

Property Research Sheet

Location ID#(s): 8316

As of: 10/8/2018

Researched By: Tracey Vacek

Address: 519 E Benton St

Current Zoning: R-5 Multiple-Family Dwelling District

Parcel Number(s): 15-27-206-008

1929 Zoning: B Residential Districts

Size: 0.145 Acres / 6,316 Sq. Ft.

1957 Zoning: R-4 Two-Family Dwelling District

School District: SD 131 - East Aurora School District

Comp Plan Designation: Low Density Residential

Park District: FVPD - Fox Valley Park District

ANPI Neighborhood: McCarty Burlington

Ward: 2

TIF District: N/A

Current Land Use

Historic District: None

Current Land Use: Residential: Single Family

AZO Land Use Category: One Family Dwelling (1110)

Number of Buildings: 2

Parking Spaces: 2

Building Built In: 1900

Non-Residential Area:

Total Building Area: 1,844 sq. ft.

Total Dwelling Units: 1

Number of Stories: 2

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and Section 7.10.

Setbacks are typically as follows:

Front Yard Setback: 25 feet to 40 feet based on building height

50% of the exterior front setback required pm the adjacent lots, whichever is greater.

Side Yard Setback: 10 feet to 30 feet based on building height

Rear Yard Setback: 30 feet

Exterior Side Yard Setback: 10 feet **Exterior Side Yard Reverse Corner Setback:** 10 feet or

Exterior Rear Yard Setback: 30 feet

Other bulk standards are typically as follows:

Minimum Lot Width and Area: A minimum of 10,000 sq ft; 75 feet in width. The following lot area shall be required per dwelling unit in addition to the above described area:

Recreational Facilities are provided as defined within the R-5 Multiple Family Dwelling District hereof.

a. Units with 1 bedroom and efficiency units: 2,000 sf

f. All non-residential uses shall be established on a zoning lot of not less than twenty-five thousand (25,000) square feet, and a width at the required exterior front setback line of not less than one hundred (100) feet

b. Units with 2 bedrooms: 2,500 sf

Maximum Lot Coverage: 40%

c. Units with 3 bedrooms: 4,000 sf

Maximum Structure Height: Typically 45 feet

d. Units with 4 bedrooms: 5,500 sf

Floor Area Ratio: 1.0

e. A waiver of 200 sf from the above stated area requirements shall be allowed per dwelling unit if a Property Management Agreement is entered into by the property owner, and Onsite

Minimum Primary Structure Size: None

Minimum Dwelling Unit Size: 480 sq ft

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 Section 7.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and Section 7.10 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and Section 7.10.

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 Section 7.10.

