



VILLAGE OF LINCOLNWOOD COMMUNITY DEVELOPMENT DEPT. *Residential Lot Sizes and Setbacks*

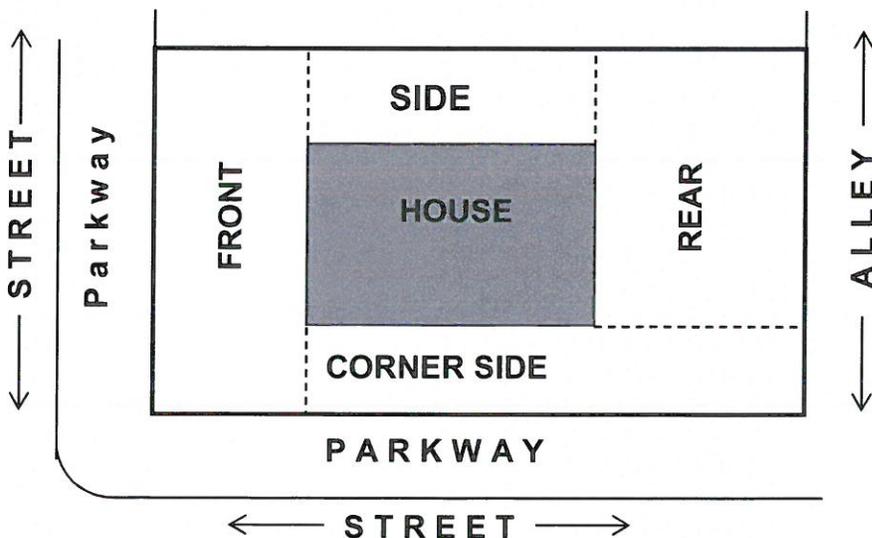
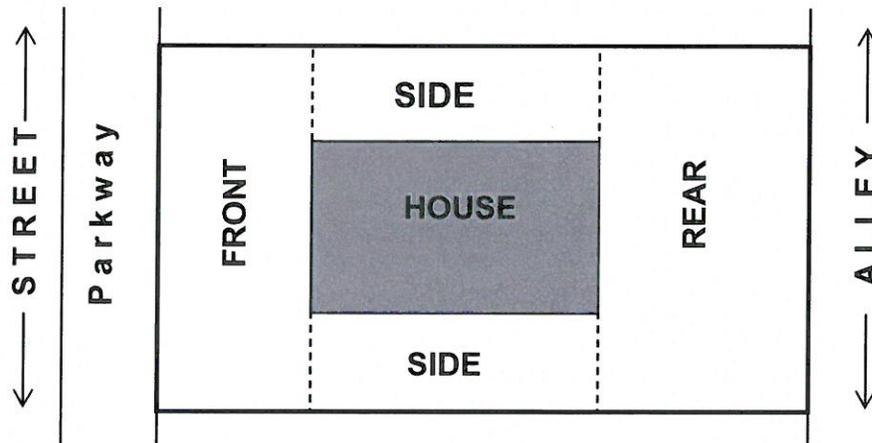
The Village of Lincolnwood has four residential zoning districts: **R-1**, **R-2** and **R-3**, all single family residence, and **R-4**, general residence. New construction must conform to the required setbacks from property lines. In cases where an addition is being proposed and the existing structure does not conform to the current zoning setback regulations, a variance may be required.

Setbacks in all residential districts are the same. The only difference is in the minimum required lot size.

MINIMUM REQUIRED LOT SIZE:

- R-1 9,000 square feet
- R-2 7,000 square feet
- R-3 5,400 square feet
- R-4 5,400 square feet

How to read your Plat of Survey:



RESIDENTIAL SETBACKS

MINIMUM FRONT YARD SETBACK:

All districts Minimum of 25-feet, or in line with the average of 40% of the existing homes on the block adjacent to the subject property, whichever is greater.

MINIMUM SIDE YARD SETBACKS:

All districts Interior side yards must be a minimum of 5-feet, or 10% of the lot width, whichever is greater.

Corner side yards (yard abutting a street) must be a minimum of 10-feet.

Two side yards are required in all cases.

MINIMUM REAR YARD SETBACKS:

All districts For lots up to 125-feet in depth, minimum rear yard setback is 30-feet.

For lots longer than 125-feet in depth, the following calculation is used:

Actual depth of lot – 125-feet = $\frac{\text{Difference}}{2}$ = X+30-ft.= rear yard setback

(Example: 132 ft-125 ft= 7-feet/2= 3.5-ft + 30 = 33.5-ft. rear yard)

*Note: You must first obtain the average of the depth before doing the above math.

All setbacks are measured from the property line to the wall of the principal building.