

## Zoning Information

### **Zoned**

R-2

### **Zoning description**

Single Family Residential District

### **View the zoning code**

[Municipal Code](#)

### **Contact information**

Park Ridge Community Development, 847-318-5291

### **Minimum lot size**

6,500 sq ft

Special uses: 20,000 sq ft

### **Minimum frontage**

50 ft

Special uses: 100 ft

### **Floor area ratio**

0.45 + 0.03 Floor Area Ratio

Bonus, when applicable

### **Maximum building height**

35 ft or 2.5 stories, whichever is less

### **Rear yard setback**

30% of lot depth or 30 ft, whichever is less, except for those lots which are 105 ft deep or less, in which case the minimum yard is 25 ft.

### **Front yard setback**

20% of lot depth or 35 ft, whichever is less.

Where 40% of lots on the block are improved, then use average of front yards of two neighboring lots on either side.

### **Corner yard setback**

20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft.

Special uses: No less than 12 ft on either side and no less than 30 ft combined.

**Side yard setback**

10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft.

Special uses: No less than 12 ft on either side and no less than 30 ft combined.