

# "A" RESIDENCE DISTRICT

Building code requirements as detailed in Village ordinance 475.

<b>Permitted Uses –</b> 475-14(A):	Single-family dwellings, churches, licensed and unlicensed day cares, museums, libraries, parks, playgrounds, recreational facilities, public community centers, municipal facilities, essential services, schools, public or church affiliated educational institutions. 11.05(A)	
<b>Accessory Uses –</b> 475-14(A)(8):	Private, non-commercial boathouses(1 per lot); garages (1 per lot); greenhouses and conservatories; stadiums and grandstands; athletic fields; swimming pools and tennis courts; tool houses and sheds (1 per lot); home occupations.	
<b>Minimum Lot Size –</b> 475-14(C)(4)(a):	7500 square feet 75 feet of frontage	
<b>Maximum Lot Coverage</b> 475-14(C)(5):	Total of all buildings on a parcel may not exceed 40% coverage of an interior lot or 50% coverage of a corner lot.	
<b>Front Yard Setback –</b> 475-14(C)(1):	30-foot minimum	
<b>Side Yard Setback –</b> 475-14(C)(2)(a):	<u>Principle structure:</u> 6-foot minimum, with a total of 14 feet; 10-foot minimum is required for structures exceeding 35 feet (2½ stories) in height or 60 feet in length or width. <u>Public and semi-public buildings:</u> an increase of ½ square foot per foot building exceeds 35 feet in height, not exceeding 75 feet. <u>Accessory buildings:</u> 4-foot minimum	
<b>Rear Yard Setback –</b> 475-14(C)(3):	<u>Principle structure:</u> 20% of the depth of the lot, but no less than 15 feet and not required to be more than 30 feet. <u>Accessory buildings:</u> 2½-foot minimum.	
<b>Corner Lots –</b> 475-14(C)(2)(d):	<u>Principle Structure:</u> 30-foot minimum front yard setback; 15-foot minimum side yard setback (street side); 6-foot minimum side yard setback (interior side). <u>Accessory building:</u> Structure cannot extend beyond the front building line of the lots to the rear of the parcel; 30-foot minimum front yard setback; 30-foot or more minimum side yard setback (street side); 4-foot minimum side yard setback (interior side).	
<b>Height Limitations –</b> 475-14(B):	<u>Principle structure:</u> 35-foot maximum (2½ stories). <u>Public and semi-public buildings:</u> 75-foot maximum, at minimum side yard requirements (10 feet). <u>Accessory buildings:</u> 15-foot maximum.	
<b>Minimum Dwelling Size</b> 475-14 (G):	1, 2, and 3 bedrooms 4 bedrooms	1000 square feet 1300 square feet

5 bedrooms	1600 square feet
6 or more bedrooms	2000 square feet

**Accessory Building**

**Sizes –**

475-14(D):

- The cumulative square feet of all accessory buildings to include detached and attached garages shall not exceed 1200 square feet.
- Detached accessory buildings may not exceed more than 30% coverage of required rear yard.

**Off-street Parking**

475-31(J)(1):

- 1 garage of at least 220 square feet minimum for each dwelling unit.
- The garage must be attached to the principle structure unless authorized and conforms to the completion requirements of height, size, setbacks, and lot coverage as listed above and specified in section 475-31 of the Village Zoning Ordinance.
- Construction of the required garage shall be completed before an occupancy permit is issued for the principle building.

This information shall not be construed as a comprehensive view of the Zoning or Building Codes. All applicable code provisions shall be followed. Building permits, land use permits, plumbing, electrical permits, HVAC permits, and flood plain permits are required prior to beginning construction. Drawings with elevations, plot maps, erosion control, or other information may be required by the code official.

The official Village Zoning Map, as well as a copy of the Village Zoning Ordinance (with the above sections in depth) is available on the Village website ([www.villageofallouez.com](http://www.villageofallouez.com)), or upon request at the Village Hall.

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