

ZONING

Z Attachment 2

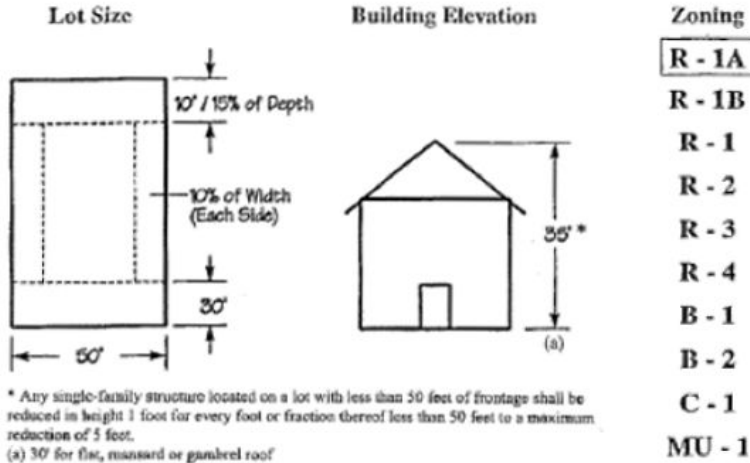
Village of Elmwood Park

Maps and Sketches

EXHIBIT "C"

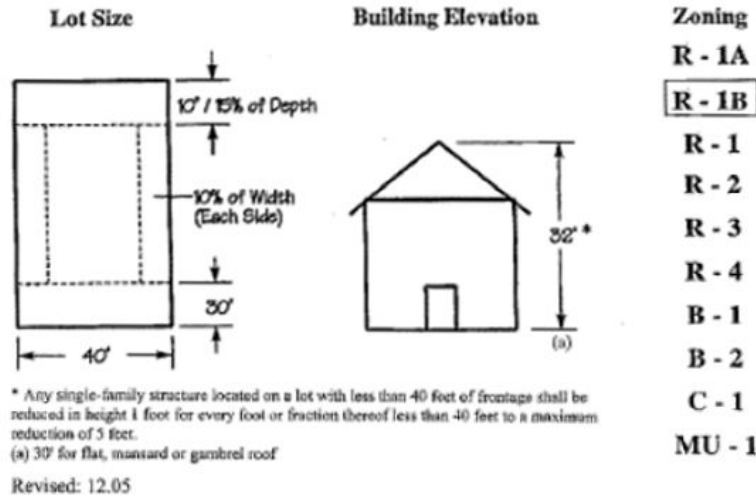
Single Family Detached (R-1A Only)
6,200 SF Per Unit (7.02 DU / AC)

1



Single Family Detached (R-1B Only)
5,000 SF Per Unit (8.71 DU / AC)

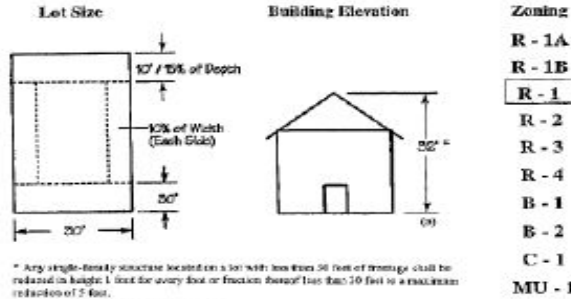
2



ELMWOOD PARK CODE

Single Family Detached (R-1 Only) 3,750 SF Per Unit (11.62 DU / AC)

3

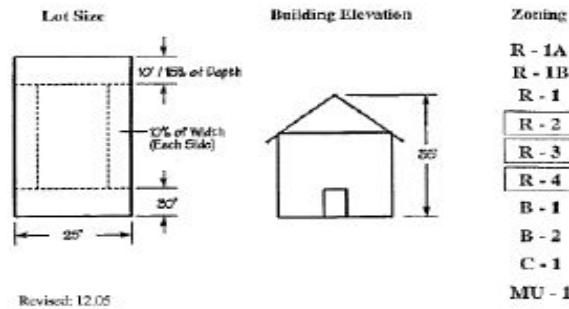


* Any single-family structure located on a lot with less than 30 feet of frontage shall be reduced in height 1 foot for every foot or fraction thereof less than 10 feet to a maximum reduction of 5 feet.
(a) 30' Det Det, attached or detached.

Revised: 12.05

Single Family Detached 3,125 SF Per Unit (13.94 DU / AC)

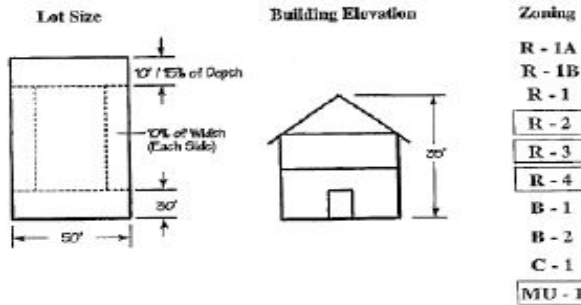
4



Revised: 12.05

Two Family Detached 3,125 SF Per Unit (13.94 DU / AC)

