

Zoning Ordinance Section 155.023:

Table 2 Lot Area, Yard and Bulk Regulations

Zone	Use	Lot Size		Yards						Bulk					
		Min Area	Min Width	Min. Front	Min. Rear	Total Side	Min Side	Abutting a Street	Abutting a Residential Zone	Lot Coverage	FAR (Floor Area Ratio)	Height of Principal Use		Height of Accessory Use	
1	2	3 sq ft	4 ft	5 ft	6 ft	7 ft	8 ft	9 ft	10 ft	11 %	12	13 ft	14 stories	15 ft	16 stories
R1	Any permitted school or health/medical use	200,000	300	75	100	200	100	75	--	10	--	35	2.5	20	1
	Single-family dwelling or any other permitted use	40,000	120	30	25	33	13	30	--	20	--	40	2.5	20	1
R2	Any permitted school	200,000	300	30	25	48	19	30	--	30	0.4	40	3	20	1
	Any permitted health/medical use	200,000	300	75	100	200	100	75	--	30	0.4	40	3	20	1
	Single-family dwelling	10,000	80	30	25	24	10	30	--	30	--	40	2.5	20	1
	Any other permitted use	80,000	190	30	25	48	19	30	--	30	0.4	40	3	20	1
R3	Any permitted school	200,000	300	30	25	48	19	30	--	30	0.4	40	3	20	1
	Any permitted health/medical use	200,000	300	75	100	200	100	75	--	30	0.4	40	3	20	1
	Single-family dwelling	7,300	65	30	25	15	6	30	--	30	--	35	2.5	20	1
	Historical Single Family ⁽⁷⁾	5,000	50	20	25	12	6	20	-	25	0.4	35	2.5	20	1
	Two-family dwelling	12,000	80	30	25	15	6	30	--	30	0.4	40	3	20	1
	Any other permitted use	80,000	190	30	25	48	19	30	--	30	0.4	40	3	20	1
R4	Any permitted school	200,000	300	30	19	48	19	30	--	30	0.4	40	3	20	1
	Any permitted health/medical use	200,000	300	75	100	200	100	75	--	30	0.4	40	3	20	1
	Single-family dwelling	6,250	50	25	5	12	6	25	--	30	--	35	2.5	20	1
	Two-family dwelling	9,000	65	25	6	15	6	25	--	30	0.3	35	2.5	20	1
	Multiple Family Building:														
	3-dwelling units	11,750	80	25	8	18	8	30	--	40	0.4	40	2.5	20	1
	4-dwelling units	14,500	95	25	9	20	9	30	--	40	0.4	40	2.5	20	1
Any other permitted use	80,000	190	30	19	48	19	30	--	30	0.4	40	2.5	20	1	
R5	Any permitted school	200,000	300	30	19	48	19	30	--	30	0.5	40	3	20	1
	Any permitted health/medical use	200,000	300	75	100	200	100	75	--	30	0.5	40	3	20	1
	Single-family dwelling	6,250	50	25	5	12	6	25	--	30	--	35	2.5	20	1
	Two-family dwelling	9,000	65	25	6	15	6	25	--	30	0.3	35	2.5	20	1
	Multiple Family Building														
	First dwelling unit	3,330	50	25	7	12	7	25	--	40	0.45	45	--	20	1
	Each add'l dwelling unit	3,330	+8	30	+1	+4	+1	30	--	40	0.45	45	--	20	1
	Group dwelling	20,000	90	30	9	23	9	30	--	30	0.4	35	2.5	20	1
	Any other permitted use	80,000	190	30	19	48	19	30	--	30	0.4	35	2.5	20	1
RSH	Restricted to facilities for group living specifically and only for senior citizens	10,000	90	30	25	24	10	30	30	40	0.5	40	3	20	1
RB	Any Permitted Use	Standards for the RB - Retail Business Zoning District begin in Section 155.065 of this Ordinance													

