

3-111 BULK, SPACE, AND YARD REQUIREMENTS

The **buildingheight**, **lot**, **yard**, **floor area**, and **coverage** requirements applicable in the **residential districts** are set forth in the following table. Footnote references appear in Subsection G of this Section at the end of the table.

	R-A	R-B	R-C	R-D (Single Family)	R-D (Multiple Family)
	R-A	R-B	R-C	R-D (Single Family)	R-D (Multiple Family)
FOOTNOTE REFERENCES APPEAR IN SUBSECTION G (a) also see "ground coverage", total definition					
A. Maximum Height (14) (R-D see August 20, 1996 interpretation at end of definition section)					
1. Principal Structures					
a. Feet (whichever is less) (17 August 2000)	31	31	31	31	31
b. Stories	3	3	3	2	N/A
2. Accessory Structures (17 August 2000)	18	18	18	18	18
B. Minimum Lot Area and Dimensions (1)(2)					
1. Lot Area-Dwelling (sq. ft.)(18)	20,000	13,000/ 15,000	10,000	N/A	N/A
2. Lot Area-Principal Building or Use Other Than Dwelling (sq. ft.)	40,000	26,000	20,000	20,000	20,000
3. Average Width of Lot (feet)	100	80	60	50	50
C. Minimum Yards and Areas (1)(3)(4)(5)(6)(19)					
1. Front (feet)(7)	40-50	40-50	30-50	25	25
2. Side (feet)(7)(8)					
a. Corner Lot					
(i) interior yard	12	10	8	5 (3-111-8-G-(c))	10
(ii) corner side yard	FOR ALL DISTRICTS: 15% of average lot width minimum 15-25, (except multiple family developments in the R-D District):				25
(iii) total (percent of average lot width)	25%	25%	25%	25% (3-111-8-G-(c))	N/A
b. Interior Lot					
(i) per side yard	12	10	8	5	10
(ii) total (% of average lot width)	25%	25%	25%	25%	N/A
3. Rear (% of lot depth and minimum dimension in feet)	20% 30	20% 30	20% 30	15% 10 (8-c)	N/A 10
(accessory structures see 3-111-G-8-(b))					
4. Courts (see measurements in Paragraph G10 of this Section)					
5. Dwelling Units in Multiple Family Dwellings (see measurements in Section 3-111, G, #11)					
D. Maximum Ground Coverage					
1. Total Ground Coverage					
a. Interior Lots	30%	30%	30%	30%	30%
b. Corner Lots	35%	35%	35%	35%	35%

2. Accessory Buildings

<u>Coverage</u>	6%	6%	6%
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(also see F and 5-101-E)

3. Total Impervious Coverage	N/A	N/A	N/A	N/A	50%
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E. Maximum Gross Floor Area (12)

(13)(15)(16) (17 August 2000)

1. Lots less than 8,000 sq. ft. (percent of lot area)	40%	40%	40%	40%	N/A
2. Lots equal to or greater than 8,000 sq. ft. but not more than 9,185 sq. ft. (percent of lot area)	FOR ALL DISTRICTS (except multiple family developments in the R-D District): 27% + 720 sq. ft.				N/A
3. Lots equal to or greater than 9,185 sq. ft. but not greater than 20,000 sq. ft.	FOR ALL DISTRICTS:(except multiple family developments in the R-D District): [.27 (lot area) + 720] [1-(.10) $\frac{(\text{lot area}-9185)}{10,815}$]				N/A
4. Lots greater than 20,000 sq. ft. (percent of lot area)	FOR ALL DISTRICTS:(except multiple family developments in the R-D District): 23.76% + 634 sq. ft.				N/A

F. Minimum Spacing Between Principal and Accessory Structures and Uses (feet)

10	10	10	10	10
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(Accessory Bldgs - see 5-101-E)

(no accessory structure with no principal structure
(5-101-F))

G. Exceptions and Explanatory Notes.

1. Nonconforming Lots. See Section 6-104 of this **Code** for **lot** requirements with respect to **legal nonconforming lots of record**.

