

SECTION 7. RESIDENTIAL ZONING DISTRICTS

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7.1 RESIDENTIAL ZONING DISTRICTS PURPOSE STATEMENTS

A. Purpose of R-1A Single-Family Residential Zoning District

The R-1A Single-Family Residential Zoning District is intended for those areas of single-family homes located upon larger lots than the typical single-family zoning lot in the Village. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted, as provided herein.

B. Purpose of R-1 Single-Family Residential Zoning District

The R-1 Single-Family Residential Zoning District is intended for those areas of single-family homes located upon sites of the typical zoning lot size for single-family housing within the Village. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted, as provided herein.

C. Purpose of R-2 Two-Family Residential Zoning District

The R-2 Two-Family Residential Zoning District is intended for areas of moderate density where single-family and two-family dwellings are located, similar in dimension to the typical lot size for single-family housing within the community. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted, as provided herein.

D. Purpose of R-3 Multi-Family Residential Zoning District

The R-3 Multi-Family Residential Zoning District is intended to create a moderate density environment of single-family, two-family, three-family and four-family dwellings. This district may function as a transition zone between single-family neighborhoods and adjacent higher intensity land uses. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted, as provided herein.

E. Purpose of R-4 Multi-Family Residential Zoning District

The R-4 Multi-Family Residential Zoning District is intended to create a higher density environment of multi-family dwellings and townhomes, as well as three-family and four-family dwellings. Such areas may function as a transition zone between residential neighborhoods and adjacent higher intensity and non-residential land uses. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted, as provided herein.

7.2 PERMITTED AND SPECIAL USES

Table 7-1: Residential Zoning Districts Permitted and Special Uses lists permitted and special uses for the residential districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.4 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

VILLAGE OF LA GRANGE PARK, ILLINOIS
TABLE 7-1: RESIDENTIAL ZONING DISTRICTS PERMITTED AND SPECIAL USES

P = Permitted Use S = Special Use

USE ¹	DISTRICT					SPECIFIC USE STANDARDS
	R-1A	R-1	R-2	R-3	R-4	
RESIDENTIAL USES						
Assisted Living Facility					P	Section 11.3.A
Community Residence, Large (More than 8 persons)				P	P	Section 11.3.B
Community Residence, Small (8 or less persons)	P	P	P	P	P	Section 11.3.B
Dwelling, Four-Family				P	P	
Dwelling, Multi-Family (5 or More Units)					P	Section 11.3.G
Dwelling, Single-Family	P	P	P	P		
Dwelling, Three-Family				P	P	
Dwelling, Townhouse					P	Section 11.3.G
Dwelling, Two-Family			P	P		
Independent Living Facility					P	Section 11.3.A
Nursing Home					P	Section 11.3.A
RELIGIOUS USES						
Place of Worship	S	S	S	S	S	Section 11.3.Q
COMMERCIAL USES						
Day Care Home, Adult or Child	P	P	P	P	P	Section 11.3.E
OPEN SPACE USES						
Parks and Playgrounds	P	P	P	P	P	Section 11.3.E
Outdoor Recreation ³		S				Section 11.3.I
OTHER						
Planned Unit Development	S	S	S	S	S	Section 5
Utilities, Private					S	Section 11.3.S
Wireless Telecommunications Antenna	S, P ²	S, P ²	S, P ²	S, P ²	S, P ²	Section 11.3.R
Wireless Telecommunications Facility	S	S	S	S	S	Section 11.3.R
Wireless Telecommunications Tower	S	S	S	S	S	Section 11.3.R

TABLE 7-1: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Section 17 (Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.3.R.10 shall be considered permitted uses.

³ Ord. 993, passed 7-8-2014

7.3 BULK AND SETBACK REGULATIONS

Table 7-2: Residential Zoning Districts Bulk and Setback Regulations establishes bulk and setback regulations for the residential zoning districts.

