



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

LOT COVERAGE / FLOOR AREA/ OPEN SPACE REQUIREMENTS IN RESIDENTIAL DISTRICTS

LOT COVERAGE: The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area.

35% in R1/R2 (Single Family) & R3 (Two Family), 50%- R4 (Multiple Family), 60%-R5 (Multiple Family)

FLOOR AREA RATIO MEASUREMENT AND BONUS APPLICABILITY

Floor Area, Gross. "Gross Floor Area," when prescribed as the basis of measurement in this Ordinance and in accordance with Section 7.5 (Floor Area Ratio Measurement and Bonus Applicability), shall be the sum of the gross horizontal area of the plans of the several floors of a building, as measured from the outside face of the walls.

Floor Area Ratio (FAR). The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located, as measured from the outside face of the walls. "Floor Area Ratio" shall be measured in accordance with Section 7.5 (Floor Area Ratio Measurement and Bonus Applicability).

45% + 3% Bonus, when applicable in R1/R2 (Single Family),

45% for Single Family in R3 (Two Family) R4 and R5 (Multiple Family)

50% for Two family in R4 and R5 (Multiple Family)

A. Floor Area Ratio (FAR) Calculation

Floor area ratio (FAR) shall be determined by dividing the gross floor area of a building or buildings on a lot by the total lot area.

B. Gross Floor Area Calculation

To determine the gross floor area for the purposes of the FAR calculation, as described in Paragraph A above, the gross floor area shall be the sum of the gross horizontal areas of any building, as measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. In addition, the following shall also be included in the gross floor area calculation:

1. That part of the floor area where the height from floor to ceiling is in excess of twelve (12) feet shall be counted twice.
2. The basement floor area when more than half of the basement height is above the established finished grade.
3. Elevator shafts and stairwells at each floor.
4. Floor space used for mechanical equipment. This shall not include roof-top equipment.
5. Penthouses.
6. That floor area of attic space or the second story of a detached garage that has headroom of seven (7) feet or more. Only the floor area with a height of seven (7) feet or more shall be counted.
7. Enclosed balconies and mezzanines.
8. Porches, except for that floor area of open porches that is permitted to be excluded from the gross floor area calculation, as described in Paragraph C below.
9. Accessory structures located on the lot, except for that floor area permitted to be excluded from the gross floor area calculation, as described in Paragraph C below.

OUR MISSION: THE CITY OF PARK RIDGE IS COMMITTED TO PROVIDING EXCELLENCE IN CITY SERVICES IN ORDER TO UPHOLD A HIGH QUALITY OF LIFE, SO OUR COMMUNITY REMAINS A WONDERFUL PLACE TO LIVE AND WORK.

C. Exceptions to Gross Floor Area Calculation

1. Porches

The entire floor area of enclosed porches shall be included in the gross floor area calculation. Open front entry porches shall be eligible for a floor area exemption as described in this section. In order to qualify for this exemption, open porches shall be no more than one (1) story in height, shall not be enclosed or used for year-around living, shall not have a solid railing, and shall have a minimum depth of four (4) feet as measured from the edge of the porch to the front façade of the principal structure at the shallowest point of the porch, not including steps and stoops.

Qualifying porches shall be granted the following floor area exemptions:

- a. Where a porch extends for a width of fifty percent (50%) or more of the front façade along the front yard, up to one-hundred (100) square feet shall be excluded from the total gross floor area.
- b. Where a porch extends for a width of twenty-five percent (25%) or more of the façade along the corner side yard, up to one-hundred (100) square feet shall be excluded from the total gross floor area.
- c. For corner lots, with a qualifying porch along both the front yard and corner side yard façades, up to a total of two-hundred (200) square feet may be excluded from the total gross floor area.