2. Reserved.

3. Visibility Across Corners. Any other provision of this **Code** to the contrary notwithstanding, nothing more than two and one-half feet high shall be erected, placed, planted, allowed to grow, or maintained on any **corner lot** in any **residential district** within the area bounded by the **street lines** and a line drawn between points on the **street lines** 12 feet from the corner.

4. Special Setbacks for Signs. Special **setbacks** established for some **signs** by Section 5-105 of this **Code** shall control over the **yard** and **setback** requirements established in the table.

5. Specified Structures and Uses in Required Yards. The following **structures** and **uses**, except as limited below, may be located in any **required yard** or court:

(a) Statuary and ornamental light standards having a **height** of 8 feet or less and having a ground coverage (including overhangs) not exceeding one square foot; and

(b) Open patios and walkways; and (c) Eaves projecting not more than 30 inches from an **exterior wall**, plus any gutters or down-spouts projecting not more than six inches from such eaves; and

(d) Gutters, downspouts, ornamental features, cornices, belt courses, leaders, sills, lintels, and the like projecting not more than 12 inches from an **exterior wall**; and

(e) Outside stairways and ramps to first floors; provided that any platforms therefor shall not project more than four feet from an **exterior wall**, exceed four feet in **height**, or extend more than one foot on either side of the door opening; provided further that no stairways or ramps shall be wider than such platform; and

(f) Flagpoles; and

(g) Nonmechanical laundry drying equipment, except in **front yards**; and

(h) **Terraces**; and

(i) **Recreational devices**, but only freestanding basketball standards and no other **recreational devices** in any **front yard**; and

(j) **Fences** and walls subject to the limitations in the Glencoe Village Code; and

(k) **Driveways, parking lots, and parking areas** subject to, and satisfying the requirements and limitations of,

Section 5-104 of this **Code**, except that no required **parking spaces** shall be located in any **front or corner side yard**, or in any required **buffer** area; and

(l) Hedges; and

(m) Canvas or similar readily movable **awnings** and **canopies** attached by temporary supports to the **exterior wall** of a residential **building** and not extending more than 72 inches from such wall.

Notwithstanding these exceptions, no portion of any cellar or any extended window well in a single family dwelling shall be permitted to extend closer to a lot line than the required setback for such dwelling in the district in which the dwelling is located. (Amended 5/18/2006)

6. Platted Building Lines. See Subsection 8-101F of this **Code**.

7. Front and Corner Side Yard Adjustments.

(a) Where one-third or more of the **frontage** of a **block** in any R-A, R-B, or R-C District consists of the **linear frontage of lots** utilized for existing **principal buildings**, the **front yard** shall be established at the average distance of such existing **principal buildings** from the **street line**; provided that in no case shall the front of a **building** be required to set back more than 10 feet deeper than the front of an existing **principal building** on an immediately **adjacent lot**, nor more than 50 feet from the **street line** in any case. (Amended 6/2003)

(b) If the **rear lot line** of a **corner lot** forms part or all of the **side lot line** of an **adjacent lot**, then the minimum **corner side yard** of the **corner lot** shall be 25 feet, except to the extent that, pursuant to Subparagraphs (c) and (d) of this Paragraph 3-111G7, a special **setback** is established. The **corner side yard** need not exceed the **front yard** herein established for adjoining **lots** fronting on the **side street**.

(c) Where a **district boundary line** separates **districts** with different **setback** requirements, a special **building line** shall be established in the **district** of lesser **setback** requirement, located by connecting the following points by a straight line: (i) a point on the established **building line** of the **district** of lesser **setback** requirement, at a distance from the **district boundary line** equivalent to the difference in the **setback** requirements of the two **districts**, but this distance need not exceed 20 feet, and (ii) the point of intersection of the **building line** of the **district** of greater **setback** requirement, and the **district boundary line**.

(d) Where the **setback** requirements of this **Code** differ from two adjoining **lots**, or where the **side yard** of one **lot** is less than the **front yard** required along the same **street** for an adjoining **lot**, the **side lot line** of the second **lot** being formed partially or wholly by the **rear lot line** of the first mentioned **lot**, the **building line** for the **lot** on which the deeper **setback** is required shall be modified for a distance of not more than 60 feet from the **lot line** of the adjoining **lot**, to lie halfway between the lesser and greater of the two required **building lines**.

