



# LINCOLN AVENUE CORRIDOR FORM BASED CODE

## LINCOLNWOOD, IL

### LINCOLN AVENUE CORRIDOR FORM BASED CODE

Having recently completed a comprehensive plan to revitalize its aging commercial corridor - Lincoln Avenue, the Village of Lincolnwood retained Teska Associates Inc. to create a new ordinance to implement their Plan. One of the key principals of the plan was to introduce new urbanist principals of pedestrian scale and character. To soften the corridor's auto-dependent land uses and create appropriate transitions to the surrounding residential neighborhoods, Teska designed a mixed-use, pedestrian overlay district using a form-based approach.

Rooted in the New Urbanism and Smart Growth movements, form-based codes are an emerging regulatory technique that recognizes a community's physical form as its most essential element. The goal of form-based codes (FBCs) is to shape the character within communities by establishing definitive design/development criteria for such elements as building height, architectural standards, use designations, sidewalk dimensions, build-to-lines, landscaping, and parking configurations. By applying these techniques to Lincoln Avenue Corridor, Teska created a unique set of standards and design guidelines aimed to fulfill the mix of development opportunities identified in the Village Plan. The successful implementation of these guidelines will create a high quality environment with an inviting, pedestrian friendly image; promote a recognizable, mixed-use corridor that fosters a sense of civic pride; and establish the corridor as a distinct and inviting place to live, work, and shop.

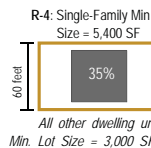


#### 4.12 Area, Bulk, Density and Setback Standards - R-4 - General Residence District

Use Category	Zoning District Residential Zone R-4
<b>Lot Standards</b>	
Min. lot size (sq ft)	5,400 SF
Min. lot area all non SF dwellingtypes (per unit)	3,000 SF
Min. lot width (ft) detached Single-Family w/attached garage	60 ft
Max. impervious coverage Single-Family (%)	60%
Max. building coverage Single-Family (%)	35%
<b>Minimum Ground Floor Area Per Dwelling</b>	
SF detached 1-story dwelling w/o basement	1,100 SF
SF detached 1-story dwelling with basement	1,000 SF
SF detached dwellings with (1+ stories)	650 SF
SF semi-detached dwelling (1 story)	1,000 SF
SF semi-detached dwelling (1+ stories)	650 SF
Two-Family Detached Dwellings	1,000 SF
<b>Building Standards</b>	
Single-Family Attached or Detached Max Building Ht (Note 1)	35 ft.; or 2 stories
Finished 1st Floor Ht Limit (Single-Family Detached) (elevation at top of curb to the top of the finished first floor)	Max 3 ft
Multi-Family or Non-Residential Max. Building Ht (ft)	45 ft
<b>Maximum FAR</b>	
SF Detached, lot size $\geq$ 6,000 SF	0.6
SF Detached, lot size $<$ 6,000 SF, or total floor area $\geq$ 6,000 SF	0.66

#### Lot Standards

- Maximum Building Coverage of 35% means the percentage of the lot occupied by any building including accessory buildings or structures.



#### Building Height

- Single Family Detached/Attached Residential Building Height: Vertical distance from grade to the roof peak for pitched roofs. Chimneys, towers, or similar projections : excluded.
- Multi-family or Non-residential = 45 feet maximum height