Miscellaneous Notes on History

None

Legislative History

There is no known legislative history for this Property

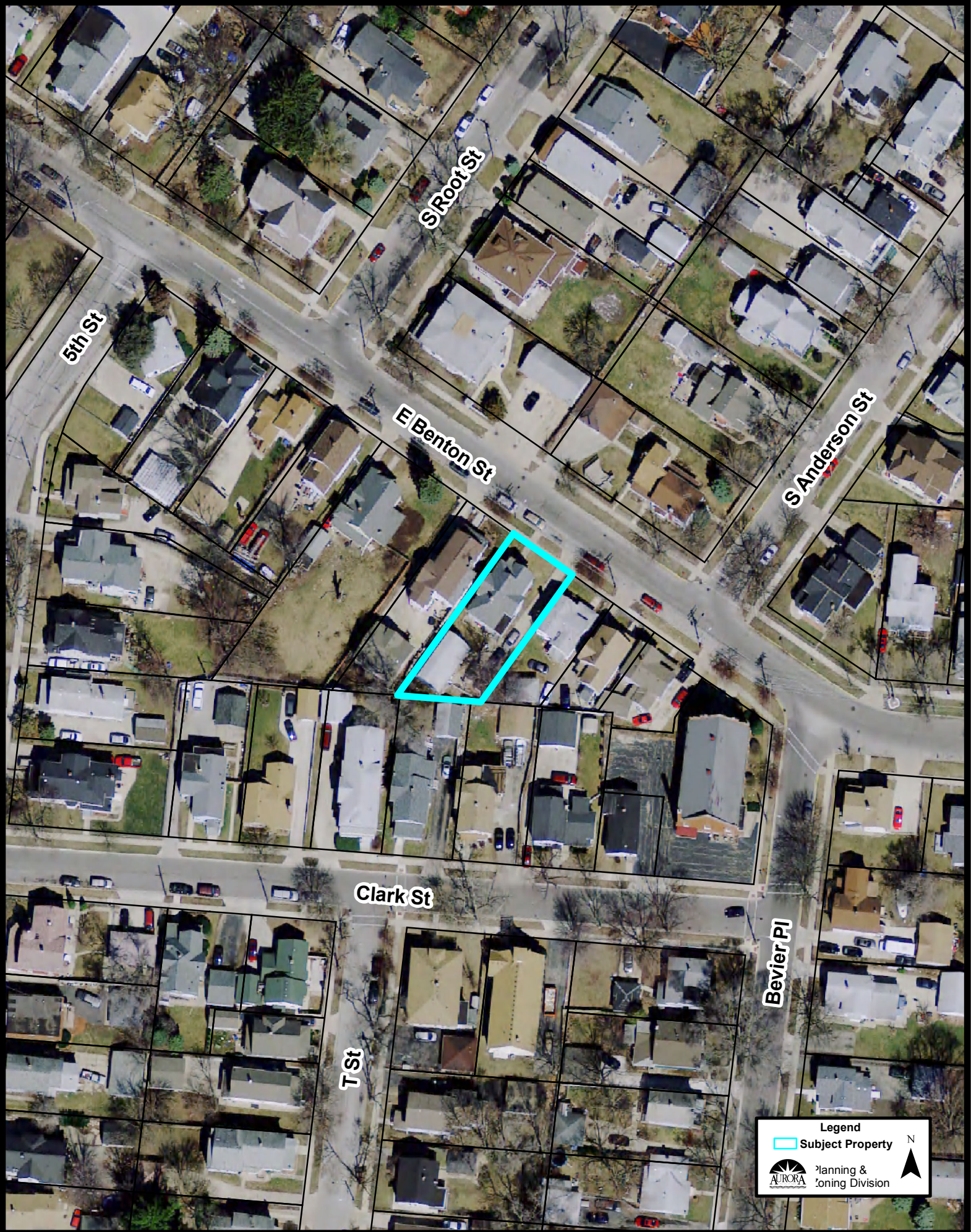
Location Maps Attached:

Aerial Overview


Location Map


Zoning Map


Comprehensive Plan Map



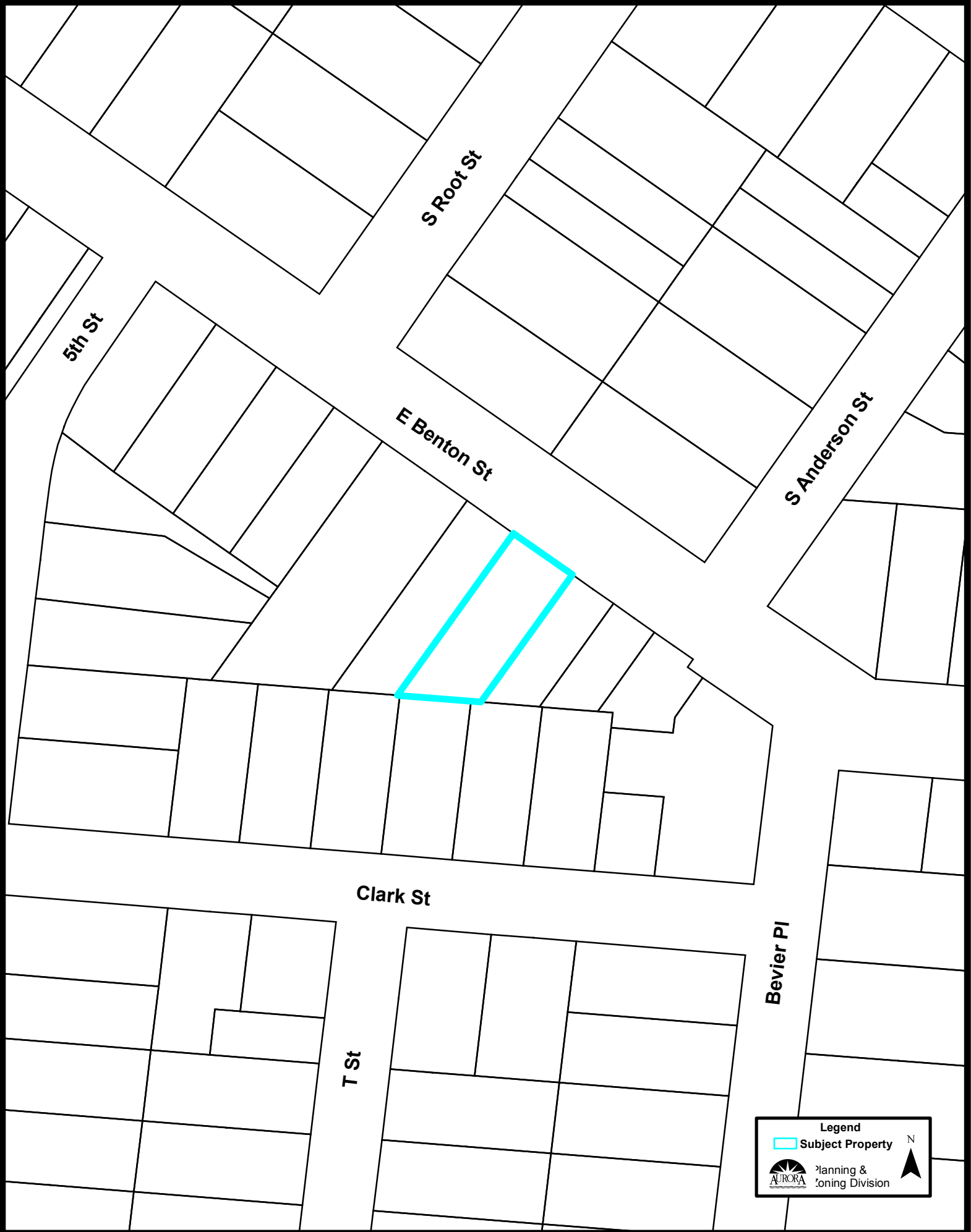
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 Subject Property

