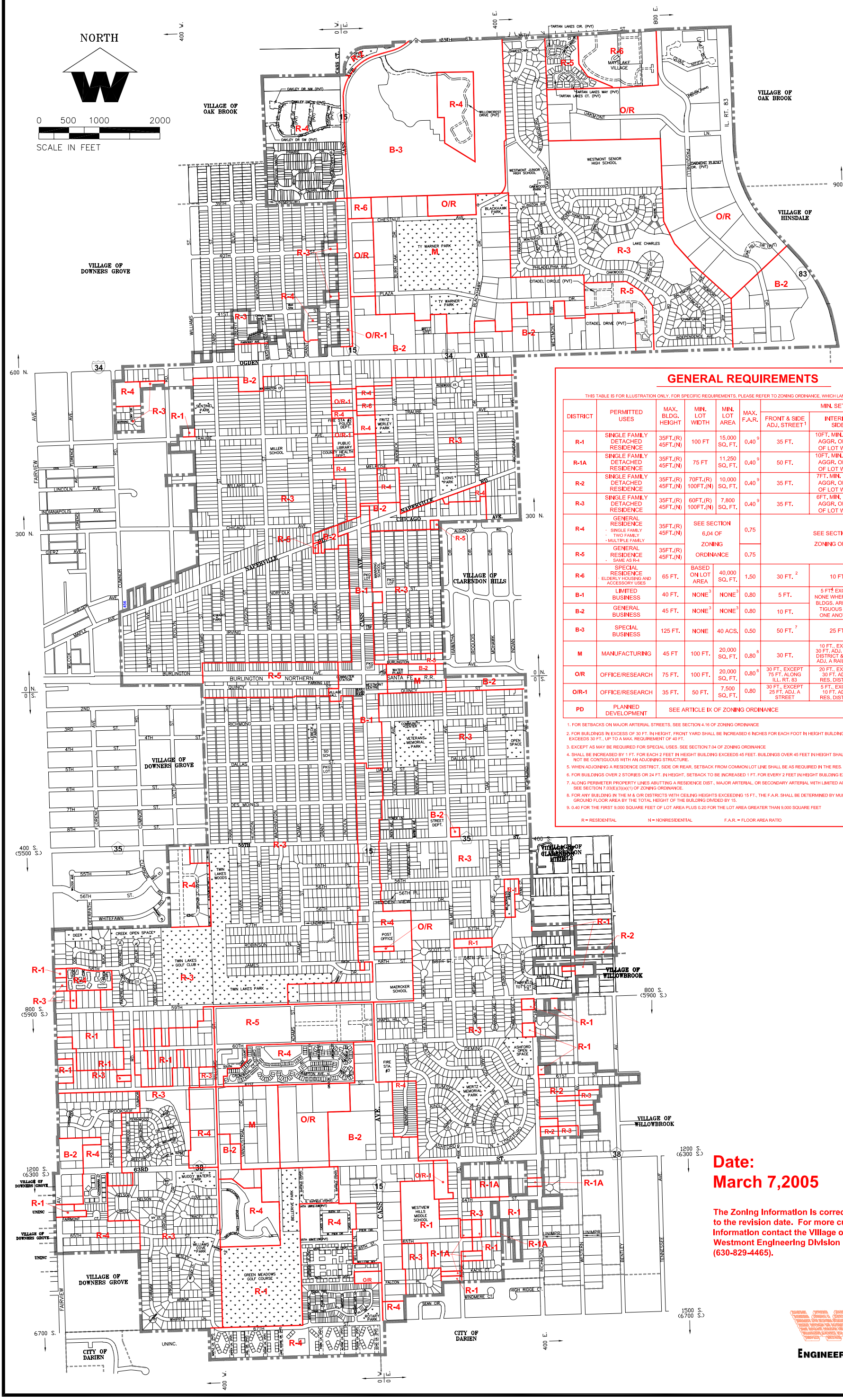
VILLAGE OF WESTMONT
DU PAGE COUNTY
2005 ZONING DISTRICT MAP



GENERAL REQUIREMENTS

THIS TABLE IS FOR ILLUSTRATION ONLY. FOR SPECIFIC REQUIREMENTS, PLEASE REFER TO ZONING ORDINANCE, WHICH LANGUAGE LEGALLY GOVERNS.

