

**Chapter 8**  
**ESTATE, RESIDENTIAL ZONING DISTRICTS**

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5A-8-1 **E-1 Estate Zoning District**

5A-8-1.1 **Permitted Uses**

The following uses are permitted in the E-1 Estate Zoning District:

1. Accessory building(s);
2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Parks, playgrounds or forest preserve owned by a unit of government;
6. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area;
7. Single family dwelling.

5A-8-1.2 **Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the E-1 Estate Zoning District:

1. Apiary
2. Greenhouse
3. Planned development
4. Stable, professional
5. Stable, public (i.e. livery)

5A-8-1.3 **Height, Area and Bulk Regulations**

- A. Building Height: A principal building cannot exceed three stories, plus the roof line, above grade, nor 50 feet to the highest point of the roof. Accessory buildings cannot exceed 35 feet above grade to the highest point of the roof.
- B. Front yard: Each lot shall have a minimum front yard depth of 50 feet, measured from the front lot line or right of way line.

- C. Side yards: On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 25 feet.
- D. Rear yard: Each lot shall have a minimum rear yard depth of 50 feet measured from the rear lot line.
- E. Lot Area, Width: Each lot shall have a minimum lot area of one acre and a width of not less than 200 feet.
- F. Permitted Obstructions: The following shall not be considered as obstructions when located within or over required yards:
  - 1. Terraces;
  - 2. Awnings and canopies;
  - 3. Chimneys not exceeding two percent of the width of the yard;
  - 4. Steps not over four feet in height;
  - 5. Arbors and trellises;
  - 6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
  - 7. Breezeways and open porches (rear yards only);
  - 8. Open parking areas.

**5A-8-1.4 Dwelling Standards**

- A. Building Size: Every one story dwelling hereafter erected shall have a total ground floor area of 2,200 square feet; in every two-story dwelling hereafter erected the minimum square footage shall be 2,400 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. Roof Line: When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. Garage: Garages shall be attached directly to the principal building.
- D. Driveways: Driveways shall be paved pursuant to Section 4-2-4 of the Municipal Code within one year of substantial completion of the principal building.
- E. Front Entrance: The front entrance of the principal building shall face the street.

**5A-8-2 R-1 and R-2 Residential Zoning Districts**

### 5A-8-2.1 Permitted Uses

The following uses are permitted in the R-1 and R-2 Residential Zoning District:

1. Accessory building(s);
2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Parks, playgrounds or forest preserved owned by a unit of government;
6. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area;
7. Single family dwelling.

### 5A-8-2.2 Special Uses

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-1 and R-2 Residential Zoning Districts:

1. Planned development

### 5A-8-2.3 Height, Area and Bulk Regulations

- A. Building Height: A principal building cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. Front yard: Each lot shall have a minimum front yard depth of 30 feet, measured from the front lot line.
- C. Side yards: On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 15 feet.
- D. Rear yard: Each lot shall have a minimum rear yard depth of 30 feet measured from the rear lot line.
- E. Lot Area, Width: Each lot zoned R-1 shall have a minimum lot area of 30,000 square feet and a width of not less than 120 feet. Each lot zoned R-2 shall have a minimum lot area of 20,000 square feet and a width of not less than 100 feet.
- F. Lot Coverage: The principal building and all accessory buildings shall not cover more than 35 percent of the total lot area.
- G. Permitted Obstructions: The following shall not be considered as obstructions when located within or over required yards:
  1. Terraces;

2. Awnings and canopies;
3. Chimneys not exceeding two percent of the width of the yard;
4. Steps not over four feet in height;
5. Arbors and trellises;
6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
7. Breezeways and open porches (rear yards only);
8. Open parking areas.

#### 5A-8-2.4 **Dwelling Standards**

- A. **Building Size:** Every dwelling hereafter erected shall have a total floor area of not less than 1,800 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. **Roof Line:** When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. **Garage:** Garages shall be attached directly to the principal building.
- D. **Driveways:** Driveways shall be paved pursuant to Section 4-2-4 of the Municipal Code within one year of substantial completion of the principal building.
- E. **Accessory Buildings:** No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or three feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.
- F. **Corner Visibility:** On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.
- G. **Front Entrance:** The front entrance of the principal building shall face the street.

#### 5A-8-3 **R-3 Residential Zoning District**

##### 5A-8-3.1 **Permitted Uses**

The following uses are permitted in the R-3 Residential Zoning District:

1. Accessory building(s);

2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Parks, playgrounds or forest preserved owned by a unit of government;
6. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area;
7. Single family dwelling.