2. Accessory Structures

Certain accessory structures shall be eligible for a floor area exemption as described in this section. Certain accessory structures shall be granted the following exemptions:

- a. Sheds of one-hundred twenty (120) square feet or less of total floor area not be included in the total gross floor area.
- b. Detached garages of four-hundred (400) square feet or less of total floor area and located entirely within the rear thirty (30) feet of the lot shall not be included in the total gross floor area. If a detached garage located in the rear yard exceeds four-hundred (400) square feet in area, the first four-hundred (400) square feet shall be excluded from the total gross floor area, but the remainder of the garage's floor area shall be included in the calculation¹. Regardless, that floor area of the second story of a detached garage that has headroom of seven (7) feet or more shall be counted in the total floor area.

D. Floor Area Bonus for Certain Additions in R-1 and R-2 Districts

Additional floor area for proposed additions to existing single-family homes constructed before January 1, 1960 in the R-1 and R-2 Districts shall be permitted, subject to the rules and conditions of this section and any other provisions of this Ordinance.

1. Purpose of Floor Area Bonus

The floor area bonus for existing single-family homes within the R-1 or R-2 Districts is intended to preserve the existing housing stock and maintain the established character of single-family neighborhoods. By preserving older homes, this may create additional affordable housing opportunities as well.

2. Maximum Additional Floor Area

The maximum bonus FAR permitted for an existing single-family home in the R-1 and R-2 Districts shall be 0.03, not to exceed a total maximum FAR in these districts for single-family homes of 0.48.

3. Rules and Conditions

The following rules and conditions shall be used to determine if the property is eligible for the additional floor area:

- a. The proposed addition shall be attached to an existing building, for which a building permit was issued prior to January 1, 1960.
- b. The original foundation of the structure at the time the original building permit was issued must be maintained. If the original foundation has been partially removed or destroyed since the original construction, such structure is not eligible for the FAR bonus.
- c. Demolition

¹ For example, a six-hundred (600) square foot garage would only add two-hundred (200) square feet to the gross floor area calculation.

- i. No demolition activity to the structure located on or above the original foundation shall be permitted during the construction of the addition, except that necessary to construct the addition, such as the demolition of a wall for room expansion.
- ii. Demolition of additions to the structure, whose foundations are expansions of the original foundation but not part of the original foundation, shall be permitted.
- iii. Demolition of accessory structures, which are not part of the original building foundation, such as detached garages and porches, shall be permitted.
- d. With the exception of FAR, the existing single-family homes and the proposed addition will be in compliance with all applicable bulk regulations. When the FAR is calculated after the construction of the proposed addition, the FAR shall not exceed that permitted by-right plus the bonus provision (0.48).
- e. In the case of demolition of the entire structure, even if the original foundation is not removed, the new structure shall not be eligible for the FAR bonus. The FAR bonus applies only to structures constructed before January 1, 1960, and not to the zoning lot.

OPEN SPACE (Bulk Regulation). Land within a zoning lot devoted to landscaping, lawns and other similar uses. Open space shall not include driveways, streets, parking lots or spaces, sidewalks, plazas, terraces, patios, swimming pools, decks or other similar impervious or semi-impervious surfaces.

- 45%- R1 (Single Family), 50% of required front yard
- 40%- R2 (Single Family), 50% of required front yard
- 30%- R3 (Two Family), 50% of required front yard
- 30%- R4 and R5

ADDRESS OF PROPERTY: _____ Zoning District _____

Lot coverage equals Lot area _____ X _____ %= _____

Floor area ratio equals Lot area _____ X _____ %= _____

Open space equals Lot area _____ X _____ %= _____

NOTE: MUST MEET ALL OTHER ZONING REQUIREMENTS NOT LISTED

If a proposed addition would be visible on a front or corner side elevation, the addition must be first approved by the Appearance Commission at a regularly scheduled meeting prior to submitting an application for a building permit.

For additional information contact: City of Park Ridge, 505 Butler Place, Park Ridge, Illinois 60068

*** WEB site: www.parkridge.us (reference Zoning Ordinance) Yard and bulk regulations located under SECTION 7.3, TABLE 3**

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