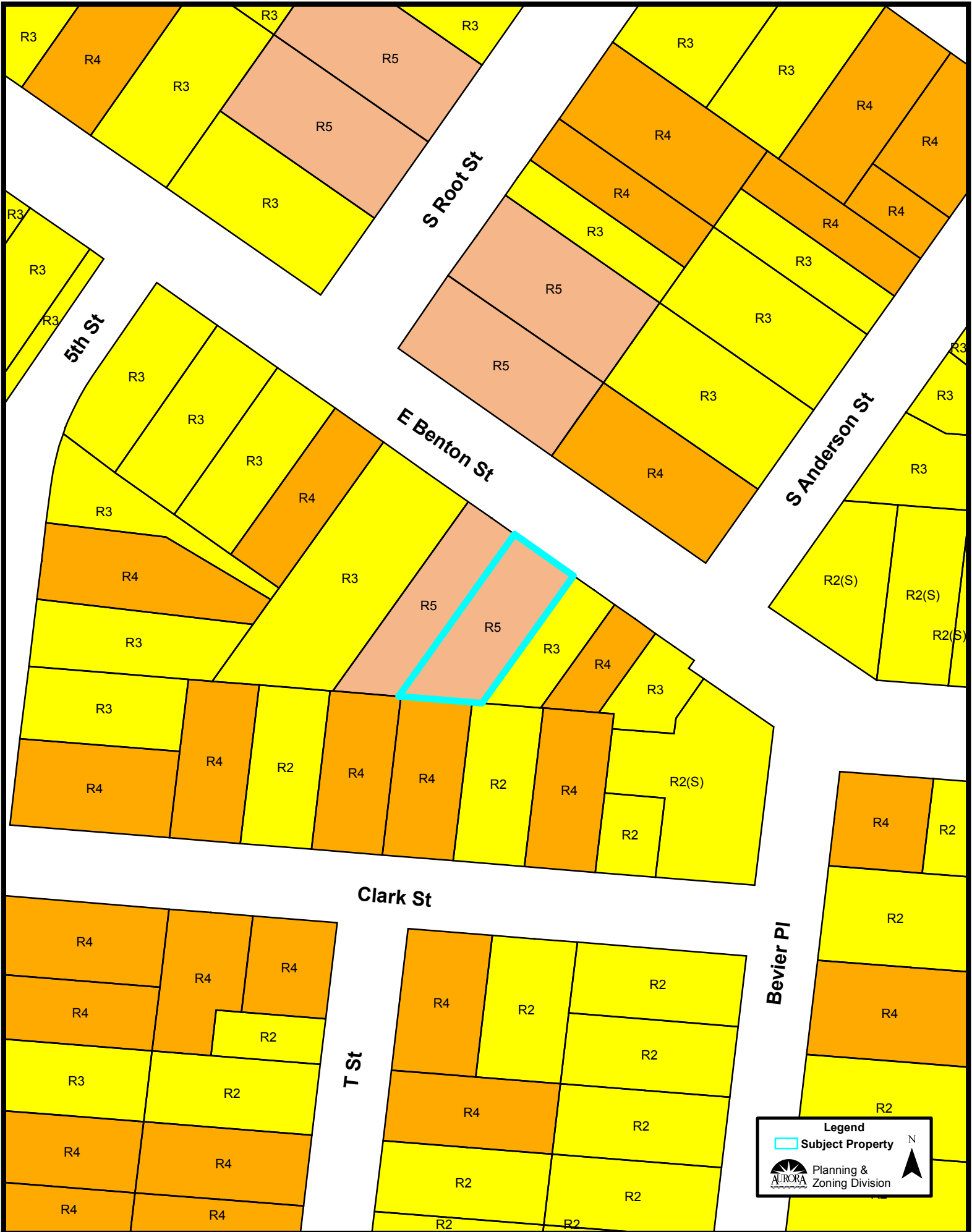
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 Planning & Zoning Division


