

ARTICLE 7. SINGLE-FAMILY RESIDENTIAL DISTRICTS

CURRENT CODE	REORGANIZED CODE PROVISIONS
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§3-101	<p>7.1 PURPOSE STATEMENT</p> <p>Four (4) zoning districts are provided for single-family residential development. The single-family residential districts blend, in combination with the multiple-family residential districts, to provide a reasonable range of opportunity for the development and preservation of single-family housing types consistent with the existing residential character of the Village.</p> <p>The single-family districts provide for a limited range of housing densities consistent with the Village's established residential neighborhoods. The R-1 and R-2 Districts allow for lower density residential use and large lot sizes. The R-3 and R-4 Districts allow for somewhat higher density residential use and smaller lot sizes.</p> <p>Taken as a whole, the single-family district regulations are intended to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods and encouraging new residential development consistent with the overall character of the Village. Only service uses that are compatible with the single-family residential character of each zoning district are allowed in addition to the permitted residential uses.</p>
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Individual purpose statements for each of the four single-family districts should be added to this section. The above general statement can be retained for the overall land use category (single-family residential) but more individualized statements, particularly addressing the different densities, should also be included. The types of compatible “service uses” must also be defined.

§3-102 §3-106	<p>7.2 USES</p> <p><u>The permitted and special uses allowed in the single-family residential districts are set forth in the following table.</u></p> <p>Sec. 3-102. Permitted Uses The following use and no other is permitted as of right in the single family residential districts: Single family detached dwellings.</p> <p>Sec. 3-106. Special Uses Except as specifically limited in the following paragraphs, the following use may be permitted in any single family residential district subject to the issuance of a special use permit as provided in section 11-602 of this code and subject to the additional standards hereinafter set forth:</p> <p>A. Public utility stations, subject to the following additional standards:</p>
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**SINGLE-FAMILY RESIDENTIAL DISTRICTS
PERMITTED & SPECIAL USES
VILLAGE OF HINSDALE**

P = Permitted // S= Special

USES	DISTRICTS				USE STANDARDS
	R-1	R-2	R-3	R-4	
RESIDENTIAL USES					
Dwelling, Single-Family	P	P	P	P	
GOVERNMENT & PUBLIC USES					
Public Utility Stations	S	S	S	S	See Section 13.11

Though the single-family districts are intended to be limited to single-family dwellings only, there are a number of uses that must be permitted, according to federal and/or state regulations, such as community residences for those with mental or physical disabilities (this protection does not apply to halfway houses or drug and alcohol addiction rehabilitation centers) and day care homes. Fair Housing Regulations require community residences to be permitted in single-family districts. This term (community residence) would replace the term “transitional service facility,” which is used in the multiple-family districts.

CURRENT CODE	REORGANIZED CODE PROVISIONS
§3-110 Art. 3 Footnotes	7.3 BULK AND SETBACK REQUIREMENTS The building height, lot, yard , <u>setback</u> , floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. <u>Bulk and setback requirements for nonconforming lots within the single-family districts are included. When no specific requirement is indicated for a nonconforming lot, the bulk or setback requirement shall apply to both conforming and nonconforming lots.</u>

**SINGLE-FAMILY DISTRICTS
BULK AND SETBACK REQUIREMENTS TABLE
VILLAGE OF HINSDALE**

STANDARDS	DISTRICTS			
	R-1	R-2	R-3	R-4
BULK REQUIREMENTS				
Minimum Lot Area	30,000sf Nonconforming Lot: 14,000sf	20,000sf Nonconforming Lot: 14,000sf	15,000sf Nonconforming Lot: 10,000sf	10,000sf Nonconforming Lot: 7,000sf
Minimum Lot Width:				
Interior Lot	125' Nonconforming Lot: 70 ft	100' Nonconforming Lot: 70 ft	70' Nonconforming Lot: 50 ft	70' Nonconforming Lot: 50 ft
Corner Lot	125' Nonconforming Lot: 80 ft	100' Nonconforming Lot: 80 ft	80' Nonconforming Lot: 50 ft	80' Nonconforming Lot: 50 ft
Minimum Lot Depth	125'	125'	125'	125' Nonconforming Lot: 100 ft

