CHAPTER 6
RESIDENTIAL DISTRICTS

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6.1 GENERAL PROVISIONS

A. Average Setback Requirement

In the R-3, R-4, R-5, R-6 and R-7 Districts, when lots comprising forty (40) percent or more of the frontage between two (2) intersecting streets are developed, the average of such front yards shall establish the minimum front yard depth for the entire frontage. However, in no case shall a front yard of more than fifty (50) feet be required.

B. Special Setback Requirement Along Certain Streets

1. Northwest Highway Setback: Notwithstanding the other provisions of this Chapter 6, all property zoned residential shall maintain a thirty-five (35) foot, setback along Northwest Highway, provided that parking shall be set back not less than eight (8) feet from the right-of-way.
2. Barrington Road (South of Cornell Avenue) Setback: Notwithstanding the other provisions of this Chapter 6, all property zoned residential shall maintain a one hundred (100) foot setback along Barrington Road.

C. Floor Area Ratio Requirement

All single-family and two-family buildings, and their accessory structures, shall conform to the following requirements. No building shall be erected, constructed, or altered on any lot if, as a result of such erection, construction or alteration, the gross floor area of such building exceeds the maximum permitted gross floor area for that lot as determined by the applicable computation set forth below:

1. The maximum gross floor area for any lot of less than or equal to ten thousand (10,000) square feet shall be computed as follows:

   .5 x lot size in square feet

2. The maximum gross floor area for any lot of more than ten thousand (10,000) square feet, but less than or equal to twenty thousand (20,000) square feet, shall be computed as follows:

   5000 + (.3 x total square feet of lot in excess of 10,000)

3. The maximum gross floor area for any lot of more than twenty thousand (20,000) square feet shall be computed as follows:

   8000 + (.1 x total square feet of lot size in excess of 20,000)

4. Any portion of a deck which is not covered and unenclosed shall not be included in the gross floor area, provided they are not located above the first story level.

5. Basements shall not be included in the gross floor area, provided the height to the underside of the ceiling joist is four (4) feet or less above grade. The gross floor area for basements having a height to the underside of the ceiling joists of greater than four (4) feet above grade at the highest point shall be computed on a prorated basis as follows:

a.	Greater than 4 feet above grade to 7 feet above grade:	0.25 x basement floor area
b.	Greater than 7 feet above grade:	0.50 x basement floor area

6. Attic space, whether finished or unfinished, shall not be included in the gross floor area, provided such attic space is located wholly between the ceiling joists of the top story and the roof rafters without the presence of knee walls or dormers. Attic space not meeting this requirement shall be computed as follows:

a.	Attic space with a knee wall less than 4 feet in height:	0.50 x attic floor area
b.	Attic space with a knee wall 4 feet or greater in height:	1.00 x attic floor area
c.	Dormers, whether functional or decorative:	1.00 x dormer floor area

7. Detached accessory structures shall not be included in the gross floor area

D. Daylight Plane Height Restrictions

In addition to the height restrictions set forth in this Chapter 6, all buildings and/or accessory structures erected, constructed or altered on any lot in a residential district (including but not limited to the B-R District) shall be subject to, and shall comply with, the daylight plane height restrictions set forth as follows:

1. Daylight Plane Height Restrictions. Except as provided in Section 6.1(D)(2) below, no portion of a building and/or accessory structure on a lot shall intercept either of the planes that begin at points fourteen (14) feet directly above the interior side lot lines and run at forty-five (45) degree angles toward the interior of the lot until they reach the maximum height permitted on the lot as provided in this Zoning Ordinance. Measurement of the fourteen (14) foot vertical portion of the daylight plane shall commence at the average pre-construction grade level that exists along the portion of the side yard property line adjacent to the primary side wall of the proposed building and/or accessory structure. If a retaining wall or other abrupt change in grade exists along the side yard property line, the pre-construction grade for calculation of the daylight plane shall be the lowest of the grades existing on either side of the existing abrupt change. For the purposes of this Ordinance, the area described in this Section 6.1(D)(1) shall be known as the "daylight plane." See Illustrations 6.1.

2. Permitted Encroachments. The following structures and architectural features shall be permitted to extend into and through the daylight plane, but only to the extent set forth as follows:

   a. Roof overhangs and storm gutters may extend into and through the daylight plane a maximum of two (2) feet. See Illustration 6.2.
   b. Dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segment of gambrel roof ends, or a combination thereof, may extend into and through the daylight plane, provided, however, that no such extension, or extensions, shall be permitted if the dormers, gable roof ends, hip roof ends, shed roof ends, or the upper segment of gambrel roof ends, or a combination thereof, is more than twenty (20) feet in length at the point of intersection with the daylight plane. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimensions of the vertical edges of the dormer. The minimum clear dimension between dormers shall be six (6) feet. See Illustrations 6.2 and 6.3.
   c. Chimneys, Fireboxes and other similar architectural features and appurtenances approved by the Zoning Official may extend into, and through, the daylight plane. See Illustration 6.2.
   d. The maximum aggregate width of all encroachments into the daylight plane shall not exceed twenty (20) feet at the point of intersection with the daylight plane.

E. Dormers

1. The ridge height of the dormer shall not exceed the ridge height of the roof from which the dormer project.

2. The following requirements shall apply to dormers above the second story:
   a. The width of the dormer shall not exceed eight (8) feet as measured from the exterior framing dimensions of the vertical edges of the dormer.
   b. The aggregate width of all dormers projecting from any roof face shall not exceed fifty percent (50%) of the width of the roof face.
   c. The aggregate width of all dormers projecting from any roof face shall not exceed twenty-four (24) feet as measured from the exterior framing dimensions of the vertical edges of the dormers.

6.2 R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Convents and Monasteries, not to be occupied by more than fifteen (15) persons.
3. Home Occupations.
4. Buildings, Structures, Parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
3. Day Care Home.
4. Golf Course.
5. Nursery School.

6. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
7. Place of Public Assembly, Neighborhood Scale, and accessory Parish Houses.
8. Planned Development.
9. Primary School, Private
10. Residential Care Home, Small.
11. Secondary School, Private.

C. Minimum Lot Area

Five (5) acres.

D. Minimum Lot Width

Three hundred (300) feet.

E. Minimum Yard Requirements

1. Front Yard. Seventy (70) feet.
2. Corner Side Yard. Thirty-five (35) feet.
3. Interior Side Yard. Thirty (30) feet.
4. Rear Yard. Thirty (30) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area.

H. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

I. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

J. Signs

See Chapter 4, Part IV for regulations governing signs.

K. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.3 R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Convents and Monasteries, not to be occupied by more than ten (10) persons.
3. Home Occupations.
4. Buildings, Structures, Parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
3. Day Care Home.
4. Golf Course.
5. Nursery School.
6. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
7. Place of Public Assembly, Neighborhood Scale, and accessory Parish Houses.
8. Planned Development.
9. Primary School, Private
10. Residential Care Home, Small.
11. Secondary School, Private

C. Minimum Lot Area

One (1) acre.

D. Minimum Lot Width

One hundred and fifty (150) feet

E. Minimum Yard Requirements

1. Front Yard. Fifty (50) feet.
2. Corner Side Yard. Twenty-five (25) feet.
3. Interior Side Yard. Twenty (20) feet.
4. Rear Yard. Thirty (30) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area.

H. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

I. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

J. Signs

See Chapter 4, Part IV for regulations governing signs.

K. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.4 R-3: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Home Occupations.
3. Accessory Buildings, Structures, Parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Convents and Monasteries.
3. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
4. Day Care Home.
5. Golf Course.
6. Nursery School.
7. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
8. Place of Public Assembly, Neighborhood Scale, and accessory Parish Houses.
9. Planned Development.
10. Primary School, Private
11. Residential Care Home, Small.
12. Secondary School, Private

C. Minimum Lot Area

Twenty thousand (20,000) square feet.

D. Minimum Lot Width

One hundred (100) feet.

E. Minimum Yard Requirements

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Fifteen (15) feet.
3. Interior Side Yard. Fifteen (15) feet.
4. Rear Yard. Thirty (30) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area.

H. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

I. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

J. Signs

See Chapter 4, Part IV for regulations governing signs.

K. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.5 R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Home Occupations.
3. Accessory Buildings, Structures, Parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Convents and Monasteries.

3. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
4. Day Care Home.
5. Golf Course.
6. Nursery School.
7. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
8. Place of Public Assembly, Neighborhood Scale and accessory Parish Houses.
9. Planned Development.
10. Primary School, Private.
11. Residential Care Home, Small.
12. Secondary School, Private

C. Minimum Lot Area

Fifteen thousand (15,000) square feet.

D. Minimum Lot Width

Ninety (90) feet.

E. Minimum Yard Requirements

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Fifteen (15) feet.
3. Interior Side Yard. Fifteen (15) feet.
4. Rear Yard. Thirty (30) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area.

H. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

I. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

J. Signs

See Chapter 4 Part IV for regulations governing signs.

K. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.6 R-5: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Home Occupations.
3. Accessory Buildings, Structures, Parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Convents and Monasteries.
3. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
4. Day Care Home.
5. Golf Course.
6. Nursery School.
7. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
8. Place of Public Assembly, Neighborhood Scale and accessory Parish Houses.
9. Planned Development.
10. Primary School, Private.
11. Residential Care Home, Small.
12. Secondary School, Private.

C. Minimum Lot Area

Ten thousand (10,000) square feet.

D. Minimum Lot Width

Seventy-five (75) feet.

E. Minimum Yard Requirements

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Fifteen (15) feet.
3. Interior Side Yard. Ten (10) feet or Twelve and one half (12.5) percent of lot width, whichever is less.
4. Rear Yard. Thirty (30) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area.

H. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

I. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

J. Signs

See Chapter 4, Part IV for regulations governing signs.

K. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.7 R-6: SINGLE-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Home Occupations.
3. Accessory Buildings, Structures, parking and uses accessory to a permitted use.

B. Special Uses

1. Accessory Buildings exceeding 800 square feet of gross floor area.
2. Bed and Breakfast Establishment, if the property is located in the H Historic Overlay District.
3. Convents and Monasteries.
4. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
5. Day Care Home.
6. Golf Course.
7. Nursery School.
8. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
9. Place of Public Assembly, Neighborhood Scale and accessory Parish Houses.
10. Planned Development.

11. Primary School, Private.
12. Residential Care Home, Small.
13. Secondary School, Private.

C. Minimum Lot Area

Seven thousand five hundred (7,500) square feet.

D. Minimum Lot Width

Sixty (60) feet.

E. Average Lot Area and Width

With respect to the re-subdivision of existing lots of record, the required minimum lot area and lot width of a lot shall be equal to the average lot area and lot width of other lots on the same block face.

F. Minimum Yard Requirements

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Ten (10) feet.
3. Interior Side Yard. Seven (7) feet.
4. Rear Yard. Thirty (30) feet.

G. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

H. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
2. The impervious surface shall not exceed fifty percent (50%) of the total lot area, except that, commencing January 1, 2009, any lot which is less than 7,500 square feet in area and has in excess of 45% impervious surface coverage may be permitted to have up to 55% impervious surface coverage provided that, for any portion of the impervious surface coverage exceeding the 50% limitation, on-site storm water detention is also provided on said lot in a form approved in writing by the Director of Development Services.

I. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing detached garages, pools and other accessory buildings, structures and uses.

J. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

K. Signs

See Chapter 4, Part IV for regulations governing signs.

L. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.8 R-7: TWO-FAMILY RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Dwellings, Two-Family.
3. Home Occupations.
4. Accessory Buildings, Structures, parking and uses accessory to a permitted use.

