

accessory structure protected by a fire separation wall approved by the Village Manager.

12. Minimum Setback for Garages. Notwithstanding any other provision of this Code to the contrary, an attached garage in any single family residential district shall be set back from the front lot line to a point not more than 10 feet in front of the average front building line of the remainder of the principle structure to which it is attached.

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