

ZONING

275 Attachment 3

Village of Hilton Schedule 2: Lot and Bulk Requirements

[Added 03-24-2025 by L.L. No. 1-2025]

District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Setback Requirements (Ft.)						Maximum Building Height (Ft.)	Accessory Structure Footprint (Sq. Ft.)	Maximum Building Lot Coverage
			Principal Building			Accessory Building					
			Front	Side	Rear	Front	Side	Rear			
Residential (R)	8,000	60	20 ⁷	8	8	Not Specified ¹	Shed: 5 Garage: 8	Shed: 5 Garage: 8	Dwelling: 35 Accessory (shed): 16 Accessory (garage): 25	Shed:256 Garage:720	70%
Multiple Residence (MR)	8,000	None	See Notes Section ²						35	None	80%
Commercial (C)	None	None	10	10 ³	10 ³	None	None	None	45	None	80%
Central Business (CB)	None	None	0 (10 ft. Maximum Setback)	0 (5 ft. Maximum Setback)	5	None	None	None	45 (2 Story Minimum)	None	None
Transitional Mixed-Use (TMD)	None	None	None	5	5	Not Specified ¹	Shed: 5 Garage: 8	Shed: 5 Garage: 8	45 (2 Story Minimum)	Shed:256 Garage: 720	None
Industrial (I)	10,000	None	35	10 ⁴	10 ⁴	None	None	None	45	None	80%
Light Industrial (LI)	20,000	100	35 ⁵	10 ⁶	50	None	None	None	45	None	80%
Planned Residential Development (PRD and PRD-S), Mixed Use Overlay (MUO), and Incentive Zoning (IZ)	Lot and Bulk Requirements are established by the Village Board during application and process and are proposed by the applicant based upon the needs of the development.										

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Additional regulatory requirements such as building design requirements or performance criteria can be found within the Zoning Code.

FOOTNOTES:

- 1) *Must be erected behind the front main foundation line of the principal dwelling on any lot.*
- 2) *No building shall be nearer than 30 feet to the right-of-way of any major road peripheral to the site. No building shall be nearer than 15 feet to the right-of-way of any exterior project road. In the case of nondedicated streets and roads, this setback shall be measured from the limits of the paved area. No building shall be nearer than 15 feet to any interior lot line, other than those lot lines defining an individual unit in a townhouse, if any.*
- 3) *Rear and side setbacks: minimum of 10 feet each, except that where a commercial district abuts a residential district, the setbacks shall each be 20 feet.*
- 4) *Rear or interior setback: minimum of 10 feet, except where an industrial district abuts a residential district, the setback shall be 40 feet. The minimum side setback on a corner lot shall not be less than the front setback on a corner lot.*
- 5) *Front setback: minimum of 35 feet on internal or subdivision streets. Minimum of 40 feet on existing arterial or collector highways.*
- 6) *Side setback: minimum 10 feet, except where a Light Industrial District abuts a residential or commercial district, the setback shall be 40 feet.*
- 7) *The minimum front setback for lots abutting roads shall be the most common existing front setback on the block. In the event that the most common front setback does not exist or cannot be determined, the minimum setback shall be 20 feet.*