

## Property Research Sheet

**Location ID#: 1203**

As of: 10/26/2015

Researched By: Ty McCarthy

Address: 551 Old Indian Trail Road

Comp Plan Designation: Low Density Residential

Parcel Number(s): 15-16-201-020

School District: SD 129 - West Aurora School District

Size: 0.402143 Acres

Park District: FVPD - Fox Valley Park District

Current Zoning: R-1 One-Family Dwelling District

Ward: 6

1929 Zoning: Not Applicable

Historic District: None

1957 Zoning: Not Applicable

ANPI Neighborhood: Near West Galena

TIF District: N/A

## Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 1,788 sq. ft.

Number of Buildings: 1

Number of Stories: 1.5

Building Built In: 1998

## Zoning Provisions

### Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.5.

Setbacks and other bulk standards are typically as follows:

**Front Yard Setback:** 30 feet

**Interior Side Yard Setback:** 6 feet on lots less than 60 feet wide or less or 8 feet on lots greater than 60 feet

**Exterior Side Yard Setback:** 10 feet

**Exterior Side Yard Reverse Corner Setback:** 15 feet

**Exterior Rear Yard Setback:**

**Rear Yard Setback:** 30 feet

**Setback Exceptions:** Front setback exception for an infill lot. On infill lots the public street elevation

of the structure shall be located at the average established setback line of the

Impact Area. For additional regulations on infill lots refer to Infill Housing Standards located in the Residential District Specific Regulations of the zoning ordinance.

**Side setback exception for religious institutions:** On lots upon which a religious institution is constructed or extensions made to an existing religious institution, there shall be a side setback line of not less than ten (10) feet on each side of the main structure and a combined total of side setback of not less than twenty-five (25) feet.

**Building Separations:** None

**Minimum Lot Width and Area:** Typically 75 feet and 10,000 sq ft

**Maximum Lot Coverage:** 40%

**Maximum Structure Height:** Typically 35 feet and not over 2 ½ stories.

**Floor Area Ratio:** None

**Minimum Primary Structure Size:** Typically 1,450 sq ft

**Minimum Dwelling Unit Size:** See minimum Primary Structure /Building Size

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5, and 7.5.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.5

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.5.

**Legislative History**

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The known legislative history for this Property is as follows:

**O67-3866 approved on 7/11/1967: ANNEXATION O67-3866**

**Location Maps Attached:**

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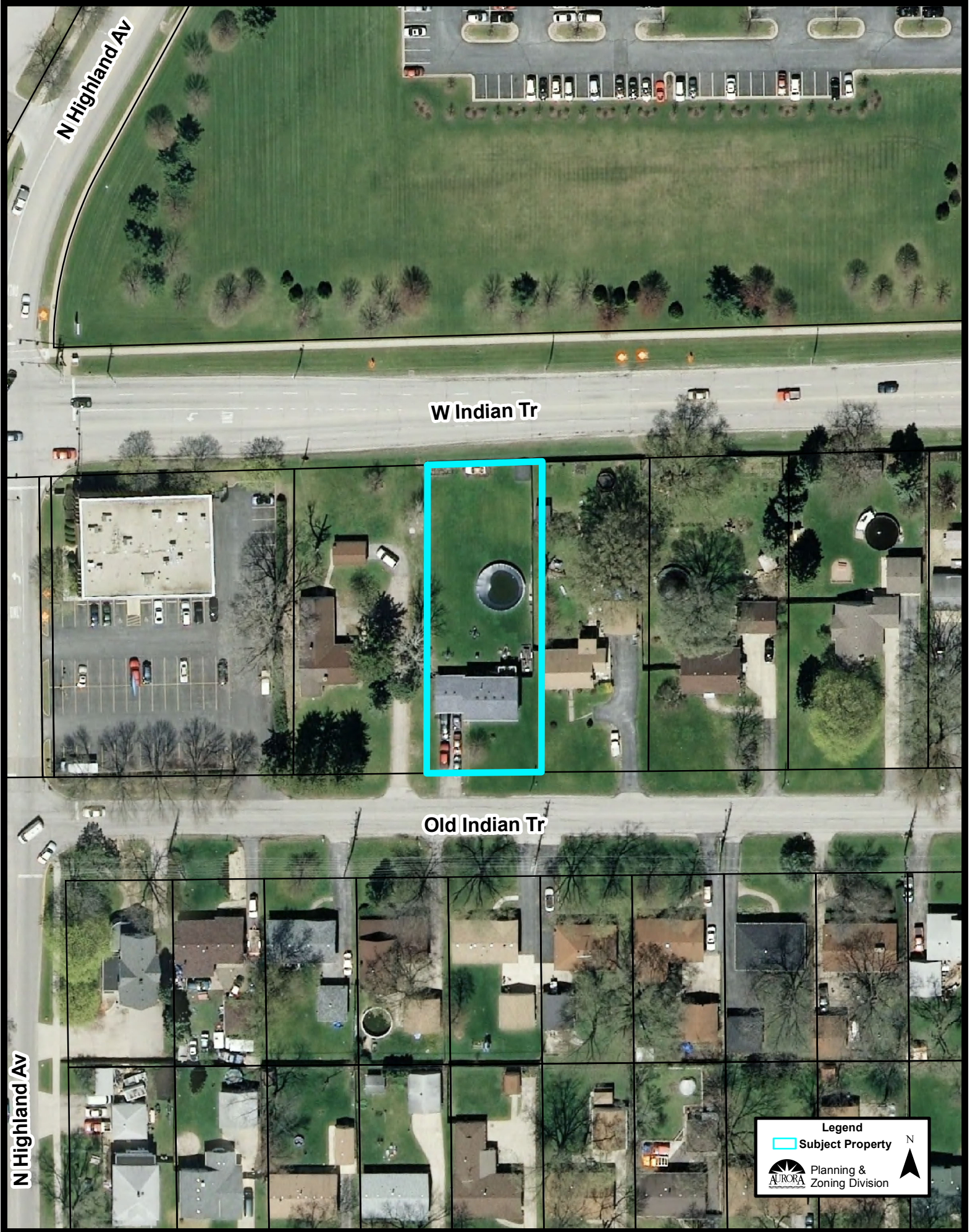
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):