VILLAGE OF LA GRANGE PARK, ILLINOIS					
TABLE 7-2: RESIDENTIAL ZONING DISTRICTS BULK AND SETBACK REGULATIONS					
BULK REGULATION	R-1A	R-1	R-2	R-3	R-4
MINIMUM LOT AREA	6,700sf	6,250sf	5,800sf	2,000sf per dwelling unit, but in no case less than 5,800sf	1,400sf per dwelling unit, but in no case less than 5,800sf
MINIMUM LOT WIDTH	55 ft	50 ft	50 ft	50 ft	50 ft
MINIMUM LOT DEPTH	90 ft	90 ft	90 ft	90 ft	90 ft
MAXIMUM PRINCIPAL BUILDING HEIGHT	30 ft but no more than 2½ stories	30 ft but no more than 2½ stories	30 ft but no more than 2½ stories	SF & 2F: 30 ft but no more than 2½ stories 3F & 4F: 40 ft but no more than 3 stories	3F & 4F: 40 ft but no more than 3 stories MF: 45 ft but no more than 4 stories
BUILDING HEIGHT SETBACK PLANE	See Section 7.4	See Section 7.4	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	Interior Lot: 30% ² Corner Lot: 35%	Interior Lot: 30% ² Corner Lot: 35%	Interior Lot: 35% Corner Lot: 40%	Interior Lot: 35% Corner Lot: 40%	3F & 4F: Interior Lot: 35% Corner Lot: 40% MF: Interior Lot: 50% Corner Lot: 60%
MAXIMUM IMPERVIOUS SURFACE COVERAGE ^{3,4}	50%	50%	50%	SF & 2F: 50% 3F & 4F: 60%	3F & 4F: 60% MF: 80%
SETBACK REQUIREMENTS	R-1A	R-1	R-2	R-3	R-4
MINIMUM FRONT SETBACK ¹	Average of front setbacks on the blockface or 35 ft, whichever is less	Average of front setbacks on the blockface or 35 ft, whichever is less	Average of front setbacks on the blockface, with a minimum requirement of 25 ft and a maximum requirement of 35 ft	Average of front setbacks on the blockface, with a minimum requirement of 25 ft and a maximum requirement of 35 ft	15 ft
MINIMUM INTERIOR SIDE SETBACK	10% of lot width or 15 ft, whichever is less, but a minimum of 5 ft	10% of lot width or 15 ft, whichever is less, but a minimum of 5 ft	10% of lot width or 10 ft, whichever is less, but a minimum of 5 ft	SF, 2F & 3F: 10% of lot width or 10 ft, whichever is less, but a minimum of 5 ft 4F: 10% of lot width or 20ft, whichever is less, but a minimum of 10 ft	10% of lot width or 15ft, whichever is less, but a minimum of 10 ft

VILLAGE OF LA GRANGE PARK, ILLINOIS
TABLE 7-2: RESIDENTIAL ZONING DISTRICTS BULK AND SETBACK REGULATIONS

SETBACK REQUIREMENTS	R-1A	R-1	R-2	R-3	R-4
MINIMUM CORNER SIDE SETBACK	Average of front setbacks on the blockface or 15 ft, whichever is less	Average of front setbacks on the blockface or 15 ft, whichever is less	Average of front setbacks on the blockface or 15 ft, whichever is less	Average of front setbacks on the blockface or 15 ft, whichever is less	15 ft
MINIMUM REAR SETBACK	15% of lot depth	15% of lot depth	20% of lot depth	25% of lot depth but a minimum of 20 ft	20% of lot depth but a minimum of 20 ft