Location Map (1:1,000):





Zoning Map (1:1,000):



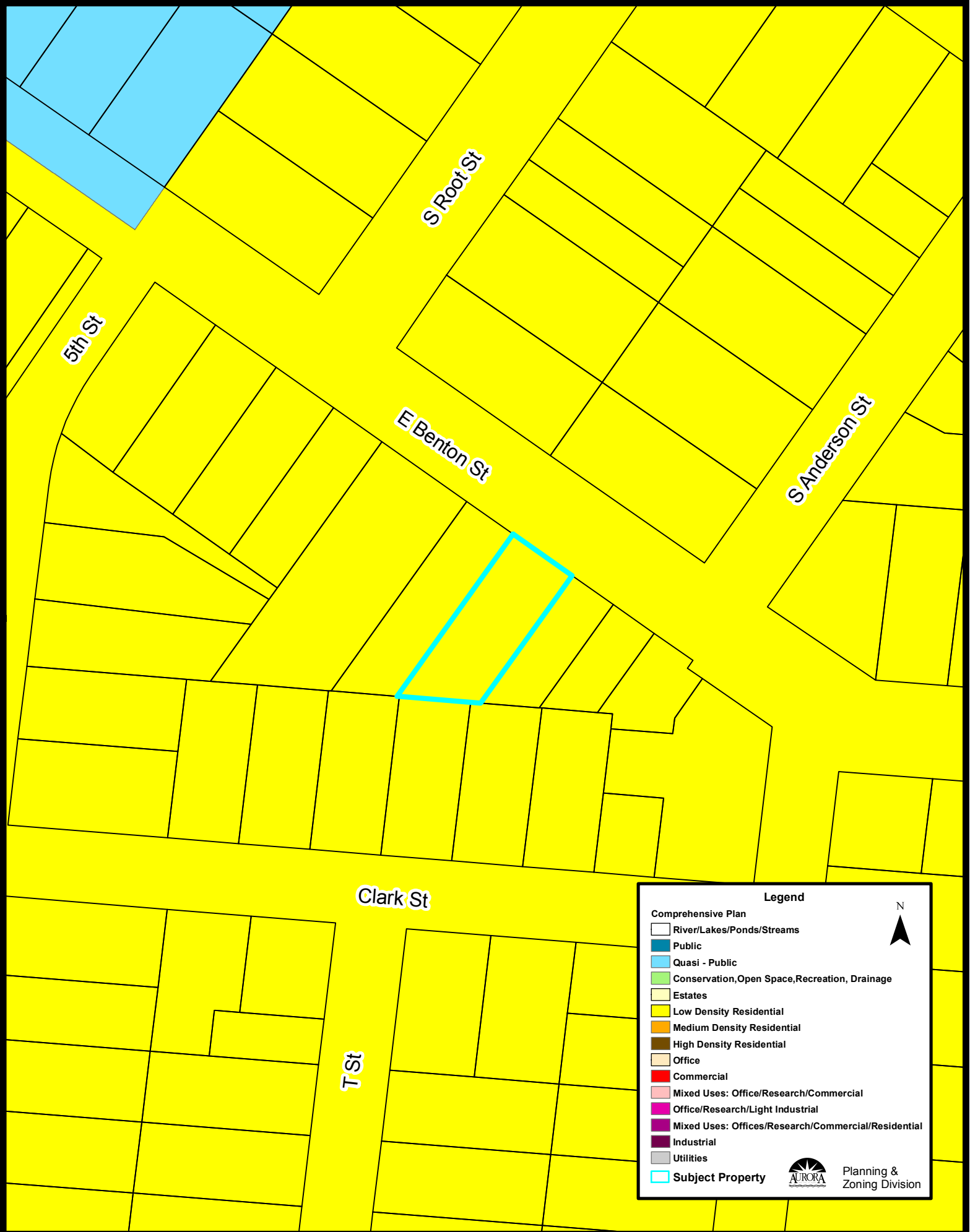
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Comprehensive Plan (1:1,000):



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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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