

The Village's residential district structure has been maintained, with one exception: the R-3 district has been split into R-3-50 and R-3-35 districts, designed to accommodate existing development on lots a minimum of 5,000sf and 3,500sf, respectively.

Select regulations have been refined - lot coverage averaging has been eliminated, replaced with a simple percentage for all districts that includes a principal building and accessory buildings. An impervious surface maximum has also been added to the district regulations.

Special purpose districts have been added to accommodate the Village's parks, recreational facilities, and open space, as well as public service uses and major health care facilities.

R-1 Single-Family Residential District

The R-1 Single-Family Residential District is intended to preserve and protect the unique character of Oak Park's existing estate-type lots improved with single-family dwellings, many of which have historic or architectural significance. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-1 District.

Minimum Lot Area: 10,000sf

R-2 Single-Family Residential District

The R-2 Single-Family Residential District is intended to accommodate Oak Park's low-density residential neighborhoods, characterized by single-family dwellings on large lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-2 District.

Minimum Lot Area: Single-Family: 6,200sf, Non-Residential: 10,000sf

R-3-50 Single-Family Residential District

The R-3-50 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by single-family dwellings located on moderate-sized lots a minimum of 5,000 square feet or greater in area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-3-50 District.

Minimum Lot Area: Single-Family: 5,000sf, Non-Residential: 10,000sf

R-3-35 Single-Family Residential District

The R-3-35 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by single-family dwellings that exhibit characteristics and dimensional attributes similar to those in the R-3-50 district, but are located on lots that are a minimum of 3,500 square feet or greater in area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-3-35 District.

Minimum Lot Area: Single-Family: 3,500sf, Non-Residential: 10,000sf

R-4 Single-Family Residential District

The R-4 Single-Family Residential District is intended to accommodate various neighborhoods within Oak Park characterized by small single-family dwellings located on urban-sized lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-4 District.

Minimum Lot Area: Single-Family: 3,500sf, Non-Residential: 10,000sf

R-5 Single-Family Residential District

The R-5 Two-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of small single-family dwellings and two-family dwellings on urban to moderate-sized lots. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-5 District.

Minimum Lot Area: Single-Family: 3,500sf, Two-Family: 5,000sf, Non-Residential: 10,000sf

R-6 Single-Family Residential District

The R-6 Multi-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, and low density townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-6 District.

Minimum Lot Area: Single-Family: 3,500sf, Two-Family: 5,000sf, Townhouse & Multi-Family: 5,000sf + 900sf/du after the first two units, Non-Residential: 10,000sf

R-7 Single-Family Residential District

The R-7 Multi-Family Residential District is intended to accommodate a neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, and moderate density townhouses and multi-family dwellings