B. Special Uses

1. Bed and Breakfast Establishments, not to exceed five (5) guest rooms.
2. Convents and Monasteries.
3. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
4. Day Care Home.
5. Dwellings, Three- and Four-Family, located on lots having a side yard adjoining or facing a business or manufacturing use or a railroad right-of-way.
6. Golf Course.
7. Nursery School.
8. Off-Street Parking Facilities accessory to a special use as required or permitted by this Ordinance.
9. Planned Development.
10. Primary School, Private.
11. Place of Public Assembly, Neighborhood Scale, and accessory Parish Houses.
12. Residential Care Home, Small.
13. Secondary School, Private.
14. Senior/Group Housing, Assisted Living.
15. Senior/Group Housing, Independent.

C. Minimum Lot Area

1. Dwellings, Single Family. Seven thousand five hundred (7,500) square feet.
2. Dwellings, Two-Family. Five thousand (5,000) square feet per dwelling unit.
3. Dwellings, Three- and Four-Family.

    a. Seven thousand five hundred (7,500) square feet for each dwelling unit containing four (4) or more bedrooms.
    b. Six thousand five hundred (6,500) square feet for each dwelling unit containing three (3) bedrooms.
    c. Three thousand (3,000) square feet for each dwelling unit containing less than three (3) bedrooms.

D. Minimum Lot Width

1. Dwellings, Single Family. Sixty (60) feet.
2. Dwellings, Two-Family. Eighty-five (85) feet.
3. Dwellings, Three- and Four-Family. Sixty (60) feet.
4. Dwellings, Multiple Family. Sixty (60) feet.

E. Minimum Yard Requirements

1. Dwellings, Single Family and Dwellings, Two-Family.

   a. Front Yard. Thirty (30) feet.
   b. Corner Side Yard. Ten (10) feet.
   c. Interior Side Yard. Seven (7) feet.
   d. Rear Yard. Thirty (30) feet.

2. Dwellings, Three- and Four-Family and Dwellings, Multiple Family.

   a. Front Yard. Twenty (20) feet.

   b. Corner Lot.

      1) Side Yard. Not less than ten (10) feet on the side abutting the intersecting street, except in the case of a reversed corner lot of not less than fifty (50) percent of the front yard required in the lots in the rear of such corner lot. No accessory building on said reversed corner lot shall project beyond the front yard line required on the key lot in the rear, nor be located nearer than five (5) feet to the side lot line of such key lot.
      2) Rear Yard. Fifteen (15) feet.

   c. Interior Lot.

      1) Side Yard. All buildings with two (2) stories or less shall have a side yard of not less than five (5) feet on each side of the main building, and a combined total of side yards of not less than fifteen (15) feet. For buildings above two (2) stories, the side yard on each side of the main building shall be increased be two (2) feet in width per story.
      2) Rear Yard. Twenty (20) feet.

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Dwellings, Two-Family. See Table 6.12
3. Dwellings, Three- and Four-Family. See Table 6.13
4. Dwellings, Multiple Family**.** See Table 6.13
5. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed the following:
   a. Dwellings, Single Family. Thirty-five (35) percent of the lot area.
   b. Dwellings, Two-Family. Forty (40) percent of the lot area.
   c. Dwellings, Three- and Four-Family. Forty (40) percent of the lot area.
   d. Dwellings, Multiple Family. Forty (40) percent of the lot area.

2. The impervious surface shall not exceed fifty percent (50%) of the total lot area, except that, commencing January 1, 2009, any lot which is less than 7,500 square feet in area and has in excess of 45% impervious surface coverage may be permitted to have up to 55% impervious surface coverage provided that, for any portion of the impervious surface coverage exceeding the 50% limitation, on-site storm water detention is also provided on said lot in a form approved in writing by the Director of Development Services.

H. Density Limitations

Not more than two (2) of the dwelling units in three- or four-family dwellings shall have more than two (2) bedrooms per unit.

I. Design Standards

Because Barrington is predominantly a single-family community, two-, three- and four-family development could, in the absence of careful regulation, cause negative impacts on surrounding neighborhoods. Proper design of such development can eliminate the potential for some of these impacts. Therefore, the following design standards shall be applied to two-, three- and four-family new construction and exterior alterations and additions.

All buildings shall be constructed, remodeled or added onto in a manner consistent with traditional single-family houses in the central part of Barrington. Conformance with the following specific design standards is required.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes. "Modern" or "International" styles are not permitted.

2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a preliminary meeting as specified in Section 3.13 of this Ordinance.

   Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval and use of a material for another project within the R-7 Residential District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:

   a. Clay brick (unglazed).
   b. Stone (natural).
   c. Wood or cementitious lap siding.
   d. Stucco (cementitious material only, no E.I.F.S. [Exterior Insulation Finish Systems]).

4. Door & Window Design. All doors and windows shall be residential in character. All doors and windows with divisions on new construction projects shall utilize simulated divided lites

with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences within the R-7 District outside of the Historic Overlay District.

5. Door & Window Materials. No restrictions are placed on door and window materials.

6. Exterior Trim.

   a. Trim is required for all doors and windows.
   b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
   c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other trim is not required.

7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:

   a. A wood porch or balcony may be used in combination with stone or brick walls.
   b. An extended brick or stone foundation wall may be used in combination with wood walls.
   c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
   d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
   e. A fireplace or columns of one material may be combined with walls of another material.

9. Glazed Surface.

   a. At least twenty (20) percent of the front elevation shall be glazed surface; ten (10) percent of all other elevations shall be glazed surface.
   b. Glass shall be clear and non-tinted; no mirrored glass is permitted.

10. Roof Design. A hip, gable or other sloping roof is required. Flat or mansard roofs are not permitted.

11. Roof Materials. Only shingle roofs of asphalt, fiberglass, wood or slate are permitted.

12. Landscaping. See Chapter 4, Part III for general regulations governing landscaping.
13. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.

14. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this R-7 District shall not be issued unless a Certificate of Approval

has been issued, in accordance with Section 3.13 of this Ordinance. The Architectural Review Commission and/or the Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

J. Accessory Buildings, Structures and Uses

To maintain the residential character of the R-7 Two-Family Residential District, it is necessary to coordinate accessory uses and structures with the residential architecture of the existing houses within the District.

1. See Chapter 4, Part I for general regulations governing fencing, antennas and other accessory buildings, structures and uses. In addition to the general regulations, the following shall apply:

   All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.

2. Refuse Containers.

   a. Location. Refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side or front lot line.
   b. Screening. All dumpsters shall be fully enclosed by walls not less than the height of the dumpster, provided with gates to contain trash, and
   provided with a densely planted evergreen hedge immediately adjacent to the walls. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick or stone.
   c. Typical residential trash containers are preferred. In the event that a dumpster is necessary, shared dumpsters with adjacent properties are encouraged. Non-shared dumpsters shall be limited to a maximum size of two (2) yards.

3. Ground-Based Mechanical Equipment.

   a. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of the building or interior side yard. No equipment shall be located between a building and a corner side or front lot line.
   b. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view by landscaping equal in height to the tallest piece of ground based equipment.

4. Telephone and Electrical Service and Utility Meters.

   a. Wherever possible, all on-site electrical lines and telephone lines installed shall be placed underground. Transformer or terminal equipment shall be visually screened from view by landscaping equal in height to the tallest transformer or terminal.
   b. Wherever possible, no utility meters shall be installed on the front or corner side façades of a building. Wall-mounted utility meters shall be painted to match the building. If visible to the public, meters shall be screened by landscaping equal in height to the tallest meter, if permitted by the authority requiring the meter.

K. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

L. Signs

See Chapter 4, Part IV for regulations governing signs.

M. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

6.9 R-8: GENERAL RESIDENTIAL DISTRICT

A. Permitted Uses

1. Dwellings, Single Family.
2. Dwellings, Two-Family.
3. Dwellings, Three- and Four-Family.
4. Dwellings, Multiple Family.
5. Home Occupations.
6. Accessory Buildings, Structures, parking and uses accessory to a permitted use.

B. Special Uses

1. Bed and Breakfast Establishments, not to exceed five (5) guest rooms.
2. Convents and Monasteries.
3. Day Care Center, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and associated with that activity, and accessory to the principal use of the property concerned.
4. Day Care Home.
5. Golf Course.
6. Nursery School.
7. Off-Street Parking Facilities accessory to a special use, as required or permitted by this Ordinance.
8. Planned Development.
9. Primary School, Private.
10. Place of Public Assembly, Neighborhood Scale, and accessory Parish Houses.
11. Residential Care Home, Large.
12. Residential Care Home, Small.
13. Secondary School, Private.
14. Senior/Group Housing, Assisted Living
15. Senior/Group Housing, Independent.

C. Minimum Lot Area

1. <u>Dwellings, Single Family</u>. Seven thousand, five hundred (7,500) square feet.
2. <u>Dwellings, Two-Family</u>. Six thousand (6,000) square feet per dwelling unit.
3. <u>Dwellings, Three- and Four Family and Dwellings, Multiple Family</u>.

    a. Seven thousand, five hundred (7,500) square feet for each dwelling unit containing four (4) or more bedrooms.

b. Six thousand, five hundred (6,500) square feet for each dwelling unit containing three (3) bedrooms.
c. Three thousand (3,000) square feet for each dwelling unit containing less than three (3) bedrooms.

D. Minimum Lot Width

1. Dwellings, Single Family. Sixty (60) feet.
2. Dwellings, Two-Family. Eighty-five (85) feet.
3. Dwellings, Three- and Four-Family and Dwellings, Multiple Family. Sixty (60) feet.

E. Minimum Yard Requirements

1. Dwellings, Single Family.

a. Front Yard. Thirty (30) feet.
b. Corner Side Yard. Ten (10) feet.
c. Interior Side Yard. Seven (7) feet.
d. Rear Yard. Thirty (30) feet.

2. Dwellings, Two-Family.

a. Front Yard. Twenty (20) feet.
b. Corner Side Yard. Fifteen (15) feet.
c. Interior Side Yard. Twelve (12) feet.
d. Rear Yard. Thirty (30) feet.

3. Dwellings, Three- and Four Family and Dwellings, Multiple Family.

a. Front Yard. Twenty (20) feet.
b. Corner Lot.

1) Side Yard. Not less than ten (10) feet on the side abutting the intersecting street, except in the case of a reversed corner lot of not less than fifty percent (50) of the front yard required in the lots in the rear of such corner lot. No accessory building on said reversed corner lot shall project beyond the front yard line required on the key lot in the rear, nor be located nearer than five (5) feet to the side lot line of such key lot.
2) Rear Yard. Fifteen (15) feet.

c. Interior Lot.

1) Side Yard. All buildings with two (2) stories or less shall have a side yard of not less than five (5) feet on each side of the main building, and a combined total of side yards of not less than fifteen (15) feet. For buildings above two (2) stories, the side yard on each side of the main building shall be increased be two (2) feet in width per story.
2) Rear Yard. Twenty (20) feet

F. Maximum Building Height

1. Dwellings, Single Family. See Table 6.12
2. Dwellings, Two-Family. See Table 6.12
3. Dwellings, Three- and Four-Family and Dwellings, Multiple Family. See Table 6.13
4. Place of Public Assembly, Neighborhood Scale. Seventy-five (75) feet for towers, steeples or spires, but not more than thirty-five (35) feet for the main structure

G. Lot Coverage

1. The surface coverage of all principal and accessory buildings shall not exceed the following:
   a. Dwellings, Single Family. Thirty-five (35) percent of the lot area.
   b. Dwellings, Two-Family. Forty (40) percent of the lot area.
   c. Dwellings, Three- and Four-Family and Dwellings, Multiple Family. Forty (40) percent of the lot area.

