

Chapter 17.20RESIDENTIAL A-2 DISTRICTSections:

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17.20.010 Purpose. The residential A-2 district is intended to include those older, already developed portions of the city where one-family detached dwellings or smaller individual lots predominate, where it is deemed desirable to maintain and protect this pattern of development, without imposing the undue burden of nonconformity to present-day standards and densities of residential single-family development. (Ord. 471 §6.1, 1976).

17.20.020 Permitted uses. Any uses permitted in the residential A-1 district shall be permitted in the residential A-2 district. (Ord. 471 §6.2, 1976).

17.20.030 Height. No building shall hereafter be erected or altered to exceed thirty-five feet in height if a main or principal building, nor to exceed fifteen feet if an accessory structure. (Ord. 471 §6.3, 1976).

17.20.040 Lot size. Every building hereafter erected shall be on a lot having an area not less than six thousand five hundred square feet, with a width of fifty feet measured along the front setback line; provided, however, that where a lot is smaller than herein required, and was of record at the time of passage of the ordinance codified in this title, said lot may be occupied by not more than one one-family detached dwelling. (Ord. 471 §6.4, 1976).

17.20.050 Yards--Principal buildings. No principal building shall be erected or enlarged hereafter to extend closer to any lot line than the following distances:

A. Sixty feet to the nearest right-of-way line of any federal or state highway;

B. Thirty feet to the nearest right-of-way line of any other street except that on a corner lot the principal building may be located fifteen feet from the right-of-way line of the side street;

C. Five feet to any interior side lot line;

D. Thirty feet to any rear lot line;

E. Notwithstanding the minimum distances set forth in subsections A and B of this section, where forty percent or more of the block frontage is improved with buildings that have observed a greater or lesser distance from the front street, no new building or enlargement of an existing building shall project beyond a straight line drawn between the point closest to the front property line of the two nearest principal buildings; but this regulation shall not be interpreted to require a front yard of more than two times the minimum required in subsections A and B of this section, as applicable, nor to permit a front yard of lesser depth than that of the nearest building. (Ord. 487 §1, 1977; Ord. 471 §6.50, 1976).

17.20.060 Yards--Detached accessory structures. No detached accessory structure shall be erected or enlarged hereafter to extend closer to any lot line than the following distances:

A. Sixty feet to the nearest right-of-way line of any federal or state highway;

B. Thirty feet to the nearest right-of-way line of any other street, except that on a corner lot an accessory

building may be located ten feet from the right-of-way line of the side street, if it is at least the minimum required distance from the front street;

C. Five feet to any interior side lot line;

D. Five feet from any rear lot line. (Ord. 471 §6.51 1976).

17.20.070 Building coverage. No building, with its accessory buildings, shall occupy in excess of thirty percent of the lot area. (Ord. 471 §6.6, 1976).

17.20.080 Habitable floor area. A. No one-story dwelling shall be erected hereafter with a habitable floor area of less than seven hundred fifty square feet.

B. No two-story dwelling shall be erected hereafter with a habitable area of less than one thousand three hundred square feet. (Ord. 471 §6.7, 1976).

17.20.090 Prohibited parking or storage. No semi-trailers of any type or nature nor any commercial vehicles required by the Illinois Department of Transportation to display a placard indicating the vehicle is carrying hazardous materials shall be parked or stored overnight on any lot in the residential A-2 district. (Ord. 692 §1(part), 1995).

17.20.100 Home occupations. Within the residential A-2 district, home occupations may be permitted as a special use by the city council upon recommendation of the zoning board after public hearing. Such special use shall only be granted upon finding that its establishment and operation will not have an adverse effect on adjoining residential uses; that sufficient on-site parking will be provided, so that no noticeable increase in on-street parking will result, nor increased traffic hazard due to entry or exiting vehicles; that delivery vehicles serving the home occupation, if any, will be of the size and type commonly observed on the streets in the residential A-2 district; and that the occupation involves no retail or wholesale business or manufacture except as such may be an integral part of, and clearly incidental to, the rendering of a personal or professional service. (Ord. 471 §6.9, 1976).

17.20.110 Special uses. Within the residential A-2 district, a conversion of an existing single-family dwelling to a two-family residence and only a two-family residence may be permitted as a special use by the city council upon recommendation of the zoning board after public hearing. Such special use shall only be granted upon finding that its establishment will not have an adverse effect on adjoining residential uses; and upon further findings that the following requirements are met:

A. Height. Same as residential A-2 district requirements;

B. Lot Size. The lot shall have a minimum of twelve thousand five hundred square feet if an interior lot, and a minimum of fifteen thousand square feet if a corner lot. An interior lot shall have a minimum of one hundred twenty feet frontage along the street. A corner lot shall have a minimum of one hundred twenty feet frontage along the front set-back line parallel to the lesser street frontage. No lot shall be less than one hundred feet in depth;

C. Front, Rear and Side Yards. Same as residential A-1 district requirements;

D. Parking. A minimum of five off-street parking spaces with all weather surfaces. (Ord. 526 (part), 1979).