DISTRICT	PERMITTED USES	MAX. BLDG. HEIGHT	MIN. LOT WIDTH	MIN. LOT AREA	MAX. F.A.R.	MIN. SETBACKS		
						FRONT & SIDE ADJ. STREET[1]	INTERIOR SIDE	REAR
R-1	SINGLE FAMILY DETACHED RESIDENCE	35FT.(R) 45FT.(N)	100 FT	15,000 SQ. FT.	0.40[9]	35 FT.	10FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	20 % OF LOT DEPTH
R-1A	SINGLE FAMILY DETACHED RESIDENCE	35FT.(R) 45FT.(N)	75 FT	11,250 SQ. FT.	0.40[9]	50 FT.	10FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-2	SINGLE FAMILY DETACHED RESIDENCE	35FT.(R) 45FT.(N)	70FT.(R) 100FT.(N)	10,000 SQ. FT.	0.40[9]	35 FT.	7FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-3	SINGLE FAMILY DETACHED RESIDENCE	35FT.(R) 45FT.(N)	60FT.(R) 100FT.(N)	7,800 SQ. FT.	0.40[9]	35 FT.	6FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-4	GENERAL RESIDENCE - SINGLE FAMILY - TWO FAMILY - MULTIPLE FAMILY	35FT.(R) 45FT.(N)	SEE SECTION 6.04 OF ZONING ORDINANCE		0.75	SEE SECTION 6.04 OF ZONING ORDINANCE		
R-5	GENERAL RESIDENCE - SAME AS R-4	35FT.(R) 45FT.(N)			0.75			
R-6	SPECIAL RESIDENCE - ELDERLY HOUSING AND ACCESSORY USES	65 FT.	BASED ON LOT AREA	40,000 SQ. FT.	1.50	30 FT.[2]	10 FT.	20 FT.
B-1	LIMITED BUSINESS	40 FT.	NONE[3]	NONE[3]	0.80	5 FT.	5 FT.[4] EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER[5]	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT.[5]
B-2	GENERAL BUSINESS	45 FT.	NONE[3]	NONE[3]	0.80	10 FT.		
B-3	SPECIAL BUSINESS	125 FT.	NONE	40 ACS.	0.50	50 FT.[7]	25 FT.[7]	50 FT., EXCEPT 25 FT. ADJ. A MANUF. DIST.[7]
M	MANUFACTURING	45 FT	100 FT.	20,000 SQ. FT.	0.80[8]	30 FT.	10 FT., EXCEPT 30 FT. ADJ. A RES. DISTRICT & NONE ADJ. A RAILROAD	30 FT., EXCEPT NONE ADJ. A RAILROAD
O/R	OFFICE/RESEARCH	75 FT.	100 FT.	20,000 SQ. FT.	0.80[8]	30 FT., EXCEPT 75 FT. ALONG ILL. RT. 83	20 FT., EXCEPT 30 FT. ADJ. A RES. DISTRICT[6]	20 FT., EXCEPT 30 FT. ADJ. A RES. DISTRICT[6]
O/R-1	OFFICE/RESEARCH	35 FT.	50 FT.	7,500 SQ. FT.	0.80	30 FT., EXCEPT 25 FT. ADJ. A STREET	5 FT., EXCEPT 10 FT. ADJ. A RES. DISTRICT[6]	20 FT.
PD	PLANNED DEVELOPMENT	SEE ARTICLE IX OF ZONING ORDINANCE						

1. FOR SETBACKS ON MAJOR ARTERIAL STREETS, SEE SECTION 4.16 OF ZONING ORDINANCE
2. FOR BUILDINGS IN EXCESS OF 30 FT. IN HEIGHT, FRONT YARD SHALL BE INCREASED 6 INCHES FOR EACH FOOT IN HEIGHT BUILDING EXCEEDS 30 FT., UP TO A MAX. REQUIREMENT OF 40 FT.
3. EXCEPT AS MAY BE REQUIRED FOR SPECIAL USES. SEE SECTION 7.04 OF ZONING ORDINANCE
4. SHALL BE INCREASED BY 1 FT. FOR EACH 2 FEET IN HEIGHT BUILDING EXCEEDS 45 FEET. BUILDINGS OVER 45 FEET IN HEIGHT SHALL NOT BE CONTIGUOUS WITH AN ADJOINING STRUCTURE.
5. WHEN ADJOINING A RESIDENCE DISTRICT, SIDE OR REAR, SETBACK FROM COMMON LOT LINE SHALL BE AS REQUIRED IN THE RES. DIST.
6. FOR BUILDINGS OVER 2 STORIES OR 24 FT. IN HEIGHT, SETBACK TO BE INCREASED 1 FT. FOR EVERY 2 FEET IN HEIGHT BUILDING EXCEEDS 2 STORIES.
7. ALONG PERIMETER PROPERTY LINES ABUTTING A RESIDENCE DIST., MAJOR ARTERIAL, OR SECONDARY ARTERIAL WITH LIMITED ACCESS. SEE SECTION 7.03(E)(3)(a)(1) OF ZONING ORDINANCE.
8. FOR ANY BUILDING IN THE M & O/R DISTRICTS WITH CEILING HEIGHTS EXCEEDING 15 FT., THE F.A.R. SHALL BE DETERMINED BY MULTIPLYING THE GROUND FLOOR AREA BY THE TOTAL HEIGHT OF THE BUILDING DIVIDED BY 15.
9. 0.40 FOR THE FIRST 9,000 SQUARE FEET OF LOT AREA PLUS 0.20 FOR THE LOT AREA GREATER THAN 9,000 SQUARE FEET

R = RESIDENTIAL N = NONRESIDENTIAL F.A.R. = FLOOR AREA RATIO

Date:
March 7,2005

The Zoning Information is correct up to the revision date. For more current Information contact the Village of Westmont Engineering Division (630-829-4465).

WESTMONT
The Progressive Village
INCORPORATED 1921
ENGINEERING DIVISION