

ORDINANCE NO 02-09
AN ORDINANCE AMENDING
SECTION 155.051 OF THE VILLAGE CODE
RELATING TO R – 1 SINGLE FAMILY RESIDENTIAL DISTRICTS
IN THE VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

BE IT ORDAINED by the President and the Board of Trustees of the Village of Harwood Heights, Cook County, Illinois, in the exercise of its home rule powers, that section 155.051 **SINGLE FAMILY RESIDENTIAL DISTRICTS** of the Village Code is amended as follows:

SECTION 1: A new section (J) shall be added as follows:

(J) DECKS

(1) OPEN TO THE SKY.

A deck shall be considered open to the sky for purposes herein, if the floor permits rain water to drop through the planking and drain to the earth below. Landscape fabric may be used to cover the earth beneath the deck so long as the fabric is porous. There shall be a minimum space of one-quarter inch (1/4") between floor boards or planks which should measure no more than six inches (6") in width. All decks shall be subject to minimum side, front, and back yard restrictions with a maximum size of 5% of total lot area.

(2) NON-USUABLE OPEN SPACE.

A deck constructed over concrete, bricks, flagstone, crushed rock, plastic, or any non-porous material, shall not be considered open to the sky for purposes of this section. A deck which is covered by a roof, canopy, or permanent awning shall not be considered open to the sky for purposes of this section. The square footage of any deck constructed as described herein shall be added to footprint of the building of dwelling which it adjoins.

SECTION 2: A new section (K) shall be added as follows:

(K) FRONT YARD PORCHES:

- (1) Size.** Shall not exceed twenty- five percent (25%) of the square footage of the front yard (including entrance sidewalk, stairs, and front porch landing.)
- (2) Steps.** No brick or concrete wall shall be constructed so as to rise above the steps further than forty-two inches (42") above each thread.
- (3) Variations.** Construction of any new porch which exceeds twenty-five percent (25%) of the square footage of the front yard (as defined herein) shall require approval of the Zoning Board of Appeals, which shall consider set back requirements and conformity with existing residences or structures on the block. Additional footage may be allowed where the set back of the residence is greater than twenty-five feet (25').
- (4) Entrance Sidewalks.** Shall include edging constructed of brick, flagstone, rock, gravel, or other non-porous material.

SECTION 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 4: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

