



Granny Flat Academy

Local Regulations Related to Accessory Dwelling Units

Village of Park Forest

Link to full UDO text: <http://www.villageofparkforest.com/DocumentCenter/View/2801/Park-Forest---Uniform-Development-Ordinance---adopted-121117?bidId=>

ARTICLE III: USES

§ III-4.C.8.d. Use of Garages. The area above vehicle parking spaces in a detached garage shall not be used as habitable space, and may not contain a kitchen, bathroom, or sleeping area. In an attached garage, such space may be used as habitable space with a kitchen, bathroom, and/or sleeping area for an accessory dwelling unit in accordance with § III-4.D.1 (Accessory Dwelling Unit).

§ III-4.D. Accessory Dwelling Units and Home Occupations. Subject to building permit approval, accessory dwelling units are permitted in the R-1 and R-2 Districts, and home occupations are permitted in all residential zoning districts, provided that the following standards are met for each type of use.

1. Accessory Dwelling Unit.
 - a. Location. An accessory dwelling unit is permitted as part of the existing principal structure on the zoning lot, such as an attic, basement, or attached garage.
 - b. Number. One accessory dwelling unit is permitted per single-family dwelling unit.
 - c. Size. An accessory dwelling unit may not exceed 40 percent of the gross floor area of the principal structure on the lot, or 800 square feet, whichever is less.
 - d. Occupancy. On lots with accessory dwelling units, the property owner must maintain his or her permanent residence in either the principal structure or the accessory dwelling unit.
 - e. Entrances. An accessory dwelling unit may have an entrance from the exterior and/or interior of the principal structure.

ARTICLE V: OFF-STREET PARKING AND LOADING

§ V-2.C. Off-Street Parking Requirements. Table V-2-A. Off-Street Parking Requirements establishes the minimum vehicular parking requirements for the listed uses

Table V-2-A. Off-Street Parking Requirements

Uses	Parking Requirement
Residential	
Accessory Dwelling Unit	1 per dwelling unit

ARTICLE XII: DEFINITIONS

§ XII-2.

Accessory Dwelling Unit: A small, self-contained residential dwelling unit often referred to as a mother-in-law suite, or a granny flat, that is secondary to a larger residential dwelling unit within which it is located.

Single-Family Dwelling: A building that contains one dwelling unit, which is not attached to any other dwelling units with the exception of an "Accessory Dwelling Unit."

Local Regulations Related to Accessory Dwelling Units

Village of South Elgin

Link to full UDO text: https://www.southelgin.com/vertical/sites/%7B5D95C9C3-6931-4CBF-AA90-3AC331AA0266%7D/uploads/South_Elgin_UDO_Full_UDO_final_092718.pdf

SECTION 156.07: USES

§ 156.07.D.4. Accessory Dwelling Units. Accessory dwelling units are permitted in all residential zoning districts within a principal or accessory structure subject to approval of site plan review (§ 156.03.A.2 (Site Plan Review)) and provided that the following standards are met.

- a. Accessory Dwelling Unit.
 - 1) Location. An accessory dwelling unit located in a principal structure may be located anywhere within a principal structure. An accessory dwelling unit located in an accessory structure is allowed in the rear yard only.
 - 2) Number. The number of accessory dwelling units on a lot shall be no greater than the number of principal dwelling units on a lot.
 - 3) Size. The maximum size of an accessory dwelling unit shall be 900 square feet
 - 4) Design. An accessory dwelling unit shall be designed to be clearly secondary to the principal dwelling unit on the site. For accessory dwelling units located in an accessory structure, the exterior materials of the dwelling unit must be compatible with the primary dwelling unit, including siding and trim materials, window design, roof shape, roof pitch, and roof material.

SECTION 156.08: PARKING AND LOADING

§ 156.08.B.3. Off-Street Parking Requirements. Table 156.08.B-1. Off-Street Parking Requirements establishes the minimum vehicular parking requirements for the listed uses.

Table 156.08.B-A. Off-Street Parking Requirements

Uses	Parking Requirement
Residential	
Accessory Dwelling Unit	1

SECTION 156.12: DEFINITIONS

§ 156.12.B.

Accessory Dwelling Unit (ADU): A small, self-contained residential dwelling unit that is secondary to a larger residential dwelling unit located on the same lot.

Single-unit Dwelling: A building that contains one dwelling unit, which is not attached to any other dwelling units with the exception of an "Accessory Dwelling Unit."



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