

Property Research Sheet

Location ID#: 30099

As of: 8/7/2015

Researched By: Ty McCarthy

Address: 423 Sperry Court

Comp Plan Designation: Low Density Residential

Subdivision: Lot 7 of County Clerks

School District: SD 131 - East Aurora School District

Parcel Number(s): 15-27-154-015

Park District: FVPD - Fox Valley Park District

Size: 0.102586 Acres

Ward: 4

Current Zoning: R-3 One-Family Dwelling District

Historic District: Near Eastside Historic District

1929 Zoning: A Residential Districts

ANPI Neighborhood: Bardwell

1957 Zoning: R-4 Two-Family Dwelling District

TIF District: N/A

Current Land Use

Current Land Use: Residential: Single Family

Total Building Area: 768 sq. ft.

Number of Buildings: 1

Number of Stories: 1

Building Built In: 1907

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 7.7.

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

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 60 feet and 8,000 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 950 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 7.7.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 7.7

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 7.7.

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 7.7.

Legislative History

The known legislative history for this Property is as follows:

075-4487 approved on 10/14/1975: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100 BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO

076-4578 approved on : AN ORDINANCE AMENDING ORDINANCE NUMBER 4487. (RzDz #2)

Location Maps Attached:

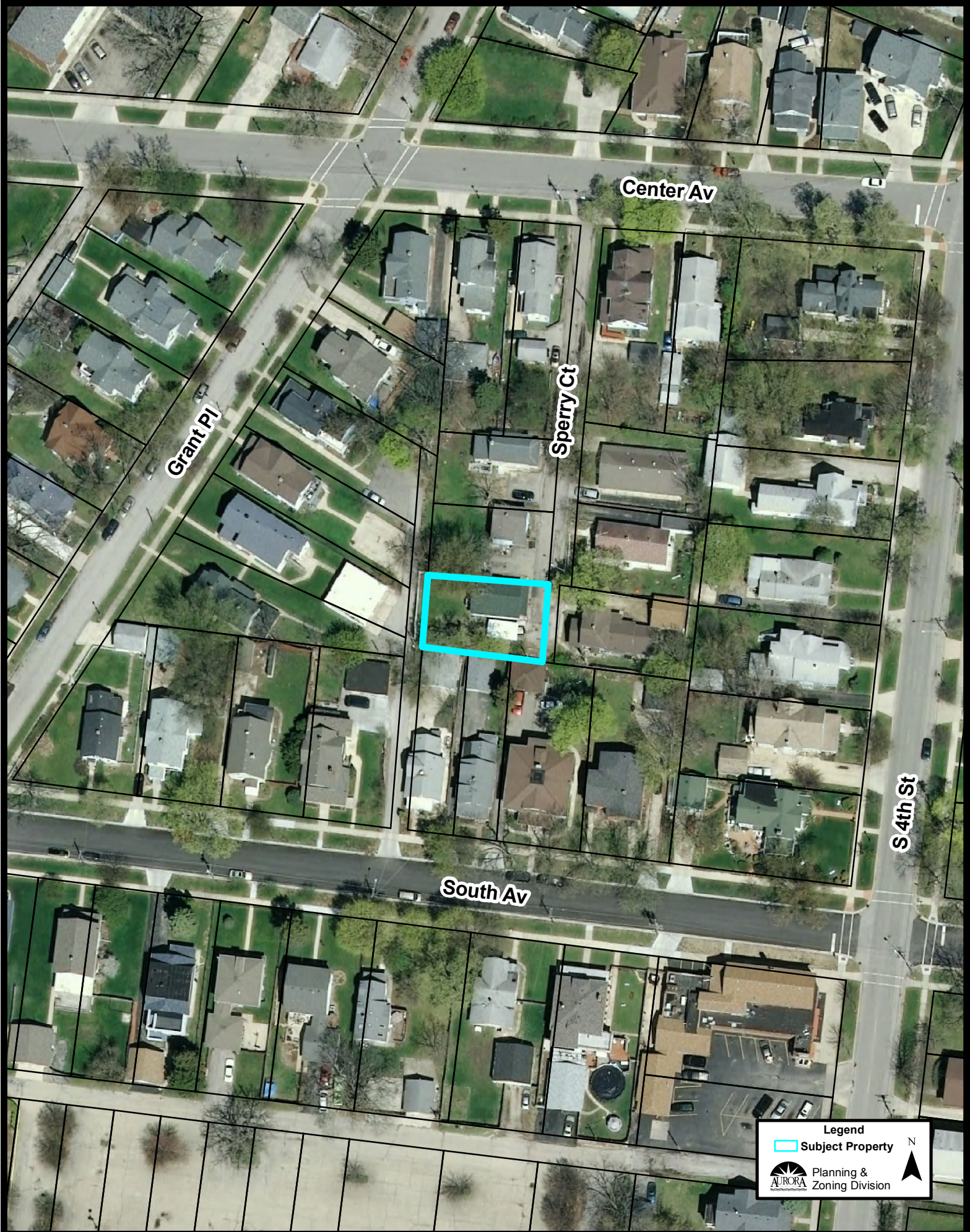
Aerial Overview

Aerial Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



Center Av


Grant Pl


Sperry Ct


S 4th St

South Av

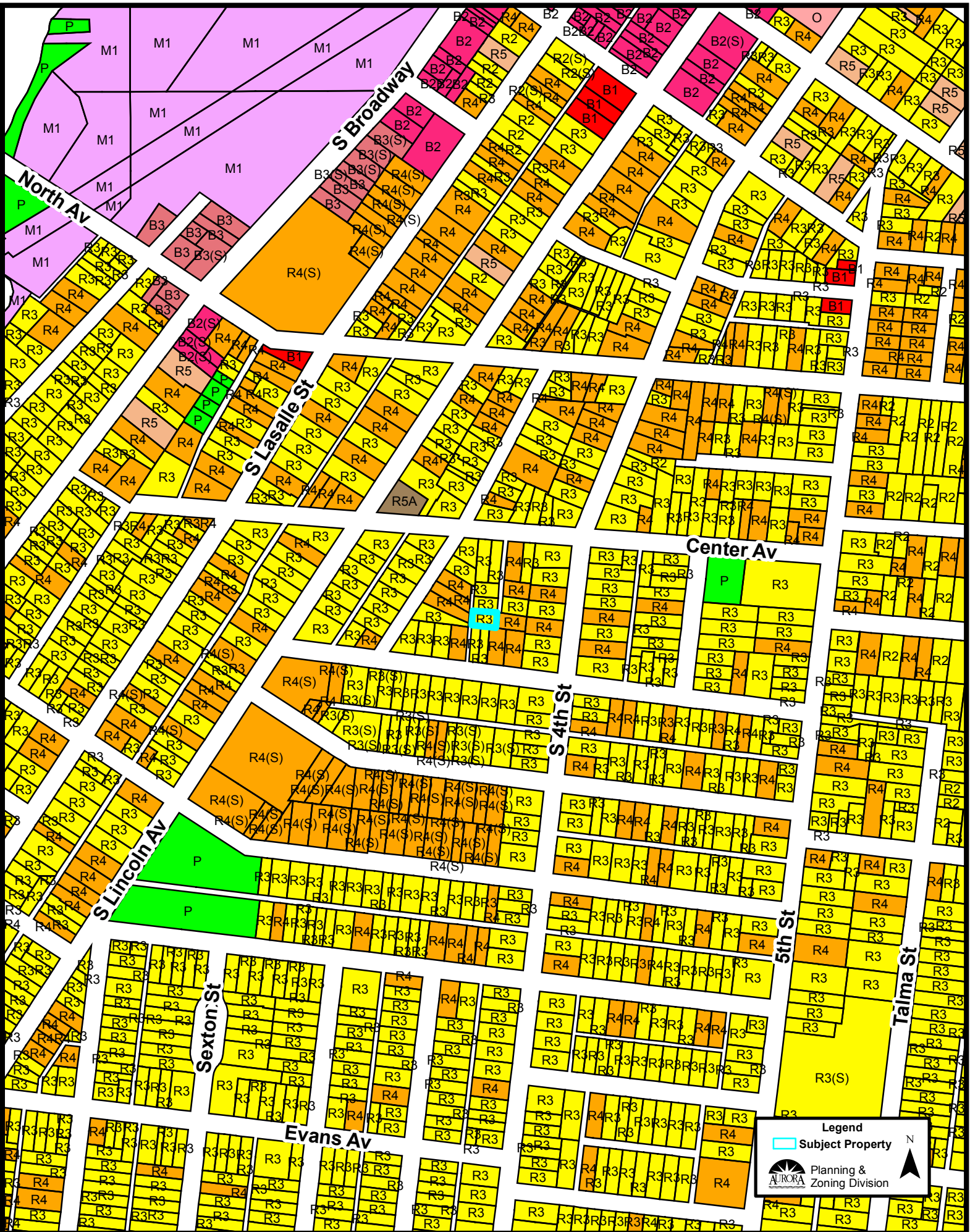
Legend

-  Subject Property

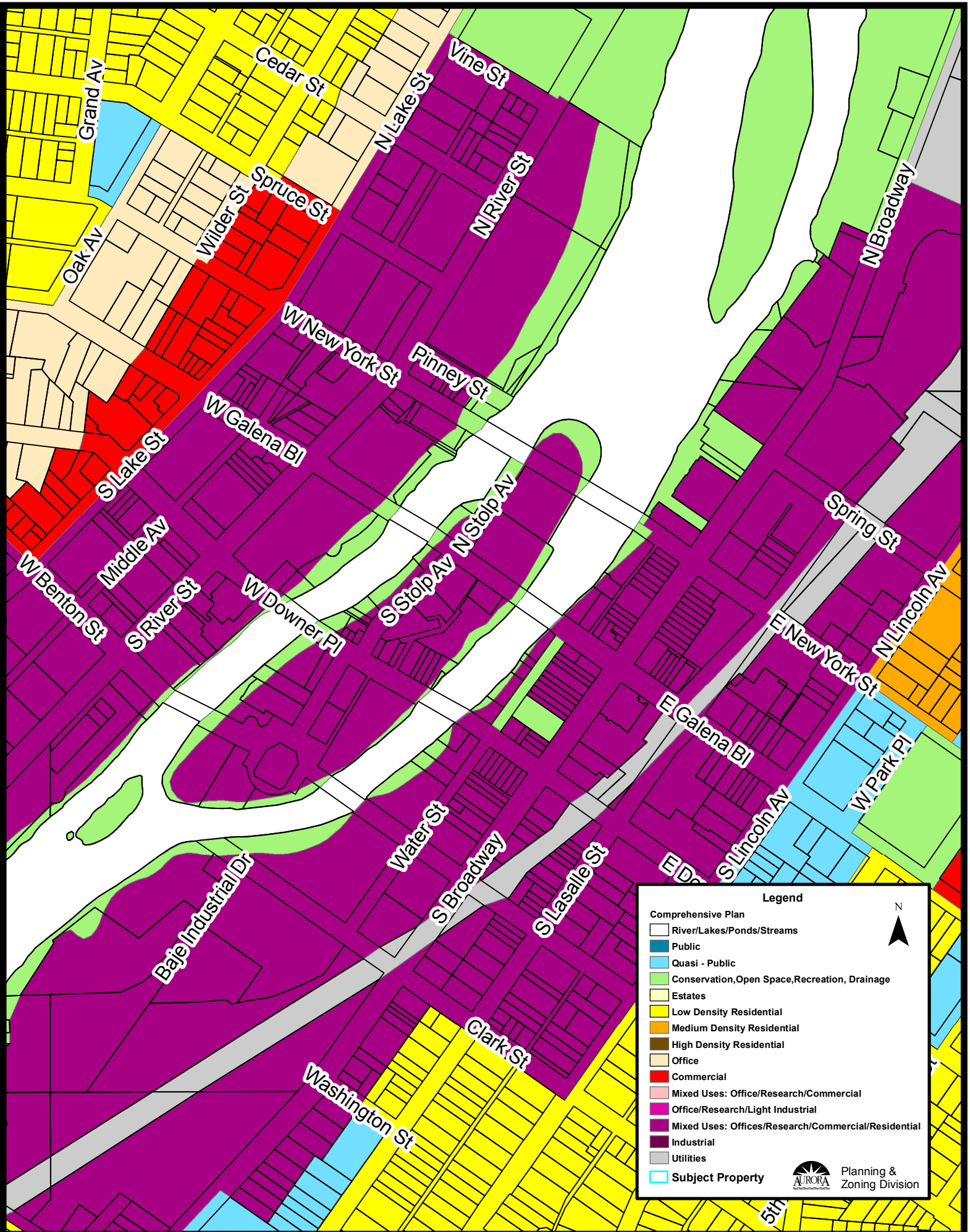
 Planning & Zoning Division

N 

Zoning Plan (1:5,000):



Comprehensive Plan (1:5,000):



Location Map (1:1,000):