The most significant issue related to single-family residential zoning in the Village is the large number of nonconforming lots, which indicates that the current requirements are not working. According to a staff survey, an analysis of conformity to minimum lot area resulted in the following number of nonconforming lots:

- R-1 District: 83% Nonconforming
- R-2 District: 76% Nonconforming
- R-3 District: 36% Nonconforming
- R-4 District: 63% Nonconforming

These exceptionally high numbers of nonconforming lots indicates that current regulations must be re-evaluated, as they result in more nonconformities than conformities. In addition, the nonconformities article (Article 10) contains an extensive list of bulk regulations for nonconforming lots in each of the above districts, essentially creating another set of districts. Even with the second set of regulations, there are still lots in the R-1, R-2, R-3 and R-4 Districts that may not conform to the nonconforming requirements – creating nonconforming nonconformities. Further, because the analysis focused only on lot area, there may be additional lots that are nonconforming in terms of lot width, which may increase these percentages.

Lot Area per Dwelling Unit	30,000sf	20,000sf	15,000sf	10,000sf
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“Lot area per dwelling unit” has been stricken because it is redundant.

Maximum Building Height:				
Smallest side yard provided of 14' or less	30' & maximum of 3 stories	30' & maximum of 3 stories	30' & maximum of 3 stories	30' & maximum of 3 stories
Smallest side yard provided of not less than 14' & not more than 24'	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories

**SINGLE-FAMILY DISTRICTS
BULK AND SETBACK REQUIREMENTS TABLE
VILLAGE OF HINSDALE**

STANDARDS	DISTRICTS			
	R-1	R-2	R-3	R-4
Smallest side yard of more than 24'	32' plus 10% of the difference between the smallest side yard provided & 24' but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24' but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24' but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24' but not to exceed 34', & maximum of 3 stories
Maximum Elevation:	37' plus 0.75' for each foot of side yard provided in excess of 10' & not more than 14', but not to exceed 40' <i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	37' plus 0.75' for each foot of side yard provided in excess of 10' & not more than 14', but not to exceed 40' <i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	35.5' plus 0.75' for every foot of side yard provided in excess of 8' & not more than 14', but not to exceed 40' <i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	35.5' plus 0.75' for every foot of side yard provided in excess of 8' & not more than 14', but not to exceed 40' <i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>
Smallest side yard provided of 14' or less	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'
Smallest side yard provided of not less than 14' & not more than 24'	42' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 44'	42' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 44'	42' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 44'	42' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 44'
Smallest side yard of more than 24'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'
<p>The measurement methodologies for building height and elevation require clarification. Our understanding is that "building height" is measured from average existing grade to the mean (between the eaves and the peak of the roof). "Building elevation" is measured, generally, from one foot above the visible lowest point of the foundation of the proposed grade. These should be explicitly stated within the Code and supplemented with illustrations.</p> <p>One alternative that could simplify the measurement of elevation is to measure building elevation at six inches above the lowest proposed grade at the foundation to the ridge. This would eliminate additional calculations of where the lowest point of the foundation is visible and would set a clearer standard of how to measure elevation. The six inch dimension is derived from the building codes and common engineering and architectural practices. The building codes state that wood siding, sheathing and wall framing have a clearance of less than six inches from the ground be protected from decay and common engineering/architectural practice is to keep the top of foundation a minimum of six inches above grade so to avoid breaching the foundation with landscape materials that can cause water infiltration and other impacts.</p>				
Maximum FAR	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted
Lots less than 10,000sf See Section 7.4 for FAR bonus	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf
Lots equal to or greater than	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf

