

Property Research Sheet

Location ID#(s): 29608

As of: 8/14/2020

Researched By: Jill Morgan

Address: 613 SMITH BL

Current Zoning: R1

Parcel Number(s): 15-26-329-018

1929 Zoning: A Residential Districts

Subdivision: Lot 5 of Sunnymere Addition to Aurora

1957 Zoning: R-1 One-Family Dwelling District

Size: 0.19 Acres / 8,276 Sq. Ft.

Comp Plan Designation: Low Density Residential

School District: SD 131 - East Aurora School District

ANPI Neighborhood: None

Park District: FVPD - Fox Valley Park District

TIF District: N/A

Ward: 3

Historic District: None

Overall Development Name:

Current Land Use

Current Land Use: Residential: Single Family AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1943

Total Dwelling Units: 1

Total Building Area: 1,094 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

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

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: 30 feet

Exterior 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.

Interior Drive Yard Setback:

Other bulk standards are typically as follows:

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
Maximum Density:

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 Permitted Exceptions:

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.

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 Map (1:1,500):



6th Av (pvt)

6th Av

Morningside Av

Smith Bl

Schindel Dr

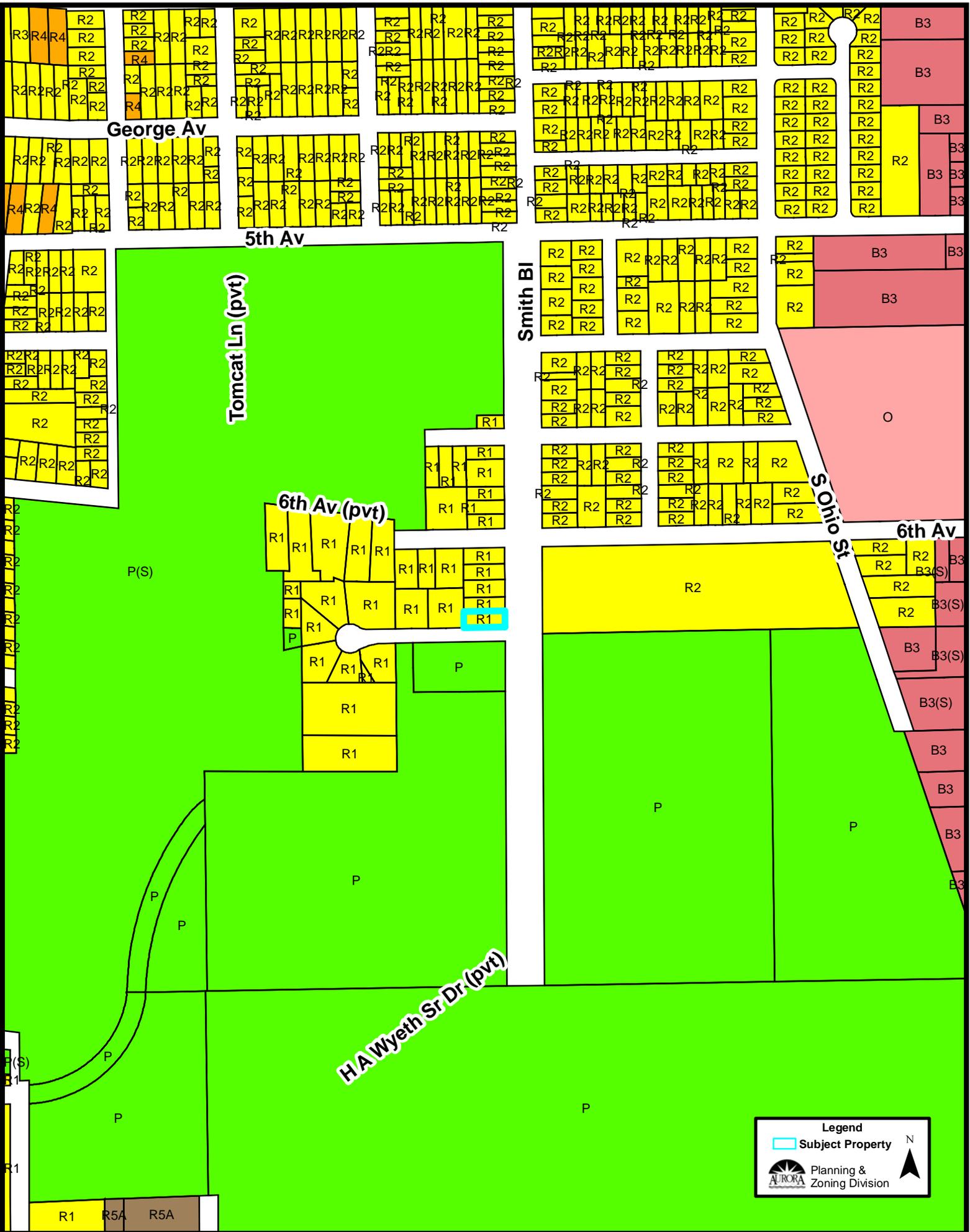
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[Cyan Box] Subject Property