2. The impervious surface shall not exceed fifty percent (50%) of the total lot area, except that, commencing January 1, 2009, any lot which is less than 7,500 square feet in area and has in excess of 45% impervious surface coverage may be permitted to have up to 55% impervious surface coverage provided that, for any portion of the impervious surface coverage exceeding the 50% limitation, on-site storm water detention is also provided on said lot in a form approved in writing by the Director of Development Services.

H. Density Limitations

Not more than ten (10) percent of the dwelling units in a row dwelling or apartment building, or in a group of such buildings in one (1) development, shall have more than two (2) bedrooms per unit.

I. Design Standards

Because Barrington is predominantly a single-family community, multiple-family and single-family attached development could, in the absence of careful regulation, cause negative impacts on surrounding neighborhoods. Proper design of such development can eliminate the potential for some of these impacts. Therefore, the following design standards shall be applied to multiple-family and attached single-family development.

All buildings shall be constructed, remodeled or added onto in a manner consistent with traditional single-family houses in the central part of Barrington. Conformance with the following specific design standards is required.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes. "Modern" or "International" styles are not permitted.

2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in Section 3.13 of this Ordinance.

   Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project

reviewed. Prior approval and use of a material for another project within the R-8 General Residential District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:

   a. Clay brick (unglazed).
   b. Stone (natural).
   c. Wood or cementitious lap siding.
   d. Stucco (cementitious material only, no E.I.F.S. [Exterior Insulation Finish Systems]).

4. Door and Window Design. All doors and windows shall be residential in character. All doors and windows with divisions on new construction projects shall utilize simulated divided lites with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences within the R-8 District outside of the Historic Overlay District.

5. Door and Window Materials. No restrictions are placed on door or window materials.

6. Exterior Trim.

   a. Trim is required for all doors and windows.
   b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
   c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other trim is not required.

7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:

   a. A wood porch or balcony may be used in combination with stone or brick walls.
   b. An extended brick or stone foundation wall may be used in combination with wood walls.
   c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
   d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
   e. A fireplace or columns of one material may be combined with walls of another material.

9. Glazed Surface.

a. At least twenty (20) percent of the front elevation shall be glazed surface; ten (10) percent of all other elevations shall be glazed surface.
b. Glass shall be clear and non-tinted; no mirrored glass is permitted.

10. Roof Design. A hip, gable or other sloping roof is required; flat or mansard roofs are not permitted.

11. Roof Materials. Only shingle roofs of asphalt, fiberglass, wood or slate are permitted.

12. Landscaping. See Chapter 4, Part III for general regulations governing landscaping.

13. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.

14. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this R-8 District shall not be issued unless a Certificate of Approval has been issued, in accordance with Section 3.13 of this Ordinance. The Architectural Review Commission and/or the Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

J. Accessory Buildings, Structures and Uses

To maintain the residential character of the R-8 General Residential District, it is necessary to coordinate accessory uses and structures with the residential architecture of the existing houses within the district.

1. See Chapter 4, Part I for general regulations governing fencing, antennas and other accessory buildings, structures and uses. In addition to the general regulations, the following shall apply:

   All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.

2. Refuse Containers.

   a. Location. Refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side or front lot line.
   b. Screening. All dumpsters shall be fully enclosed by walls not less than the height of the dumpster, provided with gates to contain trash, and provided with a densely planted evergreen hedge immediately adjacent to the walls. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick or stone.
   c. Typical residential trash containers are preferred. In the event that a dumpster is necessary, shared dumpsters with adjacent properties are encouraged. Non-shared dumpsters shall be limited to a maximum size of three (3) yards.

3. Ground-Based Mechanical Equipment.

   a. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of

the building or interior side yard. No equipment shall be located between a building and a corner side or front lot line.

b. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view by landscaping equal in height to the tallest ground-based equipment.

4. Telephone and Electrical Service and Utility Meters.

a. Wherever possible, all on-site electrical lines and telephone lines installed shall be placed underground. Transformer or terminal equipment shall be visually screened from view by landscaping equal in height to the tallest transformer or terminal.

b. Wherever possible, no utility meters shall be installed on the front or corner side façades of a building. Wall-mounted utility meters shall be painted to match the building. If visible to the public, meters shall be screened by landscaping equal in height to the tallest meter, if permitted by the authority requiring the meter.

K. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

L. Signs

See Chapter 4, Part IV for regulations governing signs.

M. Floor Area Ratio and Daylight Plane Restrictions

See Sections 6.1(C) and 6.1(D) for regulations governing Floor Area Ratio and Daylight Plane.

Table 6.10
SUMMARY OF PERMITTED & SPECIAL USES - RESIDENTIAL DISTRICTS

Residential Uses	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**R-7**	**R-8**
Dwellings, Single Family	P	P	P	P	P	P	P	P
Dwellings, Two-Family							P	P
Dwellings, Three- and Four-Family							S	P
Dwellings, Multiple Family								P
Other Uses								
Accessory Buildings exceeding 800 square feet of gross floor area	S	S	S	S	S	S	P	P
Accessory Buildings, Parking, Structures and Uses	P	P	P	P	P	P	P	P
Bed and Breakfast Establishment						S	S	S
Convents and Monasteries	P	P	S	S	S	S	S	S
Day Care Center[1]	S	S	S	S	S	S	S	S
Day Care Home	S	S	S	S	S	S	S	S
Golf Course	S	S	S	S	S	S	S	S
Home Occupations	P	P	P	P	P	P	P	P
Nursery School	S	S	S	S	S	S	S	S
Off-Street Parking Facilities for Special Use	S	S	S	S	S	S	S	S
Place of Public Assembly, Neighborhood Scale, & accessory Parish Houses	S	S	S	S	S	S	S	S
Planned Development	S	S	S	S	S	S	S	S
Primary School, Private	S	S	S	S	S	S	S	S
Residential Care Home, Large								S
Residential Care Home, Small	S	S	S	S	S	S	S	S
Secondary School, Private	S	S	S	S	S	S	S	S
Senior/Group Housing, Assisted Living							S	S
Senior/Group Housing, Independent							S	S

(1) A Day Care Center shall qualify as a Special Use, as an accessory use, only if sited on the premises of an operating community service activity such as, but not limited to, a private school, or Place of Public Assembly, and is associated with and subordinate in area, extent, and purpose to the principal use of the property concerned and otherwise qualifies as an accessory use.