**SINGLE-FAMILY DISTRICTS
BULK AND SETBACK REQUIREMENTS TABLE
VILLAGE OF HINSDALE**

STANDARDS	DISTRICTS		
	R-1	R-2	R-3
			R-4
<i>10,000sf, but less than 20,000sf</i> See Section 7.4 for FAR bonus			
<i>Lots equal to or greater than 20,000sf</i> See Section 7.4 for FAR bonus	0.20 plus 2,000sf	0.20 plus 2,000sf	0.20 plus 2,000sf
<p>Floor area ratio (FAR) as a regulatory tool, and its method of calculation, is not an appropriate mechanism for regulating bulk and scale. Communities have found that FAR is not an effective tool for regulating bulk, as it does not limit overall building volume, which is what it is designed to do. In fact, this regulatory tool was devised to control the bulk and height of skyscrapers in an urban environment, rather than to control bulk in a low density residential environment.</p> <p>Calculation of FAR is difficult because the calculation of floor area is done inside the building and has virtually no impact on the outside of the structure. By manipulating what is designated as a "floor" to be measured, whether via the height of ceilings or the use of half-stories, structures can end up in either violation or compliance without any changes to the exterior of the structure. Zoning is intended to regulate the exterior of structures, not the interior. In addition, determining what is included or excluded in FAR calculations is confusing. There is a definition that defines FAR for single-family residential uses, and then a footnote in the bulk tables that allows a bonus for detached garages.</p> <p>It is our recommendation that the Village eliminate FAR in the single-family residential districts. As a regulatory tool, it does not effectively control building volume.</p>			
Maximum Building Coverage See Section 7.5 for building coverage exemptions	25%	25%	25%
Maximum Lot Coverage	50% Except lots under 10,000sf: 60%	50% Except lots under 10,000sf: 60%	50% Except lots under 10,000sf: 60%
SETBACK REQUIREMENTS	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or
Minimum Front Setback	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or

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BULK AND SETBACK REQUIREMENTS TABLE
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STANDARDS	DISTRICTS		
	R-1	R-2	R-3
	less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section 7.6.A.4	less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section 7.6.A.4	less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section 7.6.A.4
<p>The bulk regulations appear to require a straightforward 35 foot front and/or corner side setback, however, based on the various footnotes this is rarely, if ever, the case. A series of averaging provisions come into effect when 50% or more or 50% or less of the lots on a block are developed – meaning that the averaging provision is <i>always</i> required. The 35 foot setback appears to be unnecessary, except as part of the averaging requirements for blocks with less than 50% of the lots developed, but with at least four developed lots, or if a large tract of undeveloped land not within an existing block is developed, such as the Sedgwick. Based on existing boundaries and because the Village is built out, the 35 foot setback effectively does not apply.</p> <p>The front setback averaging requirements in the residential districts are complex and cumbersome. Front setback averaging is usually required where there is a desire to recognize variability. Even in that case, averaging results in front setback “creep” over time – eventually all homes will approach the average. In Hinsdale, many homes maintain a consistent setback along the block, making the use of an averaging provision ineffective because there is no variability to preserve within a blockface.</p> <p>Calculation of the front setback can be onerous for homeowners, particularly of existing structures. As new homes are constructed on the block, the required front setback can change for existing homes. If a homeowner wished to make renovations to an existing structure or, for example, add a front porch to an existing home, they are required to calculate the front setback and, by Code, that requires them to survey the entire block. There are a number of alternatives the Village can evaluate to determine front setback described in the Technical Review Report.</p>			
Minimum Interior Side Setback	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): 30% + 35% of the difference between actual lot width and 125'	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): For lots 125' or less in width: 30% For lots over 125' in width: 30% + 35% of the difference between actual lot width and 125'	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): For lots 125' or less in width: 30% For lots over 125' in width: 30% + 35% of the difference between actual lot width and 125'
<p>The intent of the complicated formula for interior side setbacks is not clear. Typically, interior side setbacks are established as a percentage of lot width – many communities use 10% of lot width for each side setback – and so that setbacks increase proportionately with lot width.</p> <p>In addition to the minimum individual interior side setback requirement, there is also a minimum <i>total</i> interior side setback for interior lots, which is 30% of lot width for lots up to and including 125 feet in width (for lots larger than 125 feet, the requirement is 30% of lot width plus 35% of the difference between 125 feet and the lot size). This is a large total interior side setback requirement, which questions the validity of the current individual interior side setback requirement. When the <i>individual</i> interior side setbacks are totaled, the total</p>			