5

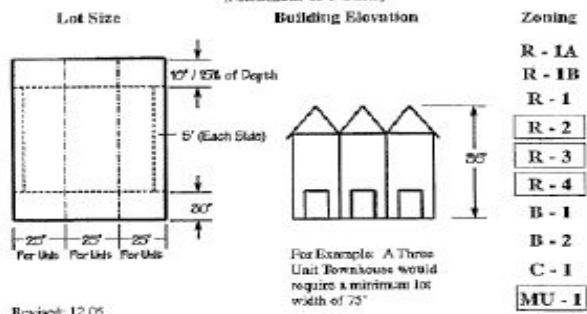


Revised: 12.05

Townhouse

3,125 SF Per Unit (13.94 DU / AC)
(Maximum of 6 Units)

6



Revised: 12.05

ZONING

Townhouse
3,125 SF Per Unit (13.94 DU / AC)
(Maximum of 6 Units)

Lot Size

Building Elevation

For Example: A Two Unit Townhouse would require a minimum lot width of 50'

Zoning

- R - 1A
- R - 1B
- R - 1
- R - 2**
- R - 3**
- R - 4**
- B - 1
- B - 2
- C - 1
- MU - 1**

Revised: 12.05

Three Family Detached
2,083 SF Per Unit (20.9 DU / AC)

Lot Size

Building Elevation

Zoning

- R - 1A
- R - 1B
- R - 1
- R - 2**
- R - 3**
- R - 4**
- B - 1
- B - 2
- C - 1
- MU - 1**

Revised: 12.05

Multiple Family
FAR 1.5: 1,875 SF Per Unit (23.23 DU / AC)
(Maximum of 40' in Height)

Lot Size

Building Elevation

Zoning

- R - 1A
- R - 1B
- R - 1
- R - 2
- R - 3**
- R - 4**
- B - 1
- B - 2
- C - 1
- MU - 1**

Revised: 12.05

Multiple Family
FAR 3.0: 1,250 SF Per Unit (34.85 DU / AC)
Maximum of 75' in Height*

Lot Size

Building Elevation

* Special Use for Additional Height

Zoning

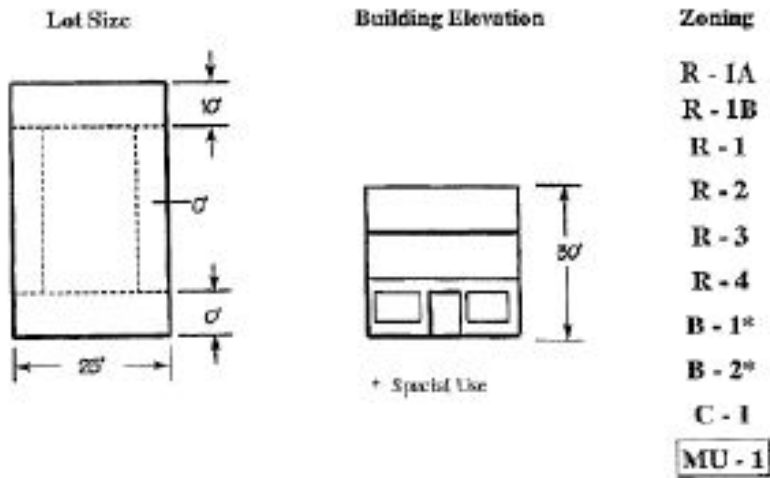
- R - 1A
- R - 1B
- R - 1
- R - 2
- R - 3
- R - 4**
- R - 1
- B - 2
- C - 1
- MU - 1**

Revised: 12.05

ELMWOOD PARK CODE

Residential Above Commercial
 FAR 2.0: 1,875 SF Per Unit (23.23 DU / AC)

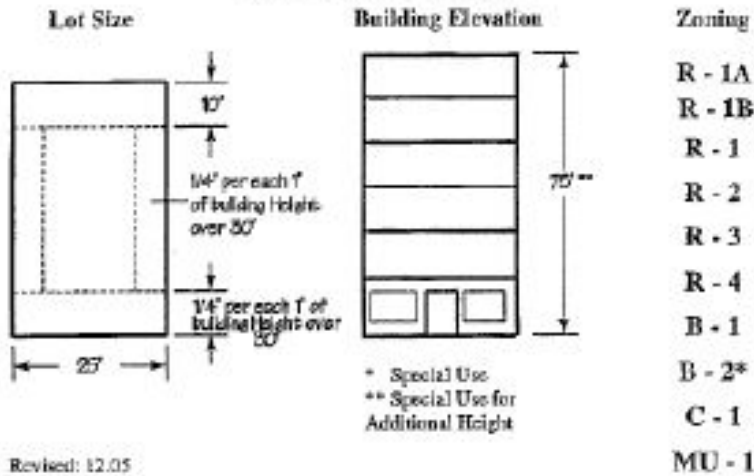
11



Revised: 12.05

Residential Above Commercial (Special Use)
 FAR 3.0: 1,250 SF Per Unit (34.85 DU / AC)
 Maximum of 75' in Height **

12



Revised: 12.05