

ZONING

240 Attachment B1

APPENDIX B
Schedule B1 (§ 240-28)

Schedule of Bulk Regulations and Coverage Limitations

Residential Districts

[Amended 11-28-2018 by L.L. No. 13-2018; 9-18-2024 by L.L. No. 6-2024; 7-2-2025 by L.L. No. 4-2025]

Key:

RMD Residential Moderate-Density
RFS Residential Frank & Sleight
RFD Residential Flexible-Density
RLD Residential Low-Density

TCR Town Center Residential
TPK Town Park
OPD Overlook Planned Development

	Residential Districts						
	RFD	RLD	RMD	RFS ¹⁶	TCR	TPK	OPD
Minimum lot area (square feet) for single-family residential	40,000 ¹ 60,000 80,000	120,000	80,000	Note 16	N/A ²	NA	N/A
Minimum lot area for single-family residential with public sewers	40,000	120,000	80,000	N/A	6,000 ²	NA	N/A
Minimum lot area (square feet) for townhouses with public sewers	N/A	N/A	N/A	N/A	2,500 ²	N/A	N/A
Minimum width of lot along building line (feet)	150	200	200	100	25	NA	500
Minimum width of lot at any point	50 (40,000) 75 (60,000) 100 (80,000)	150	100	60	25	NA	500
Minimum dimension of square on building lot (feet) ³	150	200	200	75	NA	150	200
Minimum lot frontage on Town right-of-way line	50 (40,000) 50 (60,000) 75 (80,000)	100 ⁴	75 ⁴	60	25	N/A	N/A
Minimum lot frontage on county or state highway	125 (40,000) 125 (60,000) 200 (80,000)	225	200	Note 16	25	N/A	500
Maximum number of stories of a building ¹⁸	3	3	3	3	3	N/A	3
Maximum height of a building or structure	35	35	35	35	35	35	35
Front yard, state or county road	90	90	90	N/A		100	25
Front yard, Town road	55/80 See Note 6	55/80 See Note 6	55/80 See Note 6	35/60 See Note 6	Note 7	35	N/A
Rear yard ¹³	20	40	30	20	Note 7	100	75
Side yard ¹³	20	40	30	¹⁴ 10/15 combo 25	Note 7	100	100

LA GRANGE CODE

	Residential Districts						
	RFD	RLD	RMD	RFS ¹⁶	TCR	TPK	OPD
Side yard for accessory structures ¹⁵	20	40	30	10		N/A	N/A
Residential district boundary line	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum lot coverage by buildings as percent of lot area	15% - 40,000 15% - 60,000 10% - 80,000	10%	10%	Note	40%	N/A	15%
Maximum floor area of buildings as percent of lot area	30% - 40,000 25% - 60,000 20% - 80,000	20%	20%	Note	70% ¹⁰	N/A	25%
Maximum total lot coverage as percent of lot area (buildings, structures, outdoor deposit, paving)	30% - 40,000 25% - 60,000 20% - 60,000	15%	20%	Note	60%	N/A	70%
Minimum floor area of dwelling unit (square feet) ¹¹	1,000	1,200	1,000	1,000	500	600	1,000
Minimum floor area of apartment	N/A	N/A	N/A	N/A	400	400	400