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STANDARDS	DISTRICTS			
	R-1	R-2	R-3	R-4
<p>interior side setback required is between 21% and 23% of lot width. The 30% requirement for total interior side increases the total setback area required by 7% or more above the individual interior side setbacks.</p> <p>The formulas for interior side setbacks, both individual setbacks and total amount, are complicated and do not convey the intent of the controls. Because of current regulations, in particular the total requirement of 30% or more, a home could be constructed on a lot at the minimum interior side setback line close to neighbors with a large (required) interior side yard on the other side.</p> <p>One type of formula used by some communities takes into consideration minimum spacing between buildings, guaranteed by a set dimension, supplemented by a total setback requirement to allow for some flexibility in application. For example, such a provision would read: "Each interior side setback shall be a minimum of ___ feet, but total combined interior side setbacks shall be ___% of lot width."</p> <p>Minimum Corner Side Setback See Section 7.6.B for corner side setback permitted reduction</p>	<p>35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 <i>Nonconforming Lots: 35' or 30% of lot width, whichever is less</i></p>	<p>35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 <i>Nonconforming Lots: 35' or 30% of lot width, whichever is less</i></p>	<p>35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 <i>Nonconforming Lots: 15' or 30% of lot width, whichever is less</i></p>	<p>35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 <i>Nonconforming Lots: 15' or 30% of lot width, whichever is less</i></p>
For corner side setbacks, see front setback discussion				
Minimum Rear Setback	50'	50'	25'	25'
Interior Lot	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'
Corner Lot	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'

BULK & SETBACK TABLE WITHOUT NOTES

STANDARDS		DISTRICTS			
		R-1	R-2	R-3	R-4
BULK REQUIREMENTS					
Minimum Lot Area	30,000sf <i>Nonconforming Lot: 14,000sf</i>	20,000sf <i>Nonconforming Lot: 14,000sf</i>	15,000sf <i>Nonconforming Lot: 10,000sf</i>	10,000sf <i>Nonconforming Lot: 7,000sf</i>	
Minimum Lot Width:					
Interior Lot	125' <i>Nonconforming Lot: 70 ft</i>	100' <i>Nonconforming Lot: 70 ft</i>	70' <i>Nonconforming Lot: 50 ft</i>	70' <i>Nonconforming Lot: 50 ft</i>	
Corner Lot	125' <i>Nonconforming Lot: 80 ft</i>	100' <i>Nonconforming Lot: 80 ft</i>	80' <i>Nonconforming Lot: 50 ft</i>	80' <i>Nonconforming Lot: 50 ft</i>	
Minimum Lot Depth	125'	125'	125'	125'	
Lot-Area-per-Dwelling-Unit	30,000sf	20,000sf	15,000sf	10,000sf	
Maximum Building Height:					
Smallest side yard provided of 14' or less	30' & maximum of 3 stories	30' & maximum of 3 stories	30' & maximum of 3 stories	30' & maximum of 3 stories	
Smallest side yard provided of not less than 14' & not more than 24'	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	30' plus 20% of the difference between the smallest side yard provided & 14', & maximum of 3 stories	
Smallest side yard of more than 24'	32' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 34', & maximum of 3 stories	32' plus 10% of the difference between the smallest side yard provided & 24', but not to exceed 34', & maximum of 3 stories	
Maximum Elevation:					
Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' & not more than 14', but not to exceed 40'	37' plus 0.75' for each foot of side yard provided in excess of 10' & not more than 14', but not to exceed 40'	35.5' plus 0.75' for every foot of side yard provided in excess of 8' & not more than 14', but not to exceed 40'	35.5' plus 0.75' for every foot of side yard provided in excess of 8' & not more than 14', but not to exceed 40'	
Smallest side yard provided of not less than 14' & not more than 24'	<i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	<i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	<i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	<i>Nonconforming Lot: 34' plus 0.75' for each foot of side yard provided in excess of 6' & not more than 14', but not to exceed 40'</i>	
Smallest side yard of more than 24'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	40' plus 20% of the difference between the smallest side yard provided & 14'	
Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided & 14'	42' plus 10% of the difference between the smallest side yard provided & 14'	42' plus 10% of the difference between the smallest side yard provided & 14'	42' plus 10% of the difference between the smallest side yard provided & 14'	