(e) In the case of a **lot** that does not have a **front lot line** equal to at least 50 feet, the **front yard line** shall be established by the **Board of Trustees** so as to conform as closely as practicable to the intent and purpose of this **Code** to require uniform **setbacks** and appropriate spacing between **buildings**. Such **front yard line** shall be marked on the plat for any **lot** hereafter divided and shall be established prior to the issuance of a building permit for all other **lots**.

8. Exceptions in Yard Regulations.

(a) Alley. In computing the depth of the **rear yard** or of a **side yard** or open court for any building where such **yard** or court opens onto an **alley**, one-half of the **alley** width may be assumed to be a portion of the **yard** or court.

(b) Accessory Buildings. No **accessory building** shall hereafter be erected, altered, or maintained at a distance less than five feet from the **rear lot line**; provided that, wherever the **rear lot line** of a **corner lot** forms part of the front half of the **side lot line** of an **adjacent lot**, no **accessory building** shall, on said first mentioned **lot**, (i) be placed nearer to the **rear lot line** of such **lot** than a dimension equal to the **side yard** requirement of the adjoining **lot**, unless such **accessory building** is placed 50 feet or more from the **street line**; or (ii) be placed nearer to the **corner side line** of said **lot** than a dimension equal to the **front yard** requirement of the adjoining **lot**, unless such **accessory building** is placed 25 feet or more from the **rear lot line**.

(c) R-D District. For single family residential developments in the R-D District, the total required **side yards** need not exceed 25 feet, and the required **rear yard** need not exceed 25 feet.

9. Attached Garages. Any **garage** that is attached to a **single family dwelling** shall be considered a part of the **single family dwelling** for purposes of compliance with this **Code** but may extend into the required **rear yard** to within five feet of the **rear lot line**; provided that such **garage**, together with all detached **accessory structures** located within such **rear yard**, shall not occupy more than 650 square feet of such required **rear yard** in the R-A District or 550 square feet of such required **rear yard** in the R-B, R-C, and R-D Districts. No such **structure** shall be used, maintained, or converted for any **use** or purpose other than a **garage**, nor shall such structure have attic space with a clear ceiling height of seven feet or greater at any point.

10. Courts. The following regulations shall apply to **outer** and **inner courts** in the R-D District:

(a) Outer Court. The width of an **outer court** shall not be less than eight feet nor less than one-sixth of the length of the court from the closed end.

(b) Inner Court. An **inner court** shall not be less than 10 feet wide nor shall its area be less than 100 square feet.

11. Dwelling Units in Multiple Family Dwellings No **dwelling unit** in a **multiple family dwelling** hereafter erected, constructed, or created in any **residential district** shall have a **gross floor area** of less than 600 square feet if an **efficiency dwelling unit**; 800 square feet if a one-bedroom **dwelling unit**; or 800 square feet plus an additional 150 square feet for every **bedroom** in excess of the first **bedroom** if a two or more bedroom **dwelling unit**.

12. Maximum Gross Floor Area. For purposes of calculating a lot's maximum **gross floor area**, the following shall be excluded:

- (a) The first 400 square feet of any detached **garage**; (17 August 2000)
- (b) The first 200 square feet of any attached **garage** located in the rear half of the **lot**, but not for any **garage** along a **corner building front**, and not on any **lot** for which Subparagraph 3-111G12(a) also applies; (17 August 2000)
- (c) That portion of a **porch** along a **building front** up to eight feet in depth;
- (d) The first 150 square feet of unfinished attic space having a clear ceiling height of at least seven feet, provided that such attic is not accessible via a fixed, permanent stairway;
- (e) The first 64 square feet of **underbay** or **undereave** areas that project not more than four feet from an **exterior wall** of a **building**; and
- (f) That portion of a **courtyard** that is uninterrupted by walls as measured perpendicularly from either the **front yard line** or the **corner side yard line**.
- (g) For any **pre-FAR single family dwelling**, the **gross floor area** of any **basement**, provided that the average ceiling height of such **basement** shall not be more than four feet above **grade** and provided further that for any **single family dwelling** for which there is **not** a difference in elevation of at least eight (8) feet between the floor surface of the **basement** and the floor surface of at least 80% of the **gross floor area** of the **story** immediately above such **basement**, the exclusion permitted by this paragraph (g) shall be restricted to the lesser of (i) 12% of the **gross floor area** of the **dwelling** or (ii) 500 square feet, and no variation from the maximum **gross floor area** regulations may be sought or obtained for any such **dwelling**; and (17 August 2000) (Amended portions 16 December 2004)
- (h) For any **pre-FAR single family dwelling**, (i) the **gross floor area** of any attic up to a maximum of 400 square feet, or, (ii) if there is no attic otherwise included in the calculation of **gross floor area** and such **pre-FAR single family dwelling** has more than two **stories** (excluding any **basement**) that have a difference in elevation of at least eight (8) feet between the floor surfaces of such **stories**, the uppermost **story** of such **dwelling**, up to a maximum of 400 square feet. In no event may the exception in Subparagraph 3-111G12(d) of this Code be applied in conjunction with this Subparagraph (h). (17 August 2000)

13. Reserved.

14. Setback Plane Height Restrictions.

(a) In addition to the general **height** restrictions in Subsection 3-111A of this Code, all **buildings** on any **lot** within the R-A, R-B, or R-C Districts shall be subject to, and comply with, the setback plane **height** restrictions herein set forth.

(b) Except as provided in subparagraph (c) or (d) no portion of a **building** on any **lot** shall intercept the planes that begin at points 8 feet directly above **grade** at the **side lot lines** and run at 45 degree angles toward the interior of such **lot** until they reach the maximum **building height** permitted on the **lot**.

(c) For **lots** having a **lot width** of 80 feet or less, no portion of a **building** on any such **lot** [except as provided in subparagraph (d) below] shall intercept any plane that begins at points directly above **grade** at a **side lot line** at a height determined by the following formula:

$$\text{Height (in feet) of beginning points for setback plane} = 8 + [0.15 (80 - W)]$$

where "W" is the **lot width** of the **lot** in question, and runs at a 45 degree angle toward the interior of such **lot** until it reaches the maximum **building height** permitted on the **lot**.

(d) The following **structures** and architectural features shall be permitted to extend into and through the setback plane, but only to the extent set forth below:

(i) Eaves and associated gutters and downspouts projecting not more than is permitted under Subparagraph 3-111G5(c) of this **Code**;

(ii) Dormers may extend into and through a setback plane, provided that: (a) the total length of such dormer extensions at the points of intersection with a setback plane shall not exceed the greater of 12 feet or 25 percent of the length of the **side of the building** from which the daylight plane is measured; (b) no single dormer extending beyond a setback plane shall have a length in excess of 12 feet at its intersection with the setback plane; and (c) no dormer shall extend beyond the setback plane at any point closer than ten feet from the intersection of the **building front** and the **side of the building** from which the setback plane is measured.

(iii) Chimneys, roof-mounted antennae, and other similar architectural features and appurtenances not otherwise considered in determining **building height** may extend through the setback plane.

(iv) Gable roof ends, hip roof ends, and gambrel roof ends (as depicted in Illustrations A, B, and C to this **Code**,

respectively) may extend into and through the setback plane, provided that: (a) the total length of such roof end extensions at their intersection with a setback plane shall not exceed 20 feet for lots with a width of 50 feet or less, which length shall be ratably increased to 30 feet at the rate of one inch in length for each increase of three inches in the **lot width**; and (b) no dormer may project from any roof end extending through the setback plane.

15. Allowable Gross Floor Area for Lots With 8,000 Square Feet. Notwithstanding anything in Paragraph 3-111E2 of this **Code** to the contrary, any **lot** with a **lot area** of 8,000 square feet or more shall be allowed at least 3,200 square feet of **gross floor area**.