#### 5A-8-3.2 **Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-3 Residential Zoning District:

1. Planned development

#### 5A-8-3.3 **Height, Area and Bulk Regulations** *Amended, Ord. 2002-03-704*

- A. **Building Height:** A principal building cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front yard:** Each lot shall have a minimum front yard depth of 25 feet, measured from the front lot line.
- C. **Side yards:** On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 10 feet.
- D. **Rear yard:** Each lot shall have a minimum rear yard depth of 30 feet measured from the rear lot line.
- E. **Lot Area, Width:** Each lot zoned R-3 shall have a minimum lot area of 10,000 square feet and a front yard width of not less than 80 feet.
- F. **Lot Coverage:** The principal building and all accessory buildings shall not cover more than 35 percent of the total lot area.
- G. **Permitted Obstructions:** The following shall not be considered as obstructions when located within or over required yards:
  1. Terraces;
  2. Awnings and canopies;
  3. Chimneys not exceeding two percent of the width of the yard;
  4. Steps not over four feet in height;
  5. Arbors and trellises;
  6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
  7. Breezeways and open porches (rear yards only);

8. Open parking areas.

#### 5A-8-3.4 **Dwelling Standards**

- A. **Building Size:** Every dwelling hereafter erected shall have a total floor area of not less than 1,200 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. **Roof Line:** When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. **Garage:** Garages shall be attached directly to the principal building.
- D. **Driveways:** Driveways shall be paved pursuant to Section 4-2-4 of this Code within one year of substantial completion of the principal building.
- E. **Accessory Buildings:** No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or three feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.
- F. **Corner Visibility:** On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.
- G. **Front Entrance:** The front entrance of the principal building shall face the street.

#### 5A-8-4 **R-4 Residential Zoning District**

##### 5A-8-4.1 **Permitted Uses**

The following uses are permitted in the R-4 Residential Zoning District:

1. Accessory building(s);
2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Parks, playgrounds or forest preserved owned by a unit of government;
6. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area;

7. Single family dwelling.

#### 5A-8-4.2 **Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-4 Residential Zoning District:

1. Planned development

#### 5A-8-4.3 **Height, Area and Bulk Regulations**

- A. **Building Height:** A principal building cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front yard:** Each lot shall have a minimum front yard depth of 25 feet, measured from the front lot line, or 20 percent.
  1. Where lots comprising 40 percent or more of the frontage in the block are improved with residential dwelling units having a front yard depth greater than 25 percent, the required front yard depth shall be the average front yard depth of the frontage so improved. In no case shall the required front yard depth be more than 40 feet.
  2. Where lots comprising more than 40 percent front yard depth of less than 25 feet, the required front yard depth need not be greater than that of an existing improved lot farthest from the street and adjoining on either side.
- C. **Side yards:** On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 10 percent of the lot width, provided that such side yard width:
  1. Shall not be less than four feet wide on an existing platted and separately owned lot less than 33 feet wide; and
  2. Not exceed 10 feet; and
  3. Need not exceed three feet for accessory buildings located in the rear 25 feet of the lot.
- D. **Rear yard:** The principal building shall be located a distance equal to at least one-third of the lot depth away from the rear lot line
- E. **Lot Area, Width:** Each lot zoned R-4 shall have a minimum lot area of 7,000 square feet and a width of not less than 70 feet.
- F. **Lot Coverage:** The principal building and all accessory buildings shall not cover more

than 35 percent of the total lot area.

G. Permitted Obstructions: The following shall not be considered as obstructions when located within or over required yards:

1. Terraces;
2. Awnings and canopies;
3. Chimneys not exceeding two percent of the width of the yard;
4. Steps not over four feet in height;
5. Arbors and trellises;
6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
7. Breezeways and open porches (rear yards only);
8. Open parking areas.

#### 5A-8-3.4 **Dwelling Standards**

- A. **Building Size:** Every dwelling hereafter erected shall have a total floor area of not less than 1,200 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages, and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. **Roof Line:** When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. **Driveways:** Driveways shall be paved pursuant to Section 4-2-4 of the Municipal Code within one year of substantial completion of the principal building.
- D. **Accessory Buildings:** No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or three feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.
- E. **Corner Visibility:** On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.
- F. **Front Entrance:** The front entrance of the principal building shall face the street.

