



Guide to the R-4A Zoning District

Village of Lemont
Planning & Economic
Development Department
418 Main Street
Lemont, IL 60439
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What and where is the R-4A District?

The Village created the R-4A district to regulate the heights, building areas, and hard surfaces in the established neighborhoods of Lemont. The regulations are intended to preserve the character and quality of existing neighborhoods, while providing property owners opportunities for development of vacant lots or re-development of lots with existing structures. In particular, the regulations of the district are intended to prevent the addition of structures that do not fit in with the general height, bulk and scale of existing structures.

The R-4A boundaries are generally: Cass Street, Division Street, and Illinois Street to the north; Ridge Road, Eureka Road, Hermes Avenue, Walter Street to the west; Houston Street, Julia Street and Hillview Drive to the east; and Roberta Street and Kim Place to the south. The map to the left shows the district's boundaries. If you are unsure whether your house is in the R-4A District, you can look at the Village zoning map online at www.lemont.il.us, or you can call the Planning & Economic Development Department at (630) 257-1595.

What is the purpose of this brochure?

Because the R-4A zoning district is intended to help preserve the character of established neighborhoods, some of its zoning requirements are unique compared to other zoning districts in the village. This brochure was created to serve as a guide to inform people of these unique requirements. This handout does not address every zoning requirement in the R-4A District and should not be considered a substitute for consulting the complete R-4A regulations contained within the Lemont Unified Development Ordinance.



I want to build a new house or add on to my existing house...

How big can my house be?

The maximum size of a house in the R-4A district is determined by the lot's floor area allowance. The floor area allowance exists to keep disproportionately sized houses from being built in the established neighborhoods of the R-4A district. It applies to both new houses and additions to existing houses.

Floor area is generally the sum of the horizontal area of all floors of a building. Certain parts of your home may not count toward the maximum floor area (e.g. basements and attics). Refer to the definition of "floor area" in Chapter 2 of the Unified Development Ordinance to determine which parts of your home count toward the maximum floor area and which do not.

The maximum floor area allowance is based on a lot's area. The following is the formula for floor area allowance:

$$\text{Maximum Floor Area} = (\text{Lot Area in Square Feet} \times 0.16) + 1,600$$

For example, if a lot is 5,000 square feet, the largest house that can be built is 2,400 square feet.

$$\text{Max. Floor Area} = (5,000\text{sf} \times 0.16) + 1,600 = 2,400 \text{ sf}$$

How tall can my new house be?

The maximum building height in the R-4A district is 33 feet. This height is measured from the home's street-side elevation, meaning the side of the house that faces the street. Since houses on corner lots have two street side elevations, the heights of each elevation are averaged together to determine the building height.

What are the setbacks for my house?

A setback is the minimum distance that a structure must be from the edge of a lot (the lot line). Houses have front, side, and rear yard setbacks. Corner side yard setbacks only apply to corner lots. On corner lots, the corner side yard is the side yard that faces a street.

In the R-4A district, the front yard setback for a house generally is 25 feet from the lot line. However, if at least 50% of the lots on your block have houses that are set back less than 25 feet from the front lot line, then your house is not required to meet the 25 ft. front yard setback. Instead, your house can have a front yard setback equal to the average setback of the houses on either side of your house.

The distance a house must be set back from a side lot line depends on the width of the lot. Lot width is the distance between side lot lines as measured at the front yard setback line (generally 25 feet, as mentioned earlier).

R-4A Setbacks	
Yard	Distance Required
Front	25 feet <i>(except as noted above)</i>
Rear	30 feet
Side	5 feet or 12% of the lot width, whichever is greater
Corner Side	5 feet or 12% of the lot width, whichever is greater

How much of my lot can I cover with structures and pavement?

The maximum lot coverage in the R-4A District is 65%. This means that no more than 65% of your lot can be covered by structures (e.g. homes, garages, decks, sheds) or other impervious surfaces (e.g. sidewalks, patios, driveways).

Separate from the maximum lot coverage, the total area of accessory structures on your lot (e.g. detached garages and sheds) cannot exceed 10% of your lot's area.

What are the requirements for driveways?

Driveways must be at least 9 feet wide. Driveways cannot exceed 22 feet in width. There is no minimum setback required for driveways, but we suggest that you keep them at least one foot off your property line.

What about fences, pools, decks & patios?

The zoning requirements for fences, pools, decks, patios, and other accessory structures not listed in this brochure are the same for the R-4A District as they are for the other zoning districts in the village. The zoning requirements for these structures can be found in Chapter 17-06 of the Unified Development Ordinance, or on the building permit application for the particular type of structure you wish to build.

What are the requirements for attached garages?

Attached garages have no specific size or height limit, since they are a part of the house. As part of the house, attached garages must meet the required setbacks for a house in the R-4A District. Also, if the area of an attached garage exceeds 200 square feet, the area in excess of 200 square feet is counted toward the maximum floor area for the home. For example, a 360 square foot attached garage would add 160 square feet to the floor area of the home.

The width of garage doors on attached garages is also regulated. If a house has an attached garage, the maximum width of the garage doors is 22 feet or 58% of the house's street-side elevation, whichever is less. A house's street-side elevation is the side of the house that faces the street. For example, if the street-side elevation of a house is 30 feet wide, the attached garage doors can be no wider than 17 feet.

Where are the requirements for detached garages?

In general, you can place a detached garage in a side or a rear yard. If you have an alley next to your property, you must access your garage from the alley. Detached garages must be at least 7 feet away from your house. Detached garages must be set back 5 feet from the rear property line and side lot lines.

Detached garages have an overall maximum height of 20 feet. In addition, the midpoint of the roof of the garage has a maximum height of 15 feet above the ground.

The Planning & Economic Development Department created this information booklet to help answer frequently asked questions related to the R-4A zoning district. This handout is intended to serve only as a guide and should not be considered a substitute for consulting the complete R-4A regulations contained within the Lemont Unified Development Ordinance.

For additional questions or information on variation procedures, call the Planning & Economic Development Department at (630) 257-1595.

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