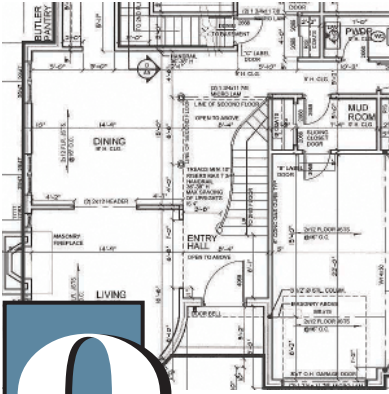


Planning Your Project



on this page:

- ⌘ Historic District
- ⌘ Lot Considerations
- ⌘ Understanding “Teardown” and “Infill”
- ⌘ Regulations for Teardown and Infill Development

Historic District

Review the enclosed map of the Historic District to determine if your project will be subject to the Historic Preservation Ordinance and review by the Historic Preservation Commission (HPC). For properties subject to HPC review, a Certificate of Appropriateness (COA) is required to authorize plans for certain types of alteration, construction or demolition that is visible from the public right-of-way. For more information visit www.naperville.il.us/preservation.aspx.

Lot Considerations

Building permits are only issued for structures on a single subdivided lot of record. Before applying for a building permit, remember to check the legal description on your plat of survey to verify that information is provided for only one lot. If your legal description indicates that your property is part of a lot or is composed of pieces of more than one lot, you will be required to subdivide the property prior to being issued a building permit.

Understanding “Teardown” and “Infill” Definitions

Teardown/Infill dwelling units are defined as single-family and duplex units that meet the following criteria:

1. Construction resulting from demolitions, partial demolitions, and large room additions
2. Re-subdivisions of lots located within subdivisions platted prior to 1989 that have been built-out
3. Vacant, undeveloped lots located within subdivisions platted prior to 1989

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Planning Your Project

Regulations for Teardown and Infill Development

For all buildings, height is measured based on the average of the two grades where the front setback line meets the side lot lines (refer to Figure 1). Teardown and infill construction for single-family homes and duplexes must meet the zoning criteria for the district in which they are located, and are subject to additional regulations as specified in Section 6-2-26 of the Municipal Code. These include:

1. A maximum height of 2 ½ stories, not to exceed 40 feet to the peak of the roof and 35 feet to the midpoint of the roof (refer to Figure 2).
2. Maximum building coverage of 35%, or 2,280 square feet, whichever is greater. A 480-square-foot building coverage credit is given for detached garages.

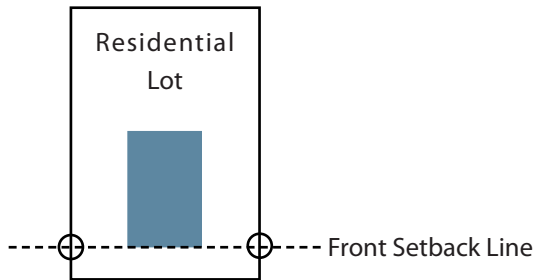


Figure 1: Establishing a datum point (plan view)

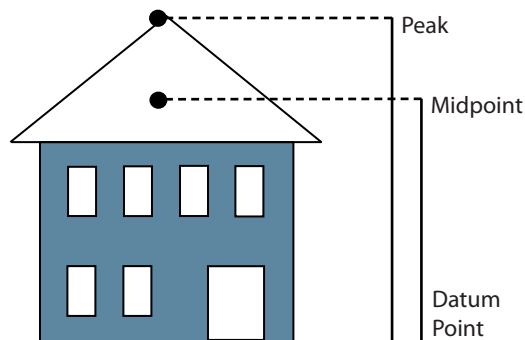


Figure 2: Measuring Height