TABLE 7-2: FOOTNOTES

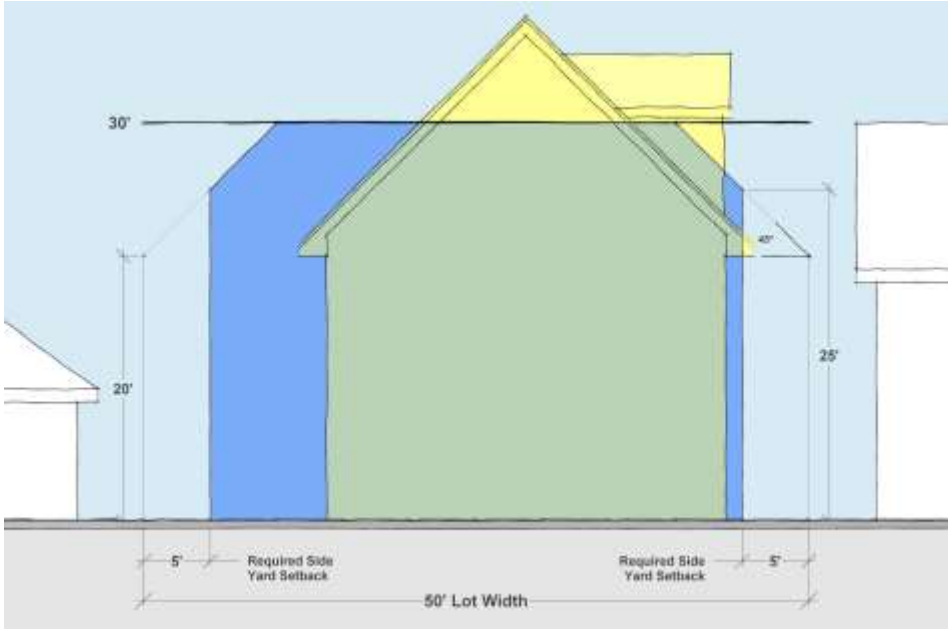
- ¹ On double frontage lots, the required front setback is required on both street frontages.
² See Section 12.4.E.2.g for building coverage bonus for existing principal structures with existing one-car or one-and-a-half-car detached garages.
³ Semi-pervious surface areas (e.g. permeable pavers) may be counted as impervious surface at a reduced rate based on the coefficient of permeability.
⁴ Lots existing as of January 25, 2011 shall not be considered nonconforming if they exceed the maximum impervious surface requirement of this Code, and all current impervious surfaces may be repaired and reconstructed. However, if the lot is redeveloped, in that the principal structure is torn down, such lots must then conform to the impervious surface limitations of this Code.

7.4 BUILDING HEIGHT SETBACK PLANE

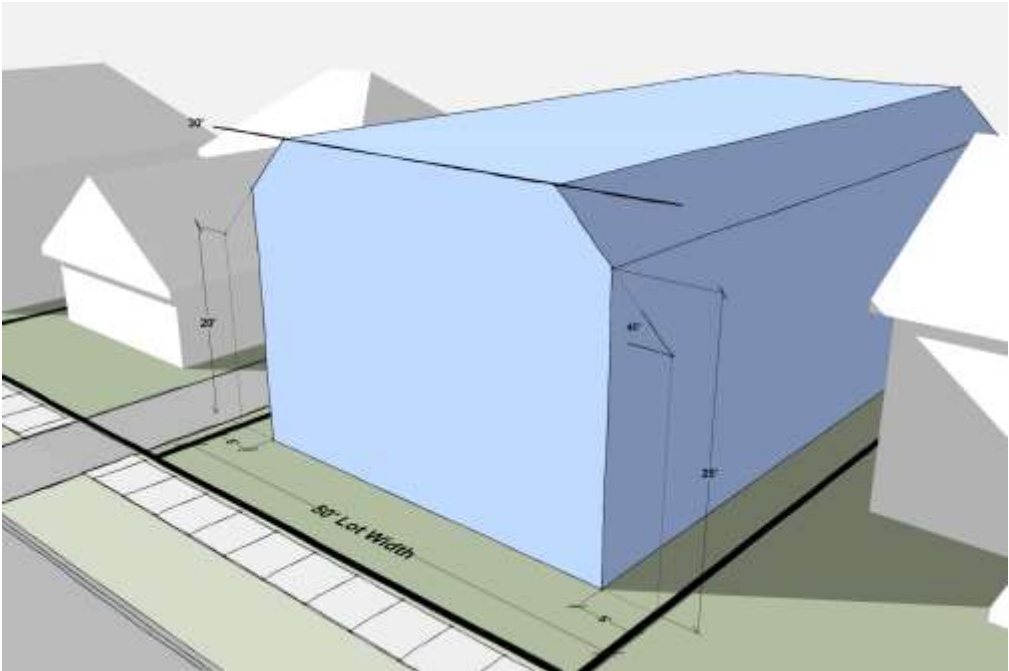
In addition to the general height restrictions in Table 7-2 of this Code, all buildings on any lot within the R-1A or R-1 District shall be subject to, and shall comply with, the following building height setback plane restrictions. (See Figure 7-1: Building Height Setback Plane)

