VILLAGE OF PLEASANT PRAIRIE
DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS

ZONING DISTRICT	1st Floor Area (sq ft)	Total Floor Area (sq ft)	Building Height (ft)	Width of the dwelling (ft)	Street Setback * (ft)	Shore Setback (ft)	Wetland Setback ** (ft)	Side Setback *** (ft)	Rear Setback (ft)	Driveway Setback (ft)	# of detached Accessory Struct. allowed
R-1, Rural Residential	1500	2000	35	28	65/40	75	25/10	25	50	5	3
R-2, Urban Single Family	1500	2000	35	28	65/40	75	25/10	25	50	5	3
R-3, Urban Single Family	1000	1400	35	28	65/30	75	25/10	10/15	25	5	3
R-4, Urban Single Family	1000	1400	35	28	65/30	75	25/10	10/15	25	5	3
R-4-5, Urban Single Family	1000	1400	35	26	65/30	75	25/10	10/15	25	5	3
R-5, Urban Single Family	900	1200	35	24	65/30	75	25/10	10/15	25	5	3
R-6, Urban Single Family	700	1200	35	24	65/30	75	25/10	8/15	25	5	2

Single-Family Dwelling Standards

1. No building or parts of a building shall exceed 35 feet in height, except as provided in the Village Zoning Ordinance
2. The minimum floor area of a dwelling excludes the garage, decks, porches and basements.
3. The dwelling shall be set on an enclosed permanent foundation unless the soil bearing capacity, as determined by a structural engineer, prohibits such foundation.
4. Placement of the dwelling unit shall provide for proper drainage away from the foundation and shall accommodate drainage on and through the existing property by not negatively affecting the existing drainage patterns or the capabilities of draining the abutting properties.
5. For all one (1) story dwellings, the length to width ratio of the dwelling unit (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet), as measured at the foundation, shall not be greater than 2 to 1 (i.e. The length shall not be more than twice the width). The length of the dwelling unit is that side of the dwelling that is the longest and the width is that side of the dwelling which is the shortest.
6. The minimum width of the short side of a dwelling unit shall not be less than listed above.
7. The main roof of the dwelling shall have a minimum roof pitch of 4:12 and the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one (1) foot.
8. Permitted roof surface materials (including accessory garages and carports) includes: wood shakes, asphalt, fiberglass, composition or wood shingles, clay tiles, concrete tiles, slate or other appropriate roofing material as approved by the Village Zoning Administrator.
9. Permitted exterior materials (including accessory garages and carports) includes: brick, stone, wood, masonry, concrete, stucco, aluminum or vinyl siding or other appropriate siding material as approved by the Village Zoning Administrator. The exterior siding shall extend to the top of the foundation and be within 6 inches above the final grade.
10. The front facade of the structure shall be placed parallel to the street property line, unless otherwise approved by the Zoning Administrator.