Planning & Zoning Division



Zoning Map (1:5,000):



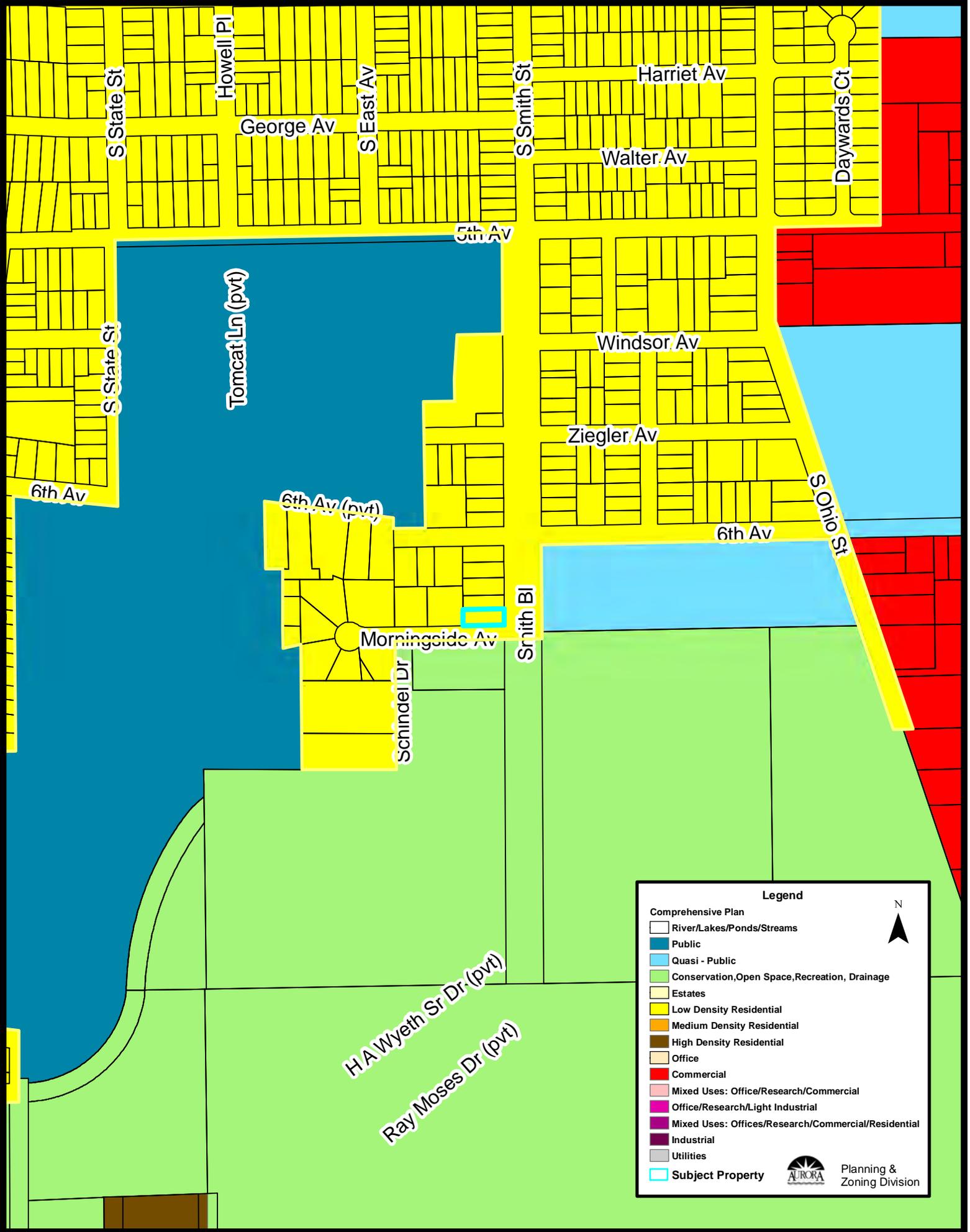
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-  Subject Property