TABLE 6.11

SUMMARY OF YARD AND BULK REGULATIONS - RESIDENTIAL DISTRICTS

RESIDENTIAL DISTRICTS	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD REQUIREMENTS[2]				MAXIMUM BUILDING HEIGHT[3]	MAXIMUM LOT COVERAGE	MAXIMUM IMPERVIOUS SURFACE
			FRONT	CORNER SIDE[4]	INTERIOR SIDE[4]	REAR			
R-1	5 acres	300 ft.	70 ft.	35 ft.	30 ft.	30 ft.	See Table 6.12	35 %	50%
R-2	1 acre	150 ft.	50 ft.	25 ft.	20 ft.	30 ft.	See Table 6.12	35 %	50%
R-3	20,000 sq. ft.	100 ft.	30 ft. [1]	15 ft.	15 ft.	30 ft.	See Table 6.12	35 %	50%
R-4	15,000 sq. ft.	90 ft.	30 ft. [1]	15 ft.	15 ft.	30 ft.	See Table 6.12	35 %	50%
R-5	10,000 sq. ft.	75 ft.	30 ft. [1]	15 ft.	See Note 6	30 ft.	See Table 6.12	35 %	50%
R-6	7,500 sq. ft.	60 ft.	30 ft. [1]	10 ft.	7 ft.	30 ft.	See Table 6.12	35 %	50%[5]
R-7									
1. Dwellings, Single Family	7,500 sq. ft.	60 ft.	30 ft.	10 ft.	7 ft.	30 ft.	See Table 6.12	35 %	50%[5]
2. Dwellings, Two-Family	5,000 sq. ft.	85 ft.	30 ft.	10 ft.	7 ft.	30 ft.	See Table 6.12	40 %	50%[5]
3. Dwellings, Three- and Four-Family									
a. Four or more beds	7,500 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]
b. Three beds	6,500 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]
c. Less than 3 beds	3,000 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]
R-8									
1. Dwellings, Single Family	7,500 sq. ft.	60 ft.	30 ft.	10 ft.	7 ft.	30 ft.	See Table 6.12	35%	50%[5]
2. Dwelling, Two-Family	6,000 sq. ft.	85 ft.	20 ft.	15 ft.	12 ft.	30 ft.	See Table 6.12	40%	50%[5]
3. Dwellings, Three- and Four-Family & Dwellings, Multiple Family									
a. Four or more beds	7,500 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]
b. Three beds	6,500 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]
c. Less than 3 beds	3,000 sq. ft.	60 ft.	20 ft.	See Note 4	See Note 4	See Note 4	See Table 6.13	40%	50%[5]

(1) In the R-3, R-4, R-5 and R-6 districts, when lots comprising 40% of more of the frontage between two intersecting streets are developed average of such front yards shall establish the minimum front yard depth for the entire frontage. However, in no case shall a front yard of more than 50 feet be required.

(2) See Section 6.1 for setbacks along Northwest Highway and Barrington Road.

(3) In the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts, the maximum height requirement is 35ft for the main portion of a Place of Public Assembly and 75 ft for the tower, steeple or spire.

(4) See Section 6.8.E.2 for side yard and rear yard setback requirements for R-7 Dwellings, Three- and Four-Family. See Section 6.9.E.3 for side yard and rear yard setback requirements for R-8 Dwellings, Three- and Four-Family and Dwellings, Multiple Family.

(5) Lots which are less than 7,500 square feet in area which exceed 45% Impervious Surface coverage as of the January 1, 2009 may be permitted up to 55% Impervious Surface coverage provided that they provide on-site detention, in a form acceptable to the Director of Development Services, for any portion of the Impervious Surface coverage exceeding the 50% limitation.

(6) In the R-5 district, the required Interior Side Yard shall be Ten (10) feet or 12.5% of lot the width, whichever is less.

Table 6.12

MAXIMUM BUILDING HEIGHT (Dwellings, Single Family and Dwellings, Two-Family R-1 Thru R-8 & B-R)

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Two and one half (2 ½) Stories)				
Slope[1]	**29'-0"**	**31'-0"**	**33'-0"**	**35'-0"**	**37'-0"**
6/12	X				
7/12		X			
8/12		X			
9/12			X		
10/12				X	
11/12				X	
12/12 and greater					X
Gambrel[2]				X	

Table 6.13

MAXIMUM BUILDING HEIGHT (Dwellings, Three- and Four-Family and Dwellings, Multiple Family R-7 Thru R-8)

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Three (3) Stories)				
Slope[1]	**41'-0"**	**43'-0"**	**45'-0"**	**47'-0"**	**49'-0"**
6/12	X				
7/12		X			
8/12		X			
9/12			X		
10/12				X	
11/12				X	
12/12 and greater					X
Gambrel[2]				X	

(1) All roof slopes are expressed as rise over run. For existing slope below 6/12, the height shall not exceed the existing building height.
(2) Lower Slope Range: Minimum of 22/12 to Maximum of 30/12
Upper Slope Range: Minimum of 8/12 to Maximum of 12/12

HEIGHT INCREASES

- The maximum height of a building may be increased if any of the following conditions are met.
- The total height increase not to exceed 6'-0"

Dwellings, Single Family and Dwellings, Two-Family ONLY

A. Height increase of 1'-0", if the first floor ceiling height is 9'-0".
B. Height increase of 1'-0", if the second floor ceiling height is 9'-0".
C. Height increase of 2'-0", if the first floor ceiling height is 10'-0".