Setbacks

1. ***Street setback** – the first number is the setback from the structure to the right-of-way of all Federal, State and County Trunk highways and the second number is from the structure to all other public right-of-ways or private roads as measured from the outer edge of the gravel shoulder or back of curb; except as provided for in the Zoning Ordinance.
2. **Shore setback** - not less than 75 feet as measured from the structure to the ordinary high water mark of any navigable water, except as provided for in the Zoning Ordinance.
3. ****Wetland Setback**- not less than 25 feet as measured from the structure to the wetlands on the same property and not less than 10 feet as measured from the structure to the wetlands on adjacent properties (setback includes all structures, driveways, parking areas).
4. ******Side setback** – the first number is measured from the structure to the side property line. If an attached garage is not constructed, then at least one side yard setback shall be 15 feet to allow for adequate room for a driveway to a future detached garage.
5. **Rear setback** – as measured from the structure to the rear property line.
6. The entire length of a **driveway** shall be setback a minimum of 5 feet from the property line, except as provided for in the Zoning Ordinance.
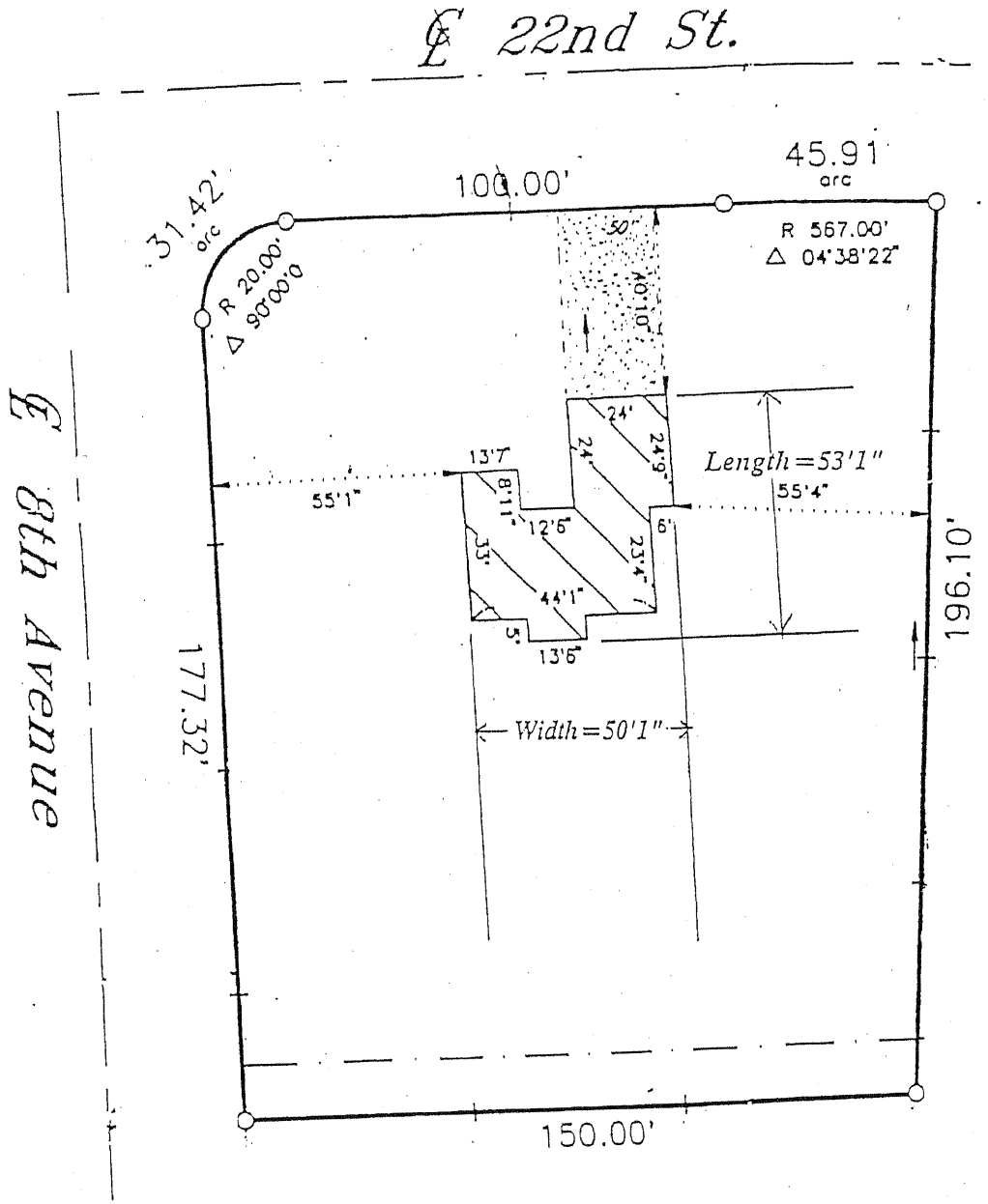
ILLUSTRATION 5