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1	2	3 sq ft	4 ft	5 ft	6 ft	7 ft	8 ft	9 ft	10 ft	11 %	12	13 ft	14 stories	15 ft	16 stories
CR	Single-family dwelling	7,300	60	30	6	15	6	30	--	30	--	35	2.5	20	1
	Any other permitted use	20,000	100	30	10	20	10	30	--	20	0.25	35	3	20	1
CB	Apartments and attached dwelling unit as accessory uses in business buildings, but not on the ground floor frontage	1,600 per dwelling unit	--	(5)	30	24 ⁽¹⁾	12 ⁽¹⁾	--	30	50	0.8 ⁽⁸⁾	45	3	20	1
	Any other permitted use		--	--		24 ⁽¹⁾	12 ⁽¹⁾	--	30	50	0.8	40	3	20	1
GB	Any permitted use:	10,000	50	50 ⁽⁶⁾	12	24	12	30	30	20	0.4 ⁽⁸⁾	40	3	20	1
	One story buildings									25					
LI	Any permitted use ⁽²⁾	40000	130	30 ⁽⁶⁾	20	40	20	30	50	40	0.60 ⁽³⁾	95 ⁽⁴⁾	--	30	1
AG	Any permitted use	200000	150	50	60	60	30	50	--	20	0.25	45	2.5	35	2.5
OR	Any permitted use:	20000	100	75 ⁽⁶⁾	12	24	12	75	30	20	0.4	40	3	20	1

Notes to Table 2:

(1)	Side yards are not required in this zone if the lot line is not a zoning boundary line and the proposed construction meets fire codes.
(2)	Uses are permitted subject to industrial performance standards. See § 155.041.
(3)	The combined floor area ratio for any principal and accessory buildings located on a lot having an area greater than 10 acres may have a floor area ratio of 1.00.
(4)	Any structure may be as high as 45 feet. Additional height is permitted, provided that no structure shall intercept the plane making an angle of 40 degrees from the horizontal toward the interior of the lot and originating at each property line, and provided that no structure shall exceed 95 feet in height.
(5)	As to public buildings to be hereinafter constructed on property abutting the public ways commonly known as Main Street, Mill Street, Bangs Street, Liberty Street and Barrington Road, no construction shall be built any closer than a line lying 50 feet from the centerline of the streets measured at right angles to the centerlines.
(6)	As to public buildings to be hereinafter constructed on property abutting the public way, commonly known as North Old Rand Road, no construction shall be built any closer than a line lying 30 feet from the right of way of the street.
(7)	Historical Single Family Dwelling includes Lots of Record as of October 31, 2015 within in the following platted subdivisions: Bartlett's Hillcrest Lakesites (NE1/4 Section 24); Lake View Villa Subdivision (SE1/4 Section 24); Birkemodes Resubdivision (SE1/4 Section 24); Peter L. Birkemoes 2nd Resubdivision (SE1/4 Section 24); Maiman's Resubdivision (SE1/4 Section 24); Maiman's Lakeside Subdivision (SE1/4 Section 24); Maiman's 1st Addition to Maiman's Lakeside Subdivision (SE1/4 Section 24); Weldon's Lake View Villa Resubdivision (SE1/4 Section 24); Lake Shore Park (NE 1/4 Section 25); Maiman's 1st Addition to Lake Shore Park Subdivision (NE 1/4 Section 25); Resubdivision of Lots 1-15 inclusive in Maiman's 1st Addition to Lake Shore Park Subdivision (NE 1/4 Section 25); V.D. Kimball's Subdivision (SW1/4 Section 25); V.D. Kimball's 2nd Subdivision (SW1/4 Section 25); At Home Subdivision (SW1/4 Section 25); Delia's Subdivision (SE1/4 Section 25); Sky Hill Subdivision (SE1/4 Section 25); Hubbard's Wood (NE1/4 Section 26); Hubbard's Wood Unit 2 & 3 (NE1/4 Section 26); Hubbard's Wood Unit 5 & 6 (NW1/4 Section 26); J.Bangs 2nd Addition (SE1/4 Section 26); Center Heights (SE1/4 Section 26); Wauconda West (SE1/4 Section 26); R.C.Kent's Wauconda Subdivision (SE1/4 Section 26); and Oaks Subdivision (NW1/4 NW1/4 Section 36)
(8)	Garage spaces below buildings, and that are at least partially below grade, shall not be counted in F.A.R.

(1978 Code, § 5-2-4) (Ord. 1969-O-1, passed 1-21-1969; Ord. 75-ZO-19, passed 10-7-1975; Ord. 1978-ZO-18, passed 7-18-1978; Ord. 80-O-19, passed 9-16-1980; Ord. 1981-ZO-20, passed 12-15-1981; Ord. 1985-ZO-20, passed 8-6-1985; Ord. 88-ZO-3, passed 1-5-1988; Ord. 2003-ZO-07, passed 4-1-2003)