16. Allowable **Gross Floor Area** for **Lots** Over 20,000 Square Feet. Notwithstanding anything in Paragraph 3-111E4 of this **Code** to the contrary, any **lot** with a **lot area** in excess of 20,000 square feet shall be allowed at least 5,508 square feet of **gross floor area**. (17 August 2000)

17. Special **Lot Area** and **Yard** Requirements for Glencoe Park District and Winnetka Park District **Park Sites**. If not improved with a **building**, a **park site** shall meet the following **lot area** and **yard** requirements, notwithstanding any contrary provision in Section 3-111 of this **Code**.

(a) Minimum **lot area** of 7,000 square feet;

(b) No required **front yard** or required **corner side yard**;

(c) Minimum interior **side** and **rear yards** of 12 feet in the **R-A District**, 10 feet in the **R-B District**, 8 feet in the **R-C District**, and 5 feet in the **R-D District**; and

No **park site** may be **used** for **dwelling** purposes, nor may a **park site** be improved with a **building**, unless such **building** complies with all applicable **setback** requirements of Subsection 3-111C and the **gross floor area** limitations for **single family dwellings** as prescribed in Subsection 3-111E. (Adopted March 11, 1999)

18. R-B Overlay Regulations for Minimum Lot Area. The minimum lot area for lots within the R-B District shall be 13,000 square feet, except that the minimum lot area shall be 15,000 square feet for lots located in the area bounded by Westley Road on the north, Sunset Lane on the south, Hohlfelder Road on the east, and Longmeadow Lane on the west. (Adopted Nov. 15, 2001)

19. Special Yard Considerations for Multiple-Family Dwellings. Notwithstanding the yard restrictions set forth in Subsection 3-111C, the required minimum side and rear yards for a lot in the R-D District shall be increased by one additional foot for each additional foot that the multiple family dwelling exceeds 20 feet in building height, provided, however that this Paragraph shall not apply to corner side yards. (Added Feb 6, 2003)

20. Special Side Yard Setbacks for Certain Detached Garages. Notwithstanding the setback requirements otherwise applicable to structures accessory to a single family dwelling, not more than one detached accessory garage may be erected and maintained on a zoning lot in accordance with the following reduced requirements for the setback from an interior side lot line, but only in accordance with the terms and conditions of this Paragraph:

(a) The setback from not more than one interior side lot line may be reduced:

(i) For lots having a lot width of 40 feet or less, to a distance of not less than three (3) feet from such interior side lot line;

(ii) For lots having a lot width of more than 40 feet but less than 80 feet, to a distance of not less than four (4) feet from such interior side lot line;

(b) To the extent that a detached garage is located in accordance with a reduced interior side lot line setback authorized under Subparagraph 3-111G20(a), such garage shall not be considered in determining compliance with the minimum total side yard requirement for such lot.

(c) For the reduced setback requirements set forth in this Paragraph to apply, the entire detached garage must meet all of the following conditions.

(i) Consist of only one story;

(ii) Not exceed 15 feet in height;

(iii) Be located in the rear 25% of lot; and

(iv) The total length of the garage that is located closer to the interior side lot line than is otherwise authorized pursuant to Subparagraph 3-111C2b(i) of this Code does not exceed 22 feet.

No variation shall be permitted from any of the foregoing conditions. Any detached garage constructed in accordance with the reduced side yard setback authorized pursuant to this Paragraph shall not subsequently be eligible for a variation with respect to such interior side yard setback.

21. Special **Front Yard** Setback for Certain Covered Entryways.

Notwithstanding the setback requirements otherwise applicable to **structures** accessory to a **single family dwelling**, not more than one covered entryway may be erected and maintained in the required **front yard** on a **zoning lot**, but only in accordance with the terms and conditions of this Paragraph.

(a) The covered entryway shall be open on three sides, except for column supports.

(b) The covered entryway shall be one-story; shall not exceed 13 feet in height, nor 12 feet in width, nor 6 feet in depth; and shall consist of no more than 72 square feet in area.

No variation shall be permitted from any of the foregoing conditions. Any covered entryway constructed in accordance with the reduced front yard setback authorized pursuant to this Paragraph shall not subsequently be eligible for a variation with respect to such **front yard** setback. (New Section 21, 18 November 2004)