#### 5A-8-5 **R-5 Residential Zoning District**

##### 5A-8-5.1 **Permitted Uses**



The following uses are permitted in the R-5 Residential Zoning District:

1. Accessory building(s);
2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Parks, playgrounds or forest preserved owned by a unit of government;
6. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area;
7. Two, three and four-family dwellings.

#### 5A-8-5.2 **Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-5 Residential Zoning District:

1. Planned development

#### 5A-8-5.3 **Height, Area and Bulk Regulations** *Amended, 2008-09-838*

- A. **Building Height:** A principal building cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front yard:** Each lot shall have a minimum front yard depth of 30 feet, measured from the front lot line.
- C. **Side yards:** On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 10 feet. Corner lots shall be side yards that are the same as the required front yard depth for the adjacent intersecting street.
- D. **Rear yard:** Each lot shall have a minimum rear yard depth of 30 feet measured from the rear lot line.
- E. **Lot Area, Width:** A maximum of five lots with four attached dwelling units per lot shall be permitted. A typical lot within the R-5 district will permit a maximum of four dwelling units within a minimum lot area of 7,000 square feet for the first dwelling unit plus 3,000 square feet for each additional dwelling unit. The minimum lot width shall be 80 feet plus five feet for each additional dwelling.
- F. **Lot Coverage:** The principal building and all accessory buildings shall not cover more than 35 percent of the total lot area.
- G. **Permitted Obstructions:** The following shall not be considered as obstructions when located within or over required yards:

1. Terraces;
2. Awnings and canopies;
3. Chimneys not exceeding two percent of the width of the yard;
4. Steps not over four feet in height;
5. Arbors and trellises;
6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
7. Breezeways and open porches (rear yards only);
8. Open parking areas.

#### 5A-8-5.4 **Dwelling Standards**

- A. **Dwelling Unit Size:** Every dwelling unit hereafter erected shall have a total floor area of not less than 1,200 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways garages, and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. **Roof Line:** When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. **Corner Visibility:** On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.
- D. **Accessory Buildings:** No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or three feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.
- E. **Garages:** There shall be a garage for each dwelling unit.
- F. **Driveways:** Driveways shall be paved pursuant to Section 4-2-4 of this Code within one year of substantial completion of the principal building.

#### 5A-8-6 **R-6 Residential Zoning District**

##### 5A-8-6.1 **Permitted Uses**

The following uses are permitted in the R-6 Residential Zoning District:

1. Accessory building(s);

2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Multiple family dwellings;
6. Parks, playgrounds or forest preserved owned by a unit of government;
7. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area.

#### 5A-8-6.2 **Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-6 Residential Zoning District:

1. Planned development

#### 5A-8-6.3 **Height, Area and Bulk Regulations**

- A. **Building Height:** Each building containing dwelling units cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front yard:** Each lot shall have a minimum front yard depth of 30 feet, measured from the front lot line.
- C. **Side yards:** On each lot in which a dwelling is constructed, there shall be a side yard on each side of not less than 10 feet. Corner lots shall be side yards that are the same as the required front yard depth for the adjacent intersecting street.
- D. **Rear yard:** Each lot shall have a minimum rear yard depth of 30 feet measured from the rear lot line.
- E. **Lot Area, Width:** A maximum of 24 dwelling units shall be permitted. A minimum lot area of 7,000 square feet shall be required for the first dwelling unit with an additional 4,000 square feet required for each additional dwelling unit. The minimum lot width shall be 100 feet for the first dwelling unit plus an additional five feet for each additional dwelling unit.
- F. **Lot Coverage:** All buildings, including accessory buildings, shall not cover more than 35 percent of the total lot area.
- G. **Permitted Obstructions:** The following shall not be considered as obstructions when located within or over required yards:
  1. Terraces;
  2. Awnings and canopies;
  3. Chimneys not exceeding two percent of the width of the yard;

4. Steps not over four feet in height;
5. Arbors and trellises;
6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
7. Breezeways and open porches (rear yards only);
8. Open parking areas.

**5A-8-6.4 Dwelling Standards**

- A. **Dwelling Unit Size:** Every dwelling unit hereafter erected shall have a total floor area of not less than 1,400 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. **Roof Line:** When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. **Corner Visibility:** On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.
- D. **Accessory Buildings:** No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or 10 feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.

