

ARTICLE 4. RESIDENTIAL DISTRICTS

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4.1 PURPOSE STATEMENTS

A. R-1 Single-Family Residential District

The R-1 Single-Family Residential District is intended to preserve and protect the unique character of Oak Park's existing estate-type lots improved with single-family dwellings, many of which have historic or architectural significance. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-1 District.

B. R-2 Single-Family Residential District

The R-2 Single-Family Residential District is intended to accommodate Oak Park's low-density residential neighborhoods, characterized by single-family dwellings on large lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-2 District.

C. R-3-50 Single-Family Residential District

The R-3-50 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by single-family dwellings located on moderate-sized lots a minimum of 5,000 square feet or greater in area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-3-50 District.

D. R-3-35 Single-Family Residential District

The R-3-35 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by single-family dwellings that exhibit characteristics and dimensional attributes similar to those in the R-3-50 district, but are located on lots that are a minimum of 3,500 square feet or greater in area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-3-35 District.

E. R-4 Single-Family Residential District

The R-4 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by small single-family dwellings located on urban-sized lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-4 District.

F. R-5 Two-Family Residential District

The R-5 Two-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of small single-family dwellings and two-family dwellings on urban to moderate-sized lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-5 District.

G. R-6 Multi-Family Residential District

The R-6 Multi-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, and low density townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-6 District.

H. R-7 Multi-Family Residential District

The R-7 Multi-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, and moderate density townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-7 District.

4.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS

Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

4.4 GENERAL STANDARDS OF APPLICABILITY

A. Design Standards

Detached single-family and multi-family dwellings, as well as any non-residential development within the residential districts, must meet the design standards of Article 7.

B. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

C. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

D. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

Table 4-1: Residential Districts Dimensional Standards				
Residential Districts	R-1	R-2	R-3-50	R-3-35
Bulk Standards				
Minimum Lot Area	10,000 sq.ft. Park/Playground: None	SF: 6,200 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 5,000 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None
Minimum Lot Width	50' Park/Playground: None	50' Park/Playground: None	40' Non-Residential: 50' Park/Playground: None	35' Non-Residential: 50' Park/Playground: None
Maximum Building Height	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'
Maximum Building Coverage	35%	35%	40%	50%
Maximum Impervious Surface	50% Non-Residential: 70%	50% Non-Residential: 70%	50% Non-Residential: 70%	60% Non-Residential: 70%
Required Setbacks				
Minimum Front Setback	30' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 60'	30' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 60'	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'
Minimum Interior Side Setback	6'	6'	5'	5'
Minimum Corner Side Setback	9' Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9' Required corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	8' Required corner side setback may be reduced to maintain a buildable width of 32', but in no case may be less than 5'	8' Required corner side setback may be reduced to maintain a buildable width of 32', but in no case may be less than 5'
Minimum Reverse Corner Side Setback - SF & 2F Only	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	9', or ½ of the sum of 9' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 35', but in no case may be less than 6'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 32', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 32', but in no case may be less than 5'
Minimum Rear Setback	35' or 20% of lot depth, whichever is less	35' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less

Table 4-1: Residential Districts Dimensional Standards				
Residential Districts	R-4	R-5	R-6	R-7
Bulk Standards				
Minimum Lot Area	SF: 3,500 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. TH & MF: 5,000 sq.ft. + 900 sq.ft. for each du after first 2 du Non-Residential: 10,000 sq.ft. Park/Playground: None	SF: 3,500 sq.ft. 2F: 5,000 sq.ft. TH & MF: 5,000 sq.ft. + 700 sq.ft. for each du after first 2 du Non-Residential: 10,000 sq.ft. Park/Playground: None
Minimum Lot Width	30' Non-Residential: 50' Park/Playground: None	SF: 35' 2F: 50' Non-Residential: 50' Park/Playground: None	SF: 35' 2F: 50' TH & MF: 60' Non-Residential: 50' Park/Playground: None	SF: 35' 2F, TH & MF: 50' Non-Residential: 50' Park/Playground: None
Maximum Building Height	30' Non-Residential: 30' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 30'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	35' Non-Residential: 35' but may go to 45' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 35'	45' Non-Residential: 45' but may go to 55' if building set back 1 additional foot from each required setback for each additional 2 feet of building height above 45'
Maximum Building Coverage	60%	SF: 40% 2F: 50%	SF: 40% 2F: 50% TH & MF: 60%	SF: 40% 2F: 50% TH & MF: 70%
Maximum Impervious Surface	60% Non-Residential: 70%	SF: 65% 2F: 70% Non-Residential: 70%	SF: 65% 2F: 70% TH & MF: 75% Non-Residential: 75%	SF: 65% 2F: 70% TH & MF: 80% Non-Residential: 80%
Required Setbacks				
Minimum Front Setback	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20' or average of front setback of abutting structures In no event shall this regulation require a front yard of more than 50'	20'	15'
Minimum Interior Side Setback	5'	5'	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less	Lots 50' or less in width: 5' Lots greater than 50' in width: 10% of lot width, or 10', whichever is less
Minimum Corner Side Setback	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8' Required corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	Lots 50' or less in width: 8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	Lots 50' or less in width: 8' Lots greater than 50' in width: 15% of lot width, or 15', whichever is less Required corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Reverse Corner Side Setback - SF & 2F Only	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 30', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'	8', or ½ of the sum of 8' plus the existing front setback of the lot whose front lot line is substantially a continuation of the reverse corner side lot line, whichever is greater Required reverse corner side setback may be reduced to maintain a buildable width of 25', but in no case may be less than 5'
Minimum Rear Setback	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less