BULK & SETBACK TABLE WITHOUT NOTES

STANDARDS		DISTRICTS			
		R-1	R-2	R-3	R-4
	than 24'	between the smallest side yard provided & 24', but not to exceed 44'	between the smallest side yard provided & 24', but not to exceed 44'	between the smallest side yard provided & 24', but not to exceed 44'	between the smallest side yard provided & 24', but not to exceed 44'
Maximum FAR					
	<i>Lots less than 10,000sf See Section 7.4 for FAR bonus</i>	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted	0.25 plus 1,100sf, with a minimum of 2,800sf of gross floor area permitted
	<i>Lots equal to or greater than 10,000sf, but less than 20,000sf See Section 7.4 for FAR bonus</i>	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf	0.24 plus 1,200sf
	<i>Lots equal to or greater than 20,000sf See Section 7.4 for FAR bonus</i>	0.20 plus 2,000sf	0.20 plus 2,000sf	0.20 plus 2,000sf	0.20 plus 2,000sf
	Maximum Building Coverage See Section 7.5 for building coverage exemptions	25%	25%	25%	25%
	Maximum Lot Coverage	50% Except lots under 10,000sf: 60%	50% Except lots under 10,000sf: 60%	50% Except lots under 10,000sf: 60%	50% Except lots under 10,000sf: 60%
SETBACK REQUIREMENTS					
		35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3; or 4) For through lots, see Section
	Minimum Front Setback				

BULK & SETBACK TABLE WITHOUT NOTES

SINGLE-FAMILY DISTRICTS BULK AND SETBACK REQUIREMENTS TABLE VILLAGE OF HINSDALE				
STANDARDS	DISTRICTS			
	R-1	R-2	R-3	R-4
	7.6.A.4	7.6.A.4	7.6.A.4	7.6.A.4
Minimum Interior Side Setback	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): 30% + 35% of the difference between actual lot width and 125'	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): For lots 125' or less in width: 30% For lots over 125' in width: 30% + 35% of the difference between actual lot width and 125'	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): For lots 125' or less in width: 30% For lots over 125' in width: 30% + 35% of the difference between actual lot width and 125'	6' + 10% of the difference between actual lot width and 50' Minimum interior side setback total (combined interior side setback): For lots 125' or less in width: 30% For lots over 125' in width: 30% + 35% of the difference between actual lot width and 125'
Minimum Corner Side Setback See Section 7.6.B for corner side setback permitted reduction	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 Nonconforming Lots: 35' or 30% of lot width, whichever is less	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 Nonconforming Lots: 35' or 30% of lot width, whichever is less	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 Nonconforming Lots: 15' or 30% of lot width, whichever is less	35', unless: 1) 50% or more of lots on a block are developed, see Section 7.6.A.1; or 2) Less than 50% of lots on a block are developed with at least 4 or more developed lots, see Section 7.6.A.2; or 3) Less than 50% of lots on a block are developed with at least 3 or less developed lots, see Section 7.6.A.3 Nonconforming Lots: 15' or 30% of lot width, whichever is less
Minimum Rear Setback				
Interior Lot	50'	50'	25'	25'
Corner Lot	15% of lot depth but in no case less than 25'	15% of lot depth but in no case less than 25'		

CURRENT CODE	REORGANIZED CODE PROVISIONS	
Art. 3 Footnotes	7.4	<p>FLOOR AREA BONUS FOR DETACHED GARAGES</p> <p>In determining the maximum floor area ratio for lots having a detached garage and no other garage, <u>whether attached or detached</u>, exclude one-half (½) of the floor area of the detached garage. However, the exempt floor area shall not exceed two-hundred fifty (250) square feet.</p>
Art. 3 Footnotes	7.5	<p>BUILDING COVERAGE EXCEPTIONS</p> <p>Coverage by the following structures and portions of structures shall not be included in determining the total amount of building coverage:</p> <p>A. Decks</p> <p>B. One-fourth (¼) of the total floor area of a detached garage located on a zoning lot having a detached garage and no other garage, <u>whether attached or detached</u>, but not to exceed one-hundred twenty-five (125) square feet of exempted floor area.</p> <p>C. The first two hundred (200) square feet of a porch if all of the following criteria are met:</p> <ol style="list-style-type: none"> 1. The porch is covered. 2. The porch is, and shall permanently remain, unenclosed. 3. The porch is located in <u>the front or corner side yard attached to that part of a single-family detached dwelling that fronts a required front yard or corner side yard</u>. When located in the front yard, the portion of the porch to which the exemption applies must be located between the side building lines of the dwelling or located in front of the front building line of the dwelling as extended. When located in a corner side yard, the portion of the porch to which the exemption applies lies between the frontmost and rearmost building lines of the dwelling, or lies in front of the corner side building line of the dwelling extended.
Art. 3 Footnotes	7.6	<p>SPECIAL SETBACK REQUIREMENTS</p> <p>A. Special Provisions for Front and Corner Side Setbacks</p> <ol style="list-style-type: none"> 1. When fifty percent (50%) or more lots on a block are developed: <ol style="list-style-type: none"> a. The deepest and shallowest setbacks are removed from the averaging calculation, as are any non-residential uses on the block. b. Then the setbacks of all the remaining buildings on the block are averaged, including the building on the subject site. However, if the building on the subject site has been vacant for five (5) or less years, then the previous building's setback will be included.

