

New Zoning Regulations (Ord 4772) – Quick Reference – June 5, 2006

1. *Effective Date:* The new regulations officially go into effect on August 15, 2006. Until that date, plans may be drawn according to the new regulations or current Zoning Ordinance. ***The Village will automatically review plans using the existing code until August 15, 2006 unless the applicant specifically requests the Village use the new regulations to review their permit.*** The petitioner will be responsible to submit a brief letter requesting the Village to use the new code when they submit their permit plans.

2. *Setbacks:*

District	R-1	R-2	R-3	R-4	R-5 thru R-6
Front	40 ft	35 ft	30 ft	25 ft	25 ft
Side	10 ft or 10% of lot width, whichever is less, but not less than 7 ft	7 ft or 10% of lot width, whichever is greater	6 ft or 10% of lot width, whichever is greater	5 ft or 10% of lot width, whichever is greater	SFR = Same as R-3; Attached SFR = 7 ft; MFR = 7 ft or 10% of lot width, whichever is greater
Rear	20 ft	20 ft	20 ft	20 ft	20 ft
SFR = Single Family Residence (house); MFR = Multiple Family Residence (apartment)					
Attached SFR = Townhouse					

3. *Height:*

District	R-1	R-2	R-3	R-4	R-5 & R-5A	R-6
Max. Height (to highest point)	35 ft	35 ft	33 ft	33 ft	35 ft	35 ft (to mid-point)
Max. Eave Height	25 ft	25 ft	23 ft	23 ft	25 ft	N/A

4. *Lot Coverage:* Lot coverage is 32% of the total lot area for the R-1 through the R-5A districts. Lot coverage is 40% for the R-6 district. Lot coverage includes all buildings (principal and accessory), decks, porches, pools, etc. It does not include at-grade walks, patios, fences, and/or driveways. There are some bonuses for lots 60 ft or less in width.

5. *Accessory Structures:* (Garages, play houses, etc.)

- a. Setbacks – For all residential districts, except R-4, side and rear setbacks are 6 feet. For the R-4 district, side and rear setbacks are 5 feet.
- b. Height – 23 feet to the highest point.
- c. Size – aggregate floor area of accessory structures must be less than 1,000 sq. ft. or the size of the principle structure, whichever is less.
- d. Number – no more than 3 accessory structures are permitted per lot.
- e. Sheds – shed setbacks are now 6 feet from side and rear property lines (5 ft in the R-4 district). Only 1 shed is permitted per lot.
- f. Swimming pools – must be 10 feet from rear and side property lines in the R-1 and R-2 districts and 7 feet from all side and rear property lines in all other districts.

6. *Encroachments:* Permitted encroachments (chimneys, window wells, one-story bay windows, etc.) into the side yard setbacks have been modified as follows:

- a. If the required setback is 6 ft or greater, maximum encroachment = 24 inches.
- b. If the required setback is less than 6 feet, maximum encroachment = 18 inches.
- c. A/C units *must* meet the required side yard setback for the district.
- d. Some front porch encroachments are permitted.