

RESIDENTIAL BULK REGULATIONS

	AE	R-1	R-2	R-3	R-4	R-5	COS**
Minimum Lot Area							
Single family	2.5 acres	12,000	8,400	7,200	4,500	4,500	NA
Attached Single Family/Townhouse	NA	NA	NA	NA	4,500	4,500	NA
Multiple Family	NA	NA	NA	NA	NA	3,350	NA
Other	2.5 acres	12,000	8,400	7,200	4,500	4,500	NA
Planned Development	NA	5 acres	5 acres	5 acres	5 acres	5 acres	NA
Minimum Lot Width							
Single Family	200	100	70	60	40	30	NA
Attached Single Family/Townhouse	NA	NA	NA	NA	40 per unit	30 per unit	NA
Multiple Family	NA	NA	NA	NA	NA	NA	NA
Other	200	100	70	60	40	30	NA
Minimum Yards							
Front/Corner Side	30*	30	25	25	25	25*	NA
Side	20*	10	10	6	15	15*	NA
Rear	40*	40	30	30	30	30*	NA
Abutting Regional Arterial Streets [A]	70*	70*	70*	70*	70*	70*	NA
Transitional Yard (AE, R1, R2,R3,R4)	NA	NA	NA	NA	NA	100	NA
Minimum Parking Setbacks							
Front In driveways only-----						7	NA
Corner Side In driveways only-----						7	NA
Side	20*	10	10	6	15	7	NA
Rear	40*	40	30	30	30	30*	NA
Transitional Yard (AE, R1, R2,R3,R4)	NA	NA	NA	NA	NA	30*	NA
Building Height							
Single Family	30/2.5	30/2.5	30/2.5	30/2.5	30/2.5	30/2.5	NA
Attached Residential	NA	NA	NA	NA	30/2.5	30/2.5	NA
Multiple Family	NA	NA	NA	NA	NA	NA	NA
Other	35	35	35	35	35	NA	NA
Maximum Floor Area Ratio							
Single Family	NA	NA	NA	NA	NA	NA	NA
Other Uses	0.6	0.6	0.6	0.6	0.6	0.6	NA
Accessory Structures							
Height	17/1 story	17/1 story	17/1 story	17/1 story	17/1 story	17/1 story	NA
Percent of rear yard	35%	35%	35%	35%	35%	35%	NA
Min. setback from property line	3	3	3	3	3	3	NA
Min. setback from principal/other bldg.	5	5	5	5	5	5	NA

	AE	R-1	R-2	R-3	R-4	R-5	COS**
Minimum Habitable Area							
Single Family	3,000	3,000	2,000	1,250	1,250	1,250	NA
Attached Single Family/Townhouse	NA	NA	NA	NA	1,000	1000	NA
Multiple Family							
Efficiency	NA	NA	NA	NA	NA	500	NA
One bedroom	NA	NA	NA	NA	NA	750	NA
Two bedroom	NA	NA	NA	NA	NA	1000	NA
Three bedroom	NA	NA	NA	NA	NA	1250	NA

* Plus 2 feet for every 1 foot of non-residential building height over 30 feet.

** For purposes of calculating the lot area, lot area per dwelling unit, or floor area ratio, the land and water area located in the CO Overlay Zone within any development may be added on a pro-rated basis to the area of each lot in the same development located outside the CO Zone.

[A] Required for any use with a front or corner side yard on an arterial street designated in the Village Comprehensive Plan, having frontage of less than 200 feet, and not qualifying under EXCEPTIONS IN GENERAL DISTRICT REGULATIONS.