

ARTICLE 3. ZONING DISTRICTS

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3.1 DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the Village of Oak Park is divided into the following zoning districts:

A. Residential Districts

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- R-3-50 Single-Family Residential District
- R-3-35 Single-Family Residential District
- R-4 Single-Family Residential District
- R-5 Two-Family Residential District
- R-6 Multi-Family Residential District
- R-7 Multi-Family Residential District

B. Commercial Districts

- DT Downtown Zoning District
- GC General Commercial District
- HS Harrison Street Arts Zoning District
- MS Madison Street Zoning District
- NA North Avenue Commercial District
- NC Neighborhood Commercial District
- RR Roosevelt Road Form-Based District

C. Special Purpose Districts

- OS Open Space Zoning District
- PL Public Land Use Zoning District
- H Hospital Zoning District

3.2 ZONING MAP

A. Location of Districts

1. The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made part of, this Ordinance.
2. It is the intent of this Ordinance that the entire area of the Village are included in the zoning districts established by this Ordinance. Any land lying within the Village, but not shown on the Official Zoning Map as being included within a district, is classified as the R-1 District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with streets, highways, expressways, easements, or railroads, the boundary line is construed to be the centerline of the right-of-way.

2. Property Lines

Where zoning district boundary lines coincide with a recorded property line, the property line is construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary is determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Zoning Administrator will decide any interpretations of zoning district boundary lines, where the application of this Section leaves doubt as to the boundary between two zoning districts.

3.3 EXEMPTIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITIES

- A. The provisions of this Ordinance do not apply to land located within public rights-of-way.
- B. The following utility uses are exempt from the provisions of this Ordinance and permitted in any district: wires, cables, conduits, vaults, laterals, pipes, mains, hydrants, valves, and water supply wells.
- C. This exemption does not include utilities, as defined in Article 2, wireless telecommunications, amateur HAM radio towers, solar panels, or wind turbines, unless operated by a government agency. All such structures must comply with this Ordinance and any other applicable Village ordinances.