

Ordinance 17.07
Zoning - Exceptions (R82.4)

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

Section I. EXCEPTIONS

The foregoing height and area regulations shall be subject to the following exceptions and regulations:

1. **Height**

- A. On through lots one hundred fifty (150) feet or less in depth, the height of a building may be measured from the average elevation of the finished grade along the front of the building, considering the end facing either street as the front. On through lots more than one hundred fifty (150) feet in depth the height regulations and basis of height measurements for the street front permitting the greater height shall apply to a depth of not more than one hundred fifty (150) feet from the street.
- B. Chimneys, cooling towers, elevator bulkheads, scenery lofts, monuments, domes, spires, parapet walls, and necessary mechanical appurtenances may be erected to any height in accordance with existing or hereafter adopted ordinances of the Village of Park Ridge.

2. **Area**

- A. Accessory buildings may not exceed fifteen (15) feet in height and may not occupy in total more than thirty (30) percent of the area of a required rear yard. The total square footage of all accessory buildings shall not exceed 750 square feet.
- B. Buildings on through lots and extending through from street to street may waive the requirements for a rear yard by furnishing an equivalent open space in lieu of such required rear yard.
- C. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projection of sills, belt courses, chimneys, flues, buttresses, ornamental features, and eaves, provided, however, that none of the aforesaid projections shall project into a minimum side yard more than one-third (1/3) of the width of such side yard and in any case more than twenty-four (24) inches.
- D. Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet shall be permitted where so placed as not to obstruct light and ventilation.
- E. No cornice shall project over a street line more than five (5) percent of the width of the street and in any case more than four (4) feet.

Section II. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this twentieth day of July, 2009.