- c. In the R-1 and R-2 Districts, a twenty-five (25) foot minimum setback is required regardless of the average. In the R-3 and R-4 Districts, a twenty (20) foot minimum is required
 2. When less than fifty percent (50%) of the lots on a block have been developed with at least four (4) or more developed lots on the block:
 - a. The deepest and the shallowest setbacks on the block are removed from the averaging calculation, as are any non-residential uses on the block.
 - b. Then the required minimum setback for the district and the setbacks of all the remaining buildings on the block are averaged, which would include the building on the subject site. However, if ~~the building on the~~ subject site has been vacant for five (5) or less years, then the previous building's setback will be included. The required setback for the district is also included.
 - c. In the R-1 and R-2 Districts, a twenty-five (25) foot minimum setback is required regardless of the average. In the R-3 and R-4 Districts, a twenty (20) foot minimum is required
 3. When less than fifty percent (50%) of the lots have been developed with three (3) or less developed lots on the block, the setbacks of all buildings on the block are averaged, including the building on the subject site. However, if the ~~building on the~~ subject site has been vacant for five (5) or less years, then the previous building's setback will be included.
 4. Through lots shall meet the following standards regarding front yard location and front setback dimension:
 - a. When fifty percent (50%) or more of the total number of lots on a frontage are through lots, the orientation of the front yard shall be determined by the majority front yard orientation of those through lots. When fifty percent (50%) or more through lots on that block face the same street frontage, then development of a single-family dwelling on a through lot on that block shall result in a front yard that faces the same street frontage.
 - b. When a through lot is located on a frontage where fifty percent (50%) or more of the total number of lots on the frontage are through lots, the front setback that is opposite the front yard where the principal dwelling is oriented shall be fifty percent (50%) of the average front setback as determined by either Paragraphs 1,2 or 3 above. However, no such front setback shall be less than thirty-five (35) feet.
 5. Averaging calculations shall be measured at the front building line and shall not include any permitted encroachments. Covered enclosed porches shall be considered part of the front building line.

B. Corner Side Setback Minimum Permitted Reduction in R-3 and R-4 Districts

The corner side setback in the R-3 and R-4 Districts may be reduced one (1)

foot for each additional foot of interior side setback above the minimum required. However, in no case, shall the corner side setback be less than twenty (20) feet.

The current front and corner side setback provisions are grouped together in this reorganized code to reflect the current code. Front and corner side setback requirements should be drafted separately to address the unique configurations of corner lots in the Village. To that end, specific provisions for reverse corner side setbacks will be needed as well.

In addition, as described in the Technical Review Report, special measurements will be needed for irregularly shaped lots to determine how to measure lot width and the applicability of setback calculations and requirements.

§3-103
§3-104
§3-105
§3-107
§3-108
§3-109

7.7 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section ____ (Accessory Structures and Uses) for standards covering accessory structures and uses.

~~Accessory structures and uses are permitted in all single-family residential districts subject to the provisions of section 9-101 of this code.~~

~~Home occupations are permitted in all single-family residential districts subject to the provisions of section 9-102 of this code.~~

B. Landscaping, Buffering and Screening

See Article ____ (Landscaping) for standards governing landscaping, buffering and screening.

~~The requirements relating to buffering and landscaping of certain uses and structures in single-family residential districts are set forth in section 9-107 of this code.~~

C. Off-Street Parking and Loading

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

~~The parking and loading requirements applicable in all single-family residential districts are set forth in sections 9-104 and 9-105 of this code.~~

D. Permitted Encroachments

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

E. Temporary Uses

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

~~Temporary uses are permitted in all single-family residential districts subject to the provisions of section 9-103 of this code.~~

F. Signs

See Article ____ (Signs) for standards governing signs.

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~~The sign regulations applicable in all single family residential districts are set forth in section 9-106 of this code.~~