Property Research Sheet

As of: 6/21/2017 Researched By: Tracey Vacek

<u>Address</u>: 730 Columbia Street <u>Current Zoning:</u> R-4 Two Family Dwelling District

<u>Parcel Number(s)</u>: 15-23-301-030 <u>1929 Zoning</u>: B Residential Districts

Subdivision: Portion of Lot 9 of Innes & Coulters 1957 Zoning: R-4 Two-Family Dwelling District

Addition

Size: 0.14 Acres / 6,098 Sq. Ft.

ANPI Neighborhood: McCarty Burlington

School District: SD 131 - East Aurora School
District TIF District: N/A

<u>Park District</u>: FVPD - Fox Valley Park District <u>Historic District</u>: None

<u>Ward:</u> 2

Current Land Use

<u>Current Land Use:</u> Residential: Single Family <u>AZO Land Use Category:</u> One Family Dwelling (1110)

Number of Buildings: Number of Stories: 2

Building Built In: 1900 Total Dwelling Units: 1

Total Building Area: 1,752 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.8.

Setbacks are typically as follows:

Front Yard Setback: 30 feet

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

Rear Yard Setback: 20 feet

Exterior Rear Yard Setback: 20 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.

Location ID#(s): 11364

Interior Drive Yard Setback: none

Other bulk standards are typically as follows:

Building Separations: None

Minimum Lot Width and Area: Typically 60

feet and 8,000 sq ft

Exception: One-family and Religious Institutions: 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

2,400 sq ft

Minimum Dwelling Unit Size: Typically 1,000

sq ft

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance <u>Table Two</u>: Schedule of Off-street Parking Requirements and Section(s) 5 and 7.8.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.2 and 7.8 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3 and 7.8.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance <u>Table One</u>: Use Categories and Section(s) 4.3 and 7.8.

Miscellaneous Notes on History

None

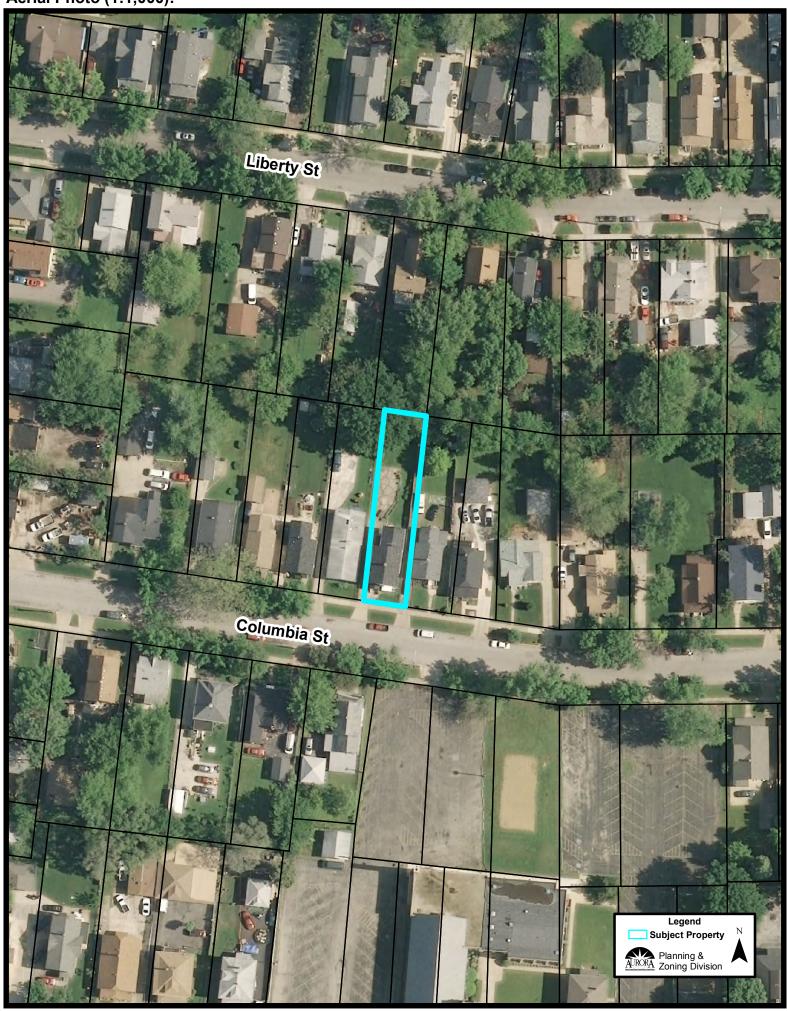
Legislative History

There is no known legislative history for this Property

Location Maps Attached:

Aerial Overview Location Map Zoning Map Comprehensive Plan Map

Aerial Photo (1:1,000):





Zoning Map (1:2,500): R3 R R3 R3 R4 R3 R4 R3 R3 R4 R3 R3 R3 R3 R3 R3 R3 R3 R3 R4 R3 R3 R3 R4 R3 R4 R3 R3 R3 R3 R4 R3 R3 R3 R3 R3 R3 R4 R3 R3 R4 R3 R4 Superior St R4 R3 R3 R3 R3 R3 R3 R3 R4 R3 R3 R3 R3 R3 R4 R3 R3 R3 R3 R4 R3 R3 R3 R3 R3 R4 R4 R4 R3 R3 R3 Jefferson St R3 R4 R3 R3 R4 N Union St R3 R4 R3 R3 R3 R3 R3 R4 R3 R3 R3 R4 St R4 R3 Beach **Liberty St** R3 R3 R3 R3 R4 R4 R3 R4 R3 R3 R3 R4 R3 Columbia St R3 R3 R3 R4 R3 R4 R4 R3 R4 R4 R3 R3 R4 R3 R3 R3 R3 R3 R3 R3 **R4(S)** R4 R3 R3 R3 R3 R3 R3 R4 R3 R3 R3 R3 R3 R4 R3 R4 B1(S) R3 R3 R3 R3 R4 R4 R3 R4 Claim St R4 R3 R4 R3 R3 R3 R3 M2 R3 R3 College Av R3 R3 R3 St State (**R3(S** R3(S) R3 R3 R3 R3(S) R4 R3 R3 R3 R3 R3 R4 R3 R3 R3 Z R3 Legend Subject Property R3 Kane St Planning & Zoning Division R3 R4 R3 R3

Comprehensive Plan (1:2,500): Superior St Jefferson St Ni Union St Beach St Liberty St Columbia St Legend Comprehensive Plan River/Lakes/Ponds/Streams Public Quasi - Public Conservation, Open Space, Recreation, Drainage |State|St Estates Low Density Residential College Av Medium Density Residential High Density Residential Office Z Commercial Mixed Uses: Office/Research/Commercial Office/Research/Light Industrial Mixed Uses: Offices/Research/Commercial/Residential Industrial Kane St Planning & Zoning Division Subject Property Flagg St