Dwellings, Single Family, Two-Family, Three- and Four-Family and Multiple Family

D. Height increases of 3'-0", if the foundation is raised 3'-0". For raised foundations of less than 3'-0" the height increase is proportional to the raised foundation height.
E. For buildings with Architectural Features, an additional 10% or four (4) feet of height, whichever is greater, is permitted.

ILLUSTRATION 6.1

Daylight Plane

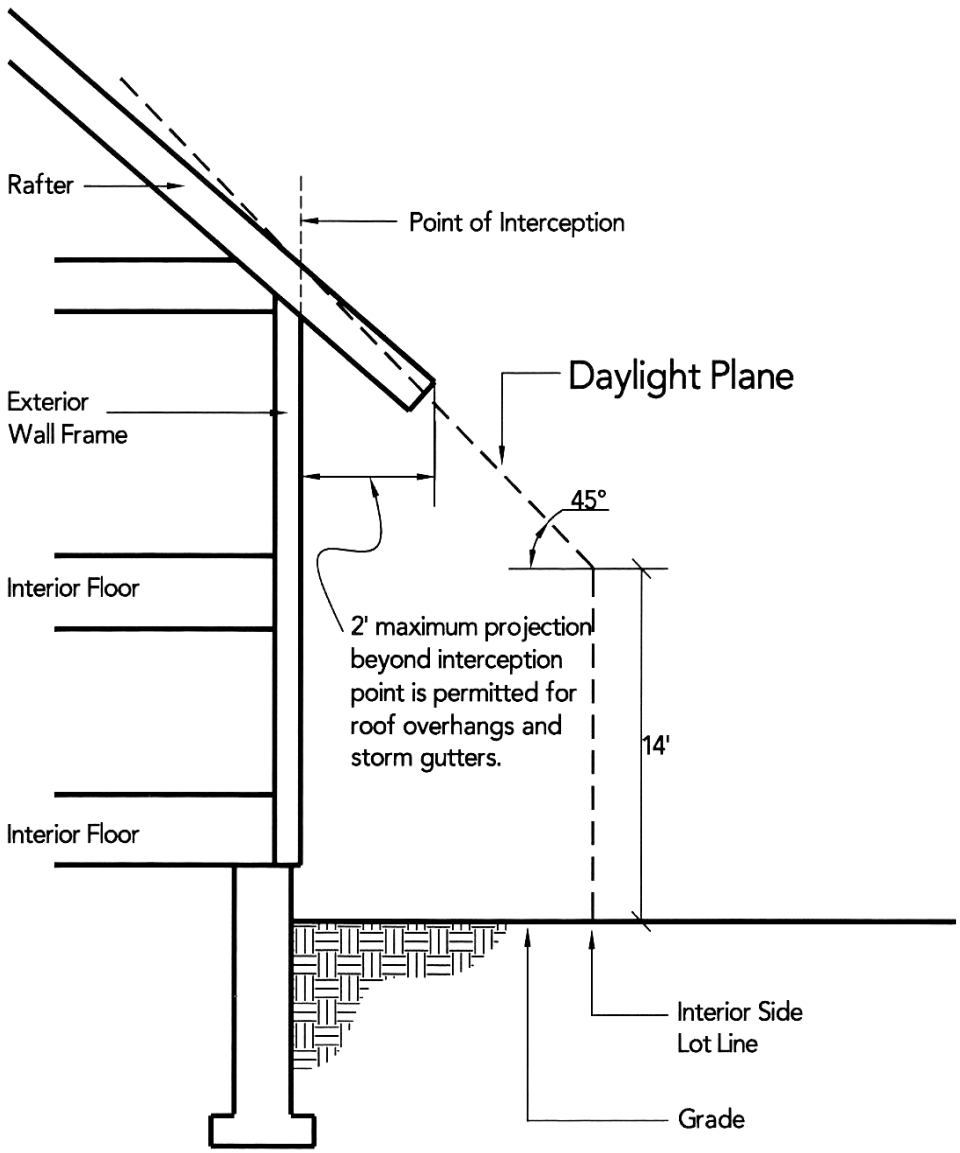


ILLUSTRATION 6.2

Permitted Encroachments

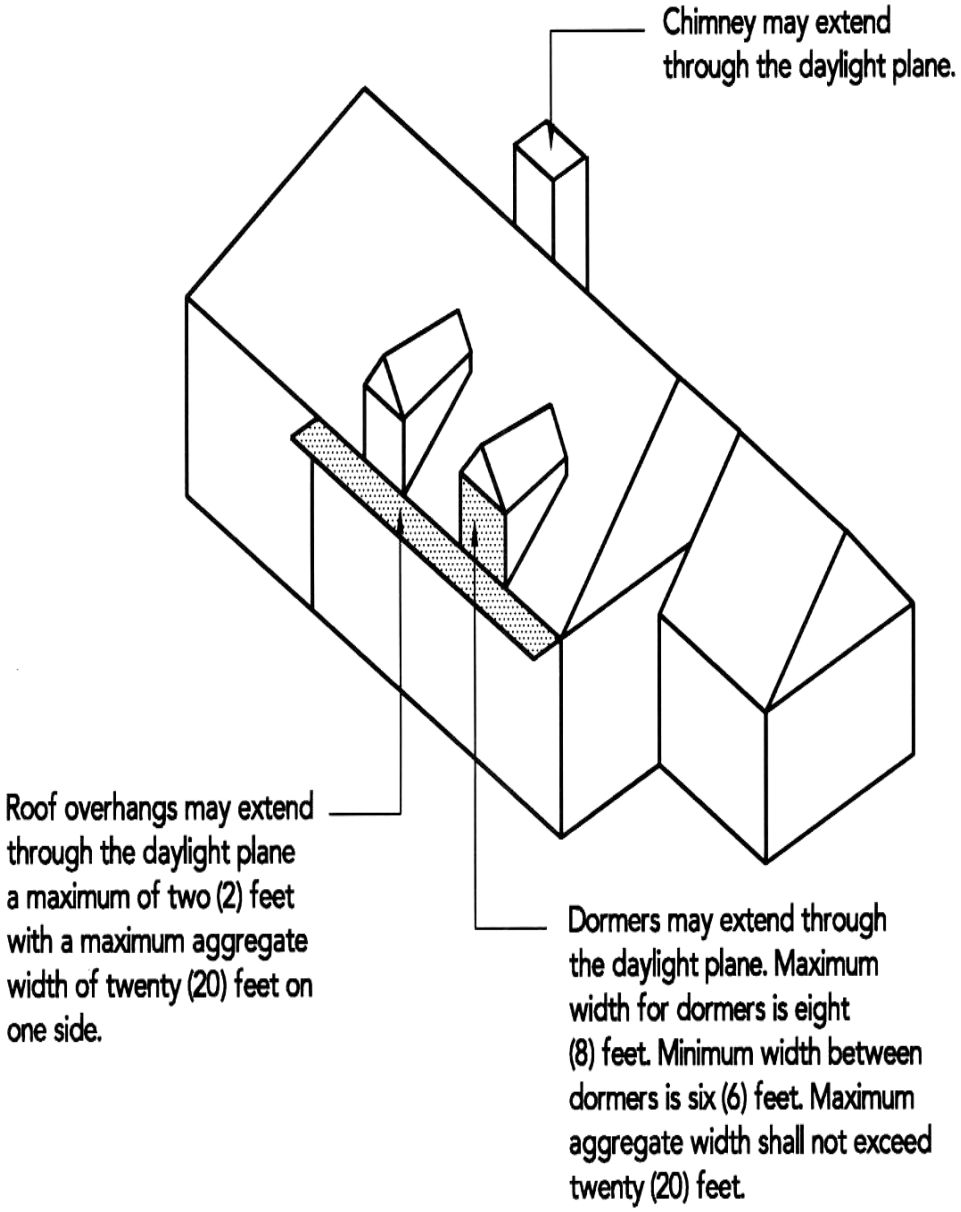
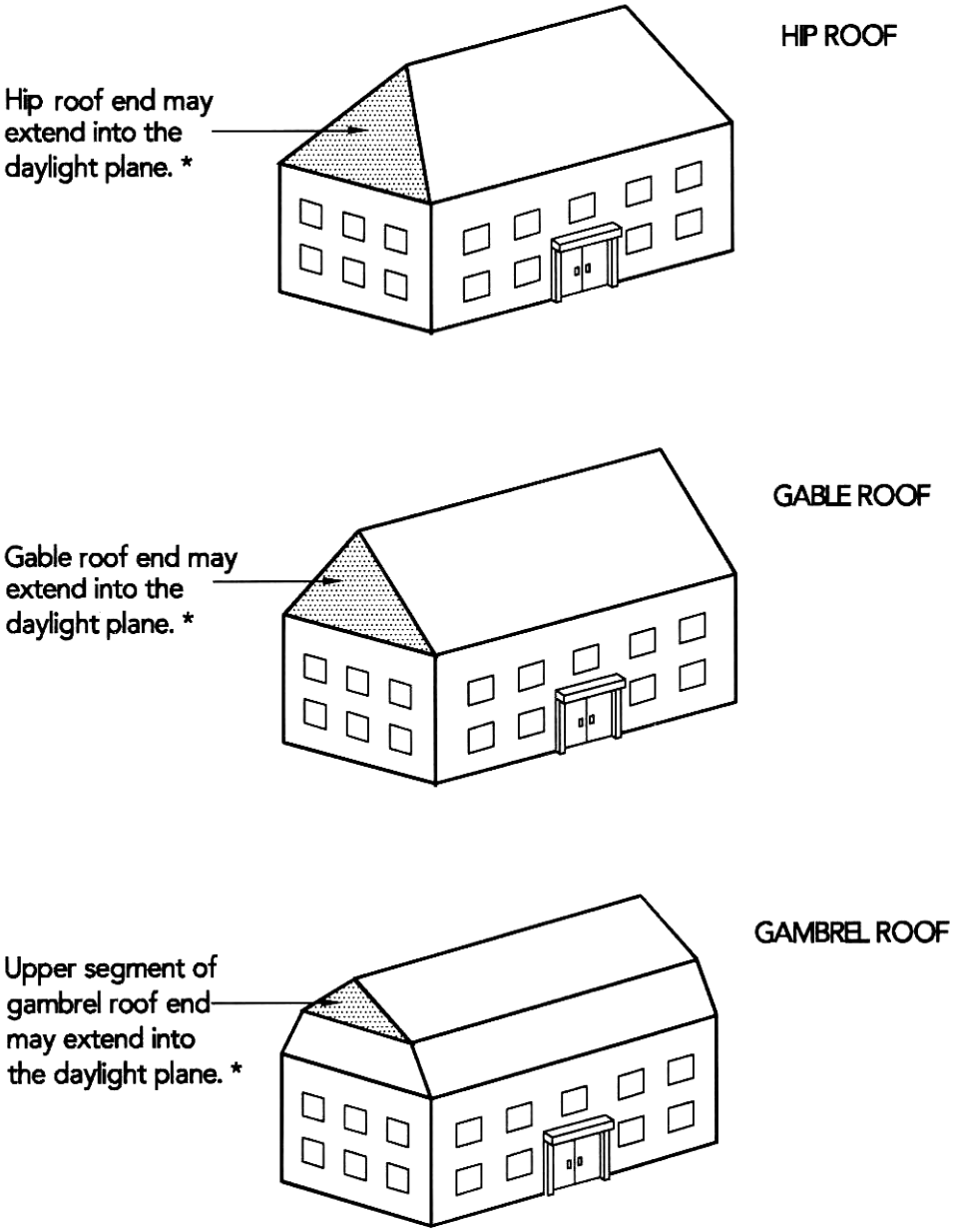


ILLUSTRATION 6.3

Permitted Encroachments



*No encroachment into the daylight plane is permitted if the total length of the encroachment at the point of interception with the daylight plane is more than 20 feet including the roof overhang and eaves.