W Indian Tr


Old Indian Tr


N Highland Av

N Highland Av

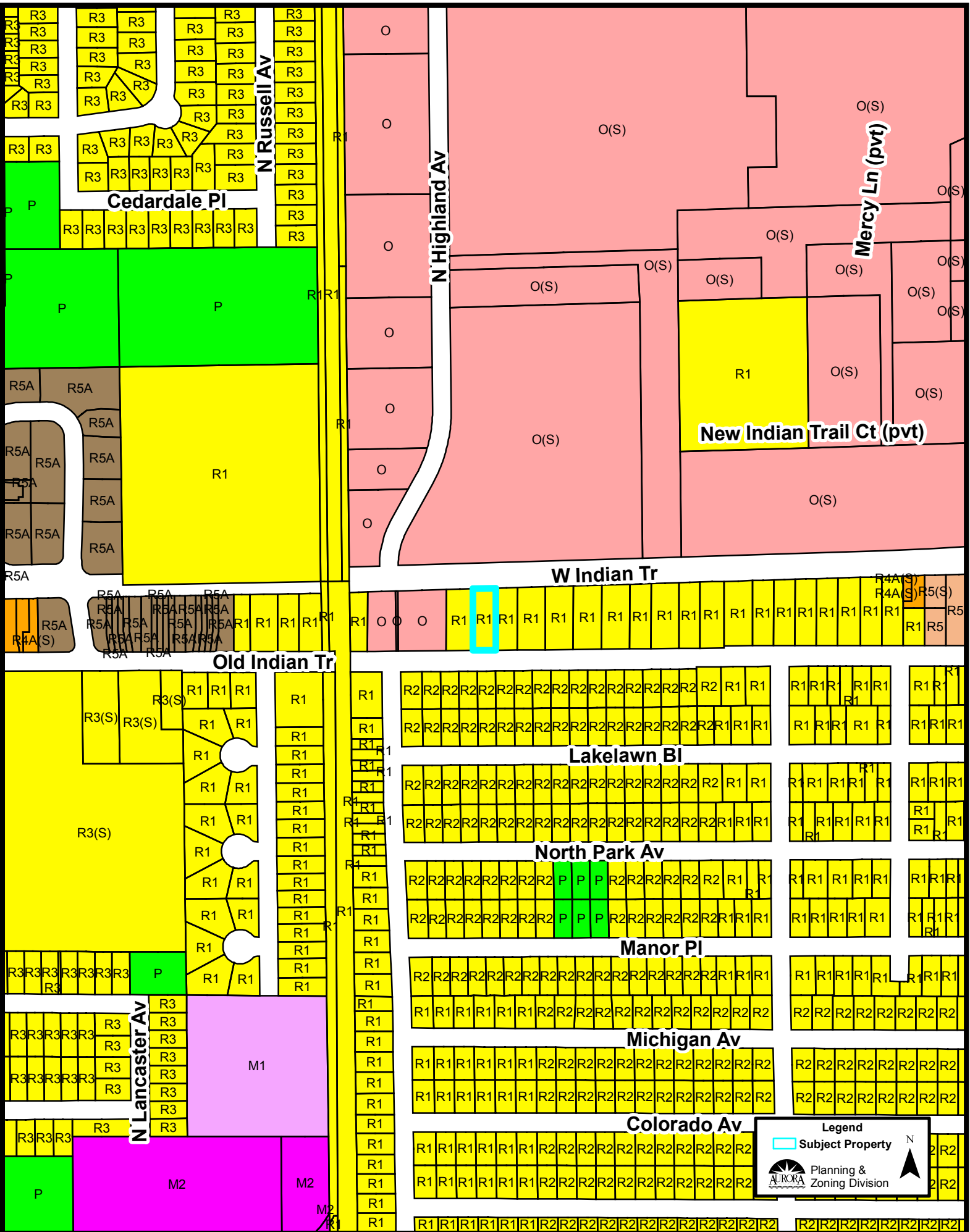
**Legend**

-  Subject Property

 Planning & Zoning Division


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**Zoning Plan (1:5,000):**



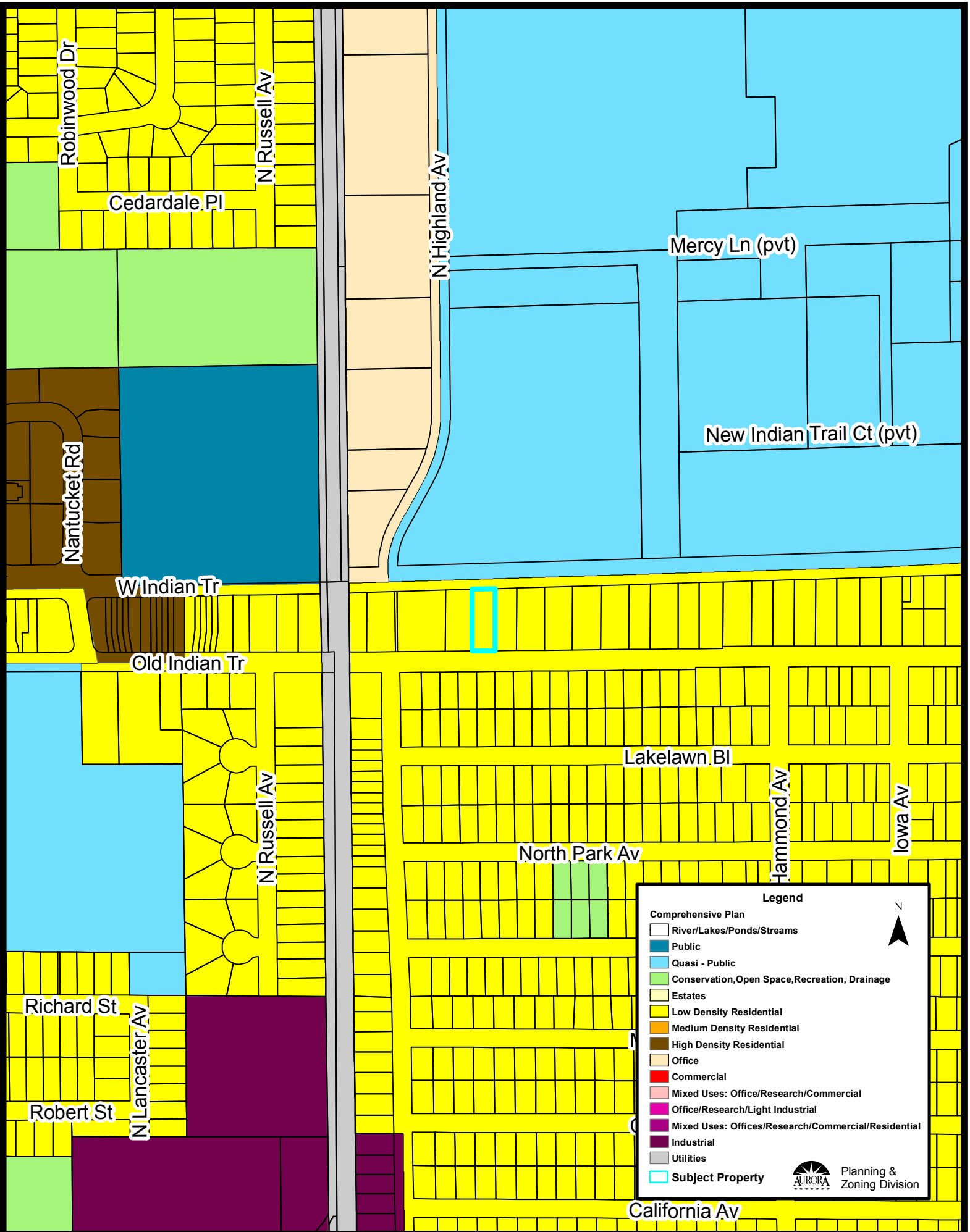
**Legend**

- Subject Property


 Planning & Zoning Division


  
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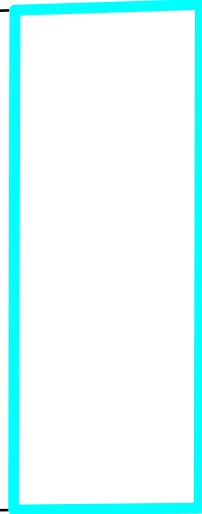
Comprehensive Plan (1:5,000):



Location Map (1:1,000):

N Highland Av


W Indian Tr





Old Indian Tr

N Highland Av

**Legend**

 Subject Property

 Planning & Zoning Division

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