**5A-8-7 R-7 Residential Zoning District**

**5A-8-7.1 Permitted Uses**

The following uses are permitted in the R-7 Residential Zoning District:

1. Accessory building(s);
2. Churches;
3. Home occupation as defined in Chapter 2 of this Title;
4. Libraries and museums owned by a unit of government;
5. Multiple family dwellings;
6. Parks, playgrounds or forest preserved owned by a unit of government;
7. Public and parochial elementary and high school buildings not to exceed 25 percent of the lot area.

**5A-8-7.2 Special Uses**

Pursuant to Chapter 11 of this Title, application can be made for the following special uses in the R-7 Residential Zoning District:

1. Planned development

**5A-8-7.3 Height, Area and Bulk Regulations**

- A. **Building Height:** Each building containing multiple family dwelling units cannot exceed 2.5 stories, plus the roof line, above grade, nor 35 feet to the highest point of the roof. Accessory buildings cannot exceed 20 feet above grade to the highest point of the roof.
- B. **Front yard:** Each lot shall have a minimum front yard depth of 25 feet, measured from the front lot line, or 20 percent.
  1. Where lots comprising 40 percent or more of the frontage in the block are improved with residential dwelling units having a front yard depth greater than 25 percent, the required front yard depth shall be the average front yard depth of the frontage so improved. In no case shall the required front yard depth be more than 40 feet.
  2. Where lots comprising more than 40 percent front yard depth of less than 25 feet, the required front yard depth need not be greater than that of an existing improved lot farthest from the street and adjoining on either side.
- C. **Side yards:** On each lot in which a building is constructed, there shall be a side yard on each side of not less than 10 percent of the lot width, provided that such side yard width:
  1. Shall not be less than four feet wide on an existing platted and separately owned lot less than 33 feet wide; and
  2. Not exceed 10 feet; and
  3. Need not exceed three feet for accessory buildings located in the rear 25 feet of the lot.
- D. **Rear yard:** The buildings containing multiple family dwelling units shall be located a distance equal to at least one-third of the lot depth away from the rear lot line
- E. **Lot Area, Width:** Each lot containing a building up to three dwelling units shall have a minimum lot area of 7,000 square feet and a width of not less than 70 feet; each lot containing a building with four or more dwelling units shall have a minimum lot area of 2,000 square feet for each dwelling unit and not less than 70 feet wide.
- F. **Lot Coverage:** The principal buildings and all accessory buildings shall not cover more than 35 percent of the total lot area.

G. Permitted Obstructions: The following shall not be considered as obstructions when located within or over required yards:

1. Terraces;
2. Awnings and canopies;
3. Chimneys not exceeding two percent of the width of the yard;
4. Steps not over four feet in height;
5. Arbors and trellises;
6. Fences as defined and provided for in Section 4-9-1 of the Municipal Code;
7. Breezeways and open porches (rear yards only);
8. Open parking areas.

#### 5A-8-7.4 Dwelling Standards

- A. Building Size: Every dwelling unit hereafter erected shall have a total floor area of not less than 1,200 square feet. Measurements shall be from the outside of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- B. Roof Line: When viewed from the front of the lot, no structure shall be constructed in such a manner as to present a continuous straight roof line from one end of the structure to the opposite end of the structure.
- C. Accessory Buildings: No accessory building shall be located on or within any platted easement, in any required front or side yard and shall not be closer than 65 feet from the front lot line or three feet from the rear line. Not more than one accessory building shall be located on a single zoning lot.
- D. Corner Visibility: On corner lots where a front and/or side yard is required or provided, no building, fence, hedge or other obstruction shall be placed within the triangular area measured 30 feet each way along the street side property line or right of way lines, from their intersection.

#### 5A-8-8. Exceptions to Height and Area Regulations

The height and area regulations contained in this Chapter 8 shall be subject to the following exceptions and regulations:

1. Height:
  - a. When computing height requirements the following shall not be included: chimneys, ornamental towers, penthouses, scenery lofts, monuments, cupolas,

domes, spires, false mansards, parapet walls, similar structures and necessary appurtenances may be erected to their customary height in accordance with Village ordinances.

- b. On through lots 150 feet or less in depth, the height of the building may be measured from the curb level on either street. On through lots more than 150 feet in depth, the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than 150 feet from the street.
2. Area: Every part of a required yard shall be open from its lowest point to the sky unobstructed except for:
- a. Open fire escapes;
  - b. The ordinary projections of sills, belt courses, cornices, buttresses, chimneys, ornamental features and eaves which do not exceed 18 inches;
  - c. Accessory buildings in rear yards.