



## BURR RIDGE ZONING ORDINANCE

### SECTION IV GENERAL REGULATIONS

#### H. GENERAL REGULATIONS FOR ACCESSORY BUILDINGS, STRUCTURES AND USES

Accessory buildings, structures and uses shall not be erected or altered in required yards, courts or other open areas, except those that are herein permitted as obstructions in yards, courts, or other open areas. All accessory buildings, structures and uses shall comply with the following regulations and all other regulations of this Ordinance.

1. **Accessory to Principal Building**

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Human occupancy of an accessory building or structure is expressly prohibited except as may be specifically allowed herein.

2. **No Construction Prior to Principal Building**

No detached or attached garage or accessory building may be constructed on a lot previous to the house being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the house is completed and approved.

3. **Keeping of Livestock as an Accessory Use**

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

- a. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets) shall be kept only on lots or parcels of at least five acres in size.
- b. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area.
- c. Such accessory buildings or structures shall be located at least 50 feet from the side or rear lot lines.

4. **Setback and Location of Accessory Buildings and Structures**

Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

5. **Rear Yard Setbacks on Corner Lots and Through Lots**



- a. On corner lots accessory buildings and structures shall be located not nearer to the rear lot line than the distance of the required side yard for the lot adjoining the rear lot line and not nearer to the side street line than the distance required for a side yard adjoining a street, or in the case of a reverse corner lot, this distance shall equal the required front yard on such lot adjoining the rear lot line
- b. On through lots that do not have a rear lot line adjoining a no-access strip accessory buildings and structures shall be located not nearer to the rear lot line adjoining a street than the distance required for a front yard.

6. **Distance Between Buildings**

Accessory buildings shall be separated by at least 10 feet from the principal building and from all other accessory buildings on a lot.

7. **Distance from a Corner Side Lot Line**

No detached or attached accessory building hereafter erected or altered shall project nearer to a lot line adjoining a street than the distance equivalent to the shortest distance between such lot line and the nearest wall of the principal building.

8. **Height of Accessory Buildings**

The height of accessory buildings in residential districts shall comply with the following;

- a. In no case shall the roofline of an accessory building be higher than the roofline of the principal building.
- b. No accessory building shall exceed one story or 15 feet in height as defined in *Section XIV – Building Height* of the Zoning Ordinance – whichever is lower except as permitted herein for accessory buildings in an R-1 or R-2 District.
- c. An accessory building in an R-1 Single-Family Residence District may be two stories and may be 25 feet as defined in *Section XIV – Building Height* of the Zoning Ordinance.
- d. An accessory building with a gable, hip, or gambrel roof in an R-2 Single-Family Residence District may have an absolute height to the peak of the roof of 22 feet 6 inches or an average height of 15 feet as defined in *Section XIV – Building Height* of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)

9. **Combined Horizontal Floor Area of Accessory Buildings and Structures**

- a. The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.
- b. The combined horizontal area of all accessory buildings shall not exceed 60% of the horizontal floor area of the principal building.



10. **Number and Floor Area of Detached Accessory Buildings**

For each lot of record in a residential district, the number and floor area of permitted accessory buildings shall be as follows:

- a. **R-1 District:** For a lot of record in an R-1 District that meets the minimum lot area requirement as per Section VI.B of this Ordinance, accessory buildings shall be permitted as follows:
  - i. **Maximum Number:** 2  
Plus one additional building for every 2 acres that the property exceeds 5 acres.
  - ii. **Maximum Floor Area Per Building:** 3,000 square feet
  
- b. **R-2 District:** For a lot of record in an R-2 District that meets the minimum lot area requirement as per Section VI.C of this Ordinance, accessory buildings shall be permitted as follows:
  - i. **Maximum Number:** 2
  - ii. **Maximum Floor Area Per Building:** 2,500 square feet
  
- c. **R-2A or R-2B District:** For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows:
  - i. **Maximum Number:** 2  
Plus one additional building for every 2 acres that the property exceeds 5 acres.
  - ii. **Maximum Floor Area For Building 1:** 0.0475 (4.75%) FAR & 2,500 square feet  
  
Building 1 refers to the only accessory building on a lot or the larger of two accessory buildings on a lot. The maximum floor area for Building 1 cannot exceed 0.0475 FAR and 2,500 square feet, whichever is less. FAR, or floor area ratio, is the total floor area of the accessory building divided by the total lot area.
  - Maximum Floor Area For Building 2:** 750 square feet  
  
Building 2 refers to the smaller of two accessory buildings on a lot.
  
- d. **R-3 or R-4 District:** For a lot of record in an R-3 or R-4 District detached accessory buildings shall be permitted as follows:
  - i. **Maximum Number:** 2  
Plus one additional building for every 2



acres that the property exceeds 5 acres.

- ii. **Combined Maximum Floor Area Ratio:** **0.0375 (3.75%)**  
Combined floor area ratio is the total floor area of all accessory buildings divided by the total lot area.
  
- iii. **Combined Maximum Gross Floor Area:** **1,500 square feet**  
Combined maximum gross floor area is the sum of all detached accessory building floor areas on a lot of record.
  
- iv. **Minimum Permitted Floor Area:** **750 square feet**  
For lots that are less than 20,000 square feet, the maximum floor area for an accessory building shall be 750 square feet regardless of the FAR.  
(Section IV.H.10 Amended by Ordinance A-834-20-06)