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Comprehensive Plan (1:5,000):



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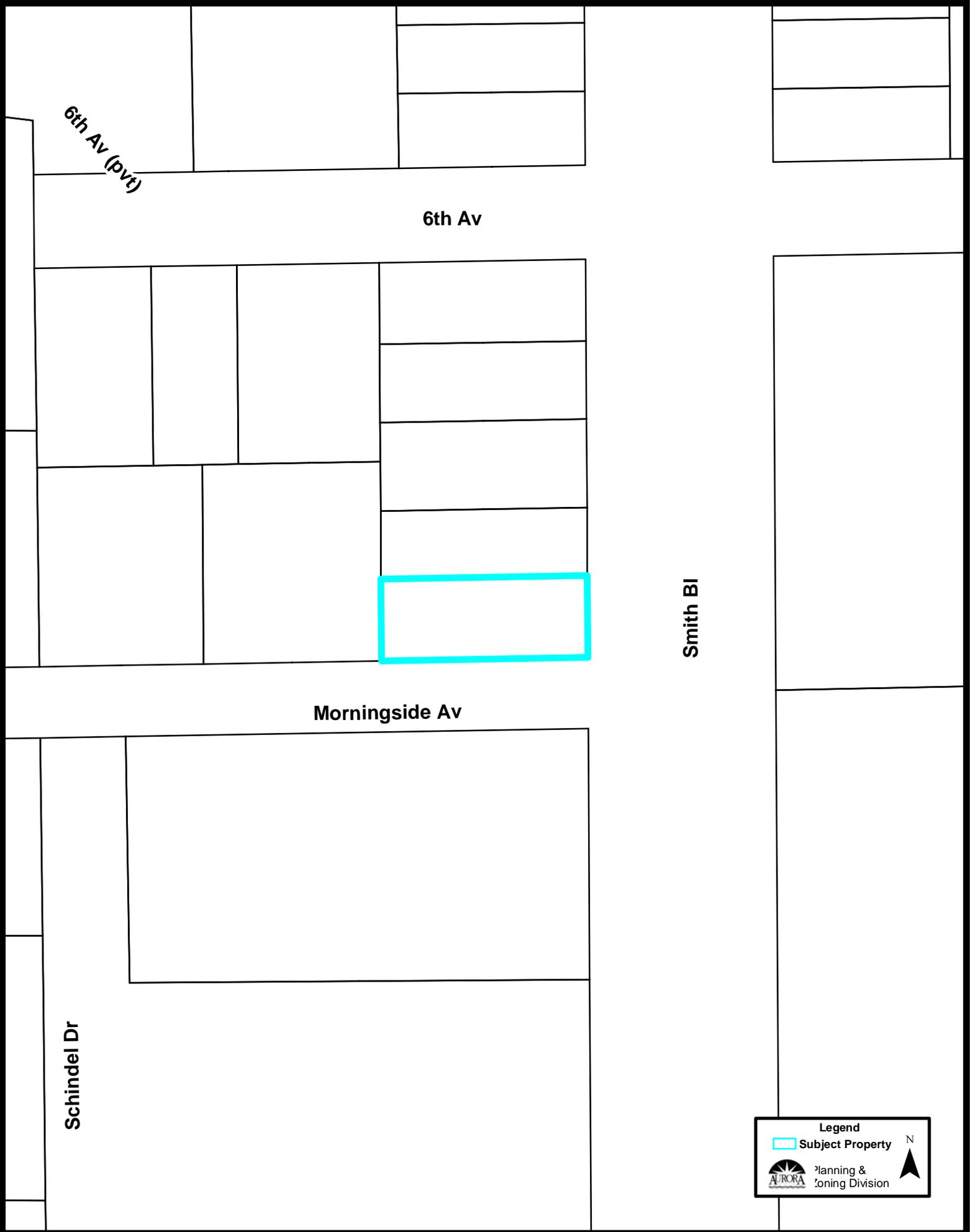
Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

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Location Map (1:1,000):



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