

7.3 - Yard and bulk regulations.

Table 3: Residential Districts Yard and Bulk Regulations establishes yard and bulk regulations for the residential districts.

CITY OF PARK RIDGE, ILLINOIS					
TABLE 3: RESIDENTIAL DISTRICTS YARD AND BULK REGULATIONS					
DISTRICTS					
BULK REGULATION	R-1	R-2	R-3	R-4	R-5
MINIMUM LOT AREA <sup>1,2</sup>	10,000sf Special Uses <sup>3</sup> : 20,000sf	6,500sf Special Uses <sup>3</sup> : 20,000sf	6,500sf Special Uses <sup>3</sup> : 20,000sf	SF & 2F: 6,500sf Townhouse: 3,000sf/unit MF: 1,800sf/unit <sup>9</sup> Special Uses <sup>3</sup> : 20,000sf	SF & 2F: 6,500sf Townhouse: 2,200sf/unit MF: 1,500sf/unit <sup>9</sup> Special Uses <sup>3</sup> : 20,000sf
MINIMUM LOT WIDTH <sup>2</sup>	70 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft	50 ft Special Uses <sup>3</sup> : 100 ft
MAXIMUM PRINCIPAL BUILDING HEIGHT <sup>4</sup>	35 ft or 2½ stories, whichever is less	35 ft or 2½ stories, whichever is less	35 ft or 2½ stories, whichever is less	SF, 2F & Townhouse:35 ft or 2½ stories, whichever is less MF:40 ft	SF, 2F & Townhouse:35 ft or 2½ stories, whichever is less MF:45
MAXIMUM HEIGHT OF FIRST FLOOR ELEVATION <sup>5</sup>	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade	4 ft from grade
MAXIMUM LOT COVERAGE	35%	35%	35%	50%	60%
MINIMUM OPEN SPACE	45% of zoning lot 50% of required front yard	40% of zoning lot 50% of required front yard	30% of zoning lot 50% of required front yard	30% of zoning lot; <sup>9</sup>	30% of zoning lot; <sup>9</sup>
MAXIMUM FLOOR AREA RATIO (FAR)	0.45 + 0.03 FAR Bonus, when applicable (See Section 7.5 below)	0.45 + 0.03 FAR Bonus, when applicable (See Section 7.5 below)	SF: 0.45 2F: 0.50	SF: 0.45 2F: 0.50	SF: 0.45 2F: 0.50

Front Yard	25% 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 <sup>7</sup>	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 <sup>7</sup>	20% of lot depth or 30 ft, whichever is less	20% of lot depth or 25 ft, whichever is less	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft
Interior Side Yard	10% of lot width or 10 ft, whichever is less; but a minimum of 7 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	10% of lot width or 8 ft, whichever is less; but a minimum of 5 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined
Corner Side Yard	20% of lot width or 20 ft, whichever is less; but a minimum of 14 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft. Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined	20% of lot width or 15 ft, whichever is less; but a minimum of 10 ft Special Uses <sup>3</sup> : No less than 12 ft on either side and no less than 30 ft combined
Reverse Corner Side Yard (See Section 7.6 below)	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear Remainder of the yard: 50% of the front yard depth or 20 ft, whichever is less, but a minimum of 14 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear Remainder of the yard: 50% of the front yard depth or 17 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft	First 20 ft, as measured from rear lot line, equals the front yard of the lot to the rear Remainder of the yard: 50% of the front yard depth or 15 ft, whichever is less, but a minimum of 10 ft
Rear Yard: Corner Lot <sup>8</sup>	20 ft	20 ft	20 ft	30% of lot depth or 30 ft, whichever is less	30% of lot depth or 30 ft, whichever is less
Rear Yard: Interior Lot <sup>8</sup>	30% of lot depth or 40 ft, whichever is less	30% of lot depth or 30 ft, whichever is less, except for those lots which are 105 ft deep	30% of lot depth or 30 ft, whichever is less		

		or less, in which case the minimum yard is 25 ft			
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Table 3: Footnotes

<sup>1</sup> For a conversion chart that provides the approximate density for each residential district, as calculated from minimum lot area, see Appendix D.

<sup>2</sup> For nonconforming lots of record within the residential districts, see Section 15.5 (Nonconforming Lots of Record).

<sup>3</sup> Day care homes and day care centers are exempt from the special use bulk requirements. These uses shall be subject to those for single-family residential uses within the district.

<sup>4</sup> Appurtenances for single-family and two-family dwellings within the residential districts are limited to 5 feet in height and a maximum area of 3 feet by 3 feet. The maximum area of an appurtenance shall be determined by measuring the largest cross-section of the appurtenance.

<sup>5</sup> Maximum height of first floor elevation shall be measured from grade, as defined in this Ordinance, to the top of the finished first floor.

<sup>6</sup> In some cases between certain districts and/or uses, a transition yard may be required. Such transition yard may require additional landscaping and screening, as well as a larger yard dimension to accommodate these plantings. Such transition yards shall be as required by Section 13 (Landscaping and Screening).

<sup>7</sup> In no case shall averaging be based on less than four neighboring lots. For example, in the case of a corner lot, four neighboring lots on the same block shall be used or, in the case of a lot adjacent to the corner lot, the corner lot and three neighboring lots on the same block shall be used. In the case of an addition to the front of a house, the front setback of the subject property shall be included (prior to the addition), along with the neighboring properties as noted above.

<sup>8</sup> In the R-1, R-2 and R-3 Districts, the rear yard dimension is determined by lot type (corner lot versus interior lot). In the R-4 and R-5 Districts, the rear yard dimension is the same regardless of lot type. See Section 16 (Definitions) for description of lot types.

(Ord. No. 2008-65, 9-2-2008; Ord. No. 2009-50, 7-6-2009)