

ZONING

615 Attachment 3

Village of Belleville

Table 3
Lot, Building and Yard Requirements: Residential
[Amended by Ord. No. 2004-04-01; 1-5-2009 by Ord. No. 2009-01-02]

Lot, Building and Yard Requirements § 615-12	R-SL	R-SM	R-SH	R-T¹	R-M²	R-MH³	R-E	C	P-G⁴ and P-R⁴
Minimum lot area (square feet)	12,150	9,600	7,350	9,600	9,600	7,350	9,600	None	None
Minimum lot width ⁶ (feet)	70	70	70	70	80	70	80	None	None
Principal building									
Front yard (feet)	20	20	20	20	20	20	20	None	None
Side yard (feet) ⁵	6	6	6	6	6	6	6	None	None
Rear yard (feet)	20	20	20	20	20	20	20	None	None
Building height (feet)	35	35	35	35	35	35	35	None	None
Accessory building (§ 615-72)									
Front yard (feet)	20	20	20	20	20	20	20	None	None
Side yard (feet)	6	6	6	6	3	6	3	None	None
Rear yard (feet)	5	5	5	5	3	5	3	None	None
Building height (feet)	15	15	15	15	15	15	15	15	None
RSR (recreation area required for each square foot of floor area)					0.140		0.140		
FAR (floor area permitted for each square foot of land area)					0.325		0.325		
OSR (open space area required for each square foot of floor area)					2.200		2.200		
LR (nonvehicular area required for each square foot of floor area)					1.400		1.400		
Parking spaces per dwelling unit (§ 615-38F)									
Efficiency, no bedroom	1.0	1.0	1.0	1.0	1.0	1.0	0.75	0	0
One bedroom	1.5	1.5	1.5	1.5	1.5	1.5	0.75	0	0
Two bedrooms	2.0	2.0	2.0	2.0	2.0	2.0	0.75	0	0
Three or more bedrooms	2.5	2.5	2.5	2.5	2.5	2.5	0.75	0	0
Minimum landscaping points, § 615-83, and landscape general guidelines									
Per 100 feet of building foundation					50		45		
Per 1,000 square feet of gross floor area					20		20		

BELLEVILLE CODE

Lot, Building and Yard Requirements § 615-12	R-SL	R-SM	R-SH	R-T ¹	R-M ²	R-MH ³	R-E	C	P-G ⁴ and P-R ⁴
Per 100 feet of street frontage					50		45		
Per 10,000 square feet of paved area					100		90		

NOTES:

- ¹ R-T District allows zero lot line dwellings: 4,800 square feet minimum lot area, 40 feet minimum lot width and no side yard on adjoining walls.
- ² R-M District requires 35 feet maximum front yard setback and maximum of one parking space per 2,000 feet of lot area.
- ³ R-MH District requires double-wide homes of at least 24 by 36 feet; the home must set on a permanent foundation with matching siding and wheels and axles removed and a pitched roof of at least 17%.
- ⁴ All side yard and rear yard requirements must meet the standards of the abutting districts.
- ⁵ Corner side yards shall not be less than 20 feet.
- ⁶ Lot widths on culs-de-sac shall be measured at the front yard setback.