- A.** No portion of a structure shall intersect the planes that begin at a point twenty (20) feet above grade at the side lot line and run at a forty-five degree (45°) angle toward the interior of the lot until they reach the maximum building height permitted.
- B.** Dormers and gable ends may extend into and through the height setback plane, but must comply with the building height restrictions of this Code.

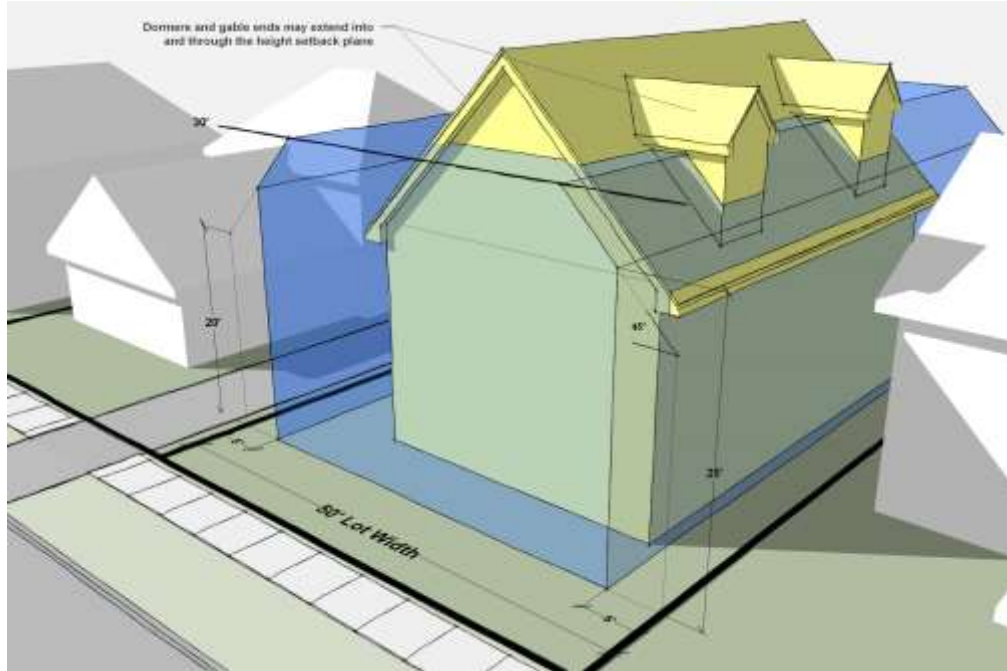
FIGURE 7-1: BUILDING HEIGHT SETBACK PLANE



Elevation of building height setback plane



Perspective of building height setback plane



Perspective of building height setback plane and a proposed residential home

7.5 GENERAL STANDARDS OF APPLICABILITY

A. Temporary Uses

See Section 12.6 (Temporary Uses) for standards governing temporary uses.

B. Accessory Structures and Uses

See Section 12.4 (Accessory Structures and Uses) for standards covering accessory structures and uses. Attached garages are not considered an accessory structure but are subject to the requirements of Section 12.4.E.1 (Attached Garages).

C. Permitted Encroachments

See Section 12.5 (Permitted Encroachments) for standards governing encroachments.

D. Off-Street Parking and Loading

See Section 13 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Section 14 (Landscaping and Screening) for standards governing landscaping and screening.

F. Signs

See Section 15 (Signs) for standards governing signs.