



# ZONING INFORMATION WORKSHEET

Please provide the following information for all permits involving new single-family dwellings, single-family additions or accessory structures in the R1 or R2 Single-Family districts.  
**FORM MUST BE COMPLETED IN FULL.**

**ADDRESS** \_\_\_\_\_ **ZONING DISTRICT** \_\_\_\_\_

**LOT INFO** \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ (This # goes on lines 1, 2, and 3)  
 (LOT WIDTH) (LOT DEPTH) (TOTAL LOT AREA)

	TOTAL LOT AREA	ALLOWED	PROPOSED	DIFFERENCE BETWEEN ALLOWED & PROPOSED
<b>BUILDING AREA</b>	_____ (1) x .40 = _____	_____	_____ (4)	+ / - _____
<b>IMPERMEABLE AREA</b>	_____ (2) x .50 = _____	_____	_____ (5)	+ / - _____
<b>FLOOR AREA</b>	_____ (3) x .60 = _____	_____	_____ (6)	+ / - _____

AREA	EXISTING AREA	NEW AREA	PROPOSED
<b>BASEMENT</b> (50% above grade)	_____ + _____ = _____	_____	_____ <b>(A)</b>
<b>1<sup>ST</sup> FLOOR</b> (Include attached garage carport, covered porch, etc)*	_____ + _____ = _____	_____	_____ <b>(B)</b>
<b>2<sup>ND</sup> FLOOR *</b>	_____ + _____ = _____	_____	_____ <b>(C)</b>
<b>ATTIC (6'-9" OR GREATER)</b> (2 <sup>nd</sup> Floor top plate to top of roof)	_____ + _____ = _____	_____	_____ <b>(D)</b>
<b>ACCESSORY BUILDINGS</b> (Detached garage, shed, etc.)	_____ + _____ = _____	_____	_____ <b>(E)</b>
<b>DRIVEWAY/APRON</b>	_____ + _____ = _____	_____	_____ <b>(F)</b>
<b>SIDEWALK &amp; PATIO</b>	_____ + _____ = _____	_____	_____ <b>(G)</b>

\* Any ceiling height 16 feet in height or greater will count twice.

**PROPOSED BUILDING AREA** (Add lines B & E) = \_\_\_\_\_ (This # goes on line 4)

**PROPOSED IMPERMEABLE AREA** (Add lines B, E, F, & G) = \_\_\_\_\_ (This # goes on line 5)

**PROPOSED FLOOR AREA** (Add lines A, B, C, D, & E) = \_\_\_\_\_ (This # goes on line 6)

**REAR YARD COVERAGE FOR ACCESSORY BUILDINGS:**

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ x .30 = \_\_\_\_\_  
 (rear yard width) (rear yard depth) (rear yard) (allowed) (proposed buildings in rear yard)  
 Rear yard is measured from the rear wall of the principal building to the rear lot line and from side lot line to side lot line.

**The undersigned hereby acknowledges the accuracy of the above information and accepts full responsibility for any discrepancies or inaccuracies.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Reviewed by Community Development Department**

\_\_\_\_\_  
**Date**

## R1 SINGLE-FAMILY DISTRICT

### Village Code Section

- 118-111 (3) Building Height
- a. Detached residences with a lot width less than 60 feet the structure shall not exceed 28 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
  - b. Detached residences with a lot width between 60 and 85 feet the structure shall not exceed 30 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
  - c. Detached residences with a lot width greater than 85 feet the structure shall not exceed 32 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
- \* Subject to Appearance Commission Approval
- 118-111 (5) Front Yard – The minimum front yard shall be 25 feet in depth.
- 118-74 In the event that 40% or more of the lots fronting one side of a street within a block have established building setbacks, of a depth other than required for a front yard by the zoning district in which the lot is located, it will be necessary to check with a building official.
- 118-111 (6) Side Yards
- a. Detached residences with a lot width less than 85 feet – 2 side yards, neither of which is less than 6 feet in width.
  - b. Detached residences with a lot width equal to or greater than 85 feet shall have combined side yards equal to 20 percent of the lot width, and neither yard shall be less than 9 feet in width.
  - e. A yard abutting a street – shall not be less than 17 feet, except if a corner lot of record on the effective date of his ordinance has insufficient width to provide such yard and still to maintain a buildable width of 20 feet, excluding the yard along the interior side lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain such buildable width of 20 feet of building.

