

ZONING

220 Attachment 1

Village of Homer Glen

TABLE 1
USE AND BULK TABLES FOR RESIDENTIAL DISTRICTS
 [Amended 9-9-2008 by Ord. No. 08-048; 10-13-2009 by Ord. No. 09-065; 10-28-2020 by Ord. No. 20-053; 2-8-2023 by Ord. No. 23-003; 4-9-2025 by Ord. No. 25-014]

Table 1A
Permitted and Special Uses

KEY:

“S” = Special Use

“P” = Permitted Use

Blank = Not Permitted

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	R-5	R-6	R-6A	Standards (Section)
Residential													
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P			
Multifamily planned unit development											P		§ 220-610
Attached single-family residential, no more than 4 units per building												P	§ 220-611
Accessory housing	S	S	S	S	S	S	S	S	S	S	S		§ 220-821
Manufactured home							S	S					§ 220-826
Long-term care facility, assisted-living facility or independent living facility											S	S	
Day-care center	S	S	S	S	S	S	S	S	S	S			§ 220-820
Day-care home	P	P	P	P	P	P	P	P	P	P			§ 220-820
Group home (small)	S	S	S	S	S	S	S	S	S	S			§ 220-819

HOMER GLEN CODE

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	R-5	R-6	R-6A	Standards (Section)
Group home (large)											S	S	§ 220-819
Bed-and-breakfast establishment	S	S	S										§ 220-823
Public, recreational, institutional uses													
Cemeteries	S	S	S	S	S	S	S	S	S	S	S	S	
Essential services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant), not including solar energy systems	S	S	S	S	S	S	S	S	S	S	S	S	
Solar energy system, building-integrated	S	S	S	S	S	S	S	S	S	S	S	S	§ 220-848
Solar energy system, large ground array (solar farm)													§ 220-848
Indoor civic, cultural, religious, and institutional (including elementary and high schools, and government buildings)	S	S	S	S	S	S	S	S	S	S	S	S	
Keeping of farm animals for personal use and enjoyment only	S	S											§ 220-839
Private indoor riding arena	S	S	S										§ 220-840
Private stable for up to 1 horse per acre, only on property 2 acres or more	P	P	S										§ 220-840
Horse boarding	P	P	S										§ 220-840
Outdoor recreation and entertainment (public or private)	S	S	S	S	S	S	S	S	S	S	S	S	
Park, playground, and forest preserve	P	P	P	P	P	P	P	P	P	P	P	P	
Miscellaneous													
Planned unit development	S	S	S	S	S	S	S	S	S	S	S	S	Article IX

ZONING

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	R-5	R-6	R-6A	Standards (Section)
Telecommunications stations and transmission devices	S	S	S	S	S	S	S	S	S	S	S	S	

HOMER GLEN CODE

**Table 1B
Site and Structure Bulk Requirements**

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
MINIMUM LOT SIZE (square feet)												
General	5 acres	2.5 acres	60,000	43,560	30,000	20,000	15,000	15,000	12,500	10,000	See § 220-612B	See § 220-613
Nonresidential use											20,000	20,000
MINIMUM LOT WIDTH (feet)												
All uses	300	300	165	150	120	100	100	100	70	70	60	60
Nonresidential use	—	—	—	—	—	—	—		—	—	90	90
LOT WIDTH OF CORNER LOT (feet)												
General	347	347	200	180	150	130	130	130	—	—	—	75
Nonresidential use	—	—	—	—	—	—	—		—	—	105	105
MINIMUM LOT FRONTAGE (feet)												
General	270	270	150	135	110	90	90	90	—	—	50	50
Nonresidential use	—	—	—	—	—	—	—	—	—	—	80	80
MINIMUM LOT DEPTH (feet)												
All uses	210	210	180	140	140	140	130	130	—	—	—	—
MINIMUM YARD REQUIREMENTS (feet)												
Front yard/corner side yard												
Residential												
Non-dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated right-of-way	67	67	50	40	40	40	40	30	40	40	47	47
Nonresidential												
Non-dedicated right-of-way	130	130	120	110	110	110	110	110	110	110	110	110

ZONING

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
Dedicated right-of-way	97	97	80	70	70	70	70	70	70	70	70	70
Side yard												
Residential	30	30	25	20	20	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	10	5	25 for 1 to 1.5 stories, setback increased by 5 feet for each additional story	25 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
Nonresidential use	50	50	50	40	40	25	25	25	25	25	25	25
Rear yard												
Residential	80	80	70	40	40	40	30	30	30	25	25 for 1 to 1.5 stories, setback increased by 4 feet for each additional story	40 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
Nonresidential use	110	110	100	70	70	70	60	60	60	60	60	60
Maximum height (feet)												
All uses	35	35	35	35	35	35	35	35	35	35	35, or no more than 3 stories	See § 220-611
Maximum lot coverage												
Residential	20%	20%	20%	20%	25%	30%	40%	40%	40%	45%	50%	45%
Nonresidential use	30%	30%	30%	30%	35%	40%	50%	50%	50%	50%	50%	50%
Impervious surface coverage												
Residential	20%	20%	20%	30%	25%	35%	40%	40%	40%	45%	50%	45%

HOMER GLEN CODE

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
Minimum landscape front yard/corner side yard (feet)												
Nonresidential use	30	30	30	30	30	30	30	30	30	30	30	30
Minimum transition yard (feet)												
Nonresidential use	25	25	25	25	25	25	25	25	25	25	25	25
ACCESSORY STRUCTURES[#]												
Maximum size of accessory structures (total square footage of all detached structures)												
Residential	3.5% of the total lot area**	3.5% of the total lot area**	1,800	1,200	800	800	650	650	650	650	650	650
Minimum yard requirement for accessory structure greater than 750 square feet (feet)												
No accessory structure may be located within the required front yard.												
Side yard	30	30	25	20	20	10	N/A	N/A	N/A	N/A	N/A	N/A
Corner side yard/reversed corner lots												
Non-dedicated right-of-way	100	100	90	80	80	80						
Dedicated right-of-way	67	67	50	40	40	40	N/A	N/A	N/A	N/A	N/A	N/A
Rear	40	40	35	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A
Minimum yard requirement for accessory structure/use less than 750 square feet												
No accessory structure may be located within the required front yard.												
Side yard	10	10	10	10	10	10	10	10	10	5	10	10
Corner side yard/reversed corner lots												
Non-dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated right-of-way	67	67	50	40	40	40	40	40	40	40	47	47
Rear	30	30	15	10	10	10	10	10	10	10	10	10

ZONING

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
Maximum height accessory structure (feet)												
All uses	20	20	20	15	15	15	15	15	15	15	15	15
Other provisions												
Section	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612
See following section for regulations on stables	§ 220-840	§ 220-840	§ 220-840									

NOTES:

Accessory structures are not permitted in the R-6 and R-6A Districts, with the exception of existing single-family detached residential developments.

** Area of accessory structures may at least total 650 square feet, regardless of the size of the lot; however, in no case shall the total square footage of accessory structures exceed the lesser of 10,000 square feet or 3.5% of the lot size.

* Not available for development.