## R2 SINGLE-FAMILY DISTRICT

- 118-112 (3) Building Height
- a. Detached residences with a lot width less than 45 feet the structure shall not exceed 26 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
  - b. Detached residences with a lot width between 45 feet and 60 feet the structure shall not exceed 28 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
  - c. Detached residences with a lot width greater than 60 feet the structure shall not exceed 30 feet. The distance from grade to the top of the eave, or top of beam for a flat roofed structure, shall not exceed 23 feet.
- \* Subject to Appearance Commission Approval
- 118-112 (5) Front Yard – The minimum front yard shall be 25 feet in depth.
- 118-74 In the event that 40% or more of the lots fronting one side of a street within a block have established building setbacks, of a depth other than required for a front yard by the zoning district in which the lot is located, it will be necessary to check with a building official.
- 118-112 (6) Side Yards
- a. Detached residences with a lot width less than 70 feet – 2 side yards, neither of which is less than 4 feet in width.
  - b. Detached residences with a lot width equal to or greater than 70 feet shall have combined side yards equal to 20 percent of the lot width, and neither yard shall be less than 7 feet in width.
  - e. A yard abutting a street – shall not be less than 10 feet, except if a corner lot of record on the effective date of this ordinance has insufficient width to provide such yard and still maintain a buildable width of 20 feet, excluding the yard along the interior side lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain such buildable width of 20 feet.

## R1 AND R2 SINGLE-FAMILY DISTRICTS

- 118-111 (7) Rear Yard
- 118-112 (7)
- a. The minimum rear yard shall be 30 feet in depth, or 20% of the depth of the lot, whichever is less.
  - b. The minimum rear yard for a corner lot shall be 5 feet.



# ZONING INFORMATION WORKSHEET

The following sample assumes a 1<sup>st</sup> and 2<sup>nd</sup> floor addition and an addition to the patio/sidewalk. If you have any questions please contact the Building/Zoning Division at (847) 933-8223.

ADDRESS 12345 Oakton Street ZONING DISTRICT R2

LOT INFO 55 (LOT WIDTH) x 120 (LOT DEPTH) = 6,600 (TOTAL LOT AREA) (This # goes on lines 1, 2, and 3)

	TOTAL LOT AREA	ALLOWED	PROPOSED	DIFFERENCE BETWEEN ALLOWED & PROPOSED
BUILDING AREA	<u>6,600</u> (1) x .40 =	<u>2,640</u>	<u>2,000</u> (4)	+ / - <u>- 640</u>
IMPERMEABLE AREA	<u>6,600</u> (2) x .50 =	<u>3,300</u>	<u>2,850</u> (5)	+ / - <u>- 450</u>
FLOOR AREA	<u>6,600</u> (3) x .60 =	<u>3,960</u>	<u>2,600</u> (6)	+ / - <u>- 1,360</u>

AREA	EXISTING AREA	NEW AREA	PROPOSED
BASEMENT (50% above grade)	<u>0</u>	<u>0</u>	<u>0</u> (A)
1 <sup>ST</sup> FLOOR (Include attached garage carport, covered porch, etc)*	<u>1,200</u>	<u>400</u>	<u>1,600</u> (B)
2 <sup>ND</sup> FLOOR *	<u>400</u>	<u>200</u>	<u>600</u> (C)
ATTIC (6'-9" OR GREATER) (2 <sup>nd</sup> Floor top plate to top of roof)	<u>0</u>	<u>0</u>	<u>0</u> (D)
ACCESSORY BUILDINGS (Detached garage, shed, etc.)	<u>400</u>	<u>0</u>	<u>400</u> (E)
DRIVEWAY/APRON	<u>100</u>	<u>0</u>	<u>100</u> (F)
SIDEWALK & PATIO	<u>550</u>	<u>200</u>	<u>750</u> (G)

\*Any ceiling height 16 feet in height or greater will count twice.

PROPOSED BUILDING AREA (Add lines B & E) = 2,000 (This # goes on line 4)

PROPOSED IMPERMEABLE AREA (Add lines B, E, F, & G) = 2,850 (This # goes on line 5)

PROPOSED FLOOR AREA (Add lines A, B, C, D, & E) = 2,600 (This # goes on line 6)

**REAR YARD COVERAGE FOR ACCESSORY BUILDINGS:**

55 (rear yard width) x 45 (rear yard depth) = 2,475 (rear yard) x .30 = 742.5 (allowed) 400 (proposed buildings in rear yard)

Rear yard is measured from the rear wall of the principal building to the rear lot line and from side lot line to side lot line.

The undersigned hereby acknowledges the accuracy of the above information and accepts full responsibility for any discrepancies or inaccuracies.

Signature \_\_\_\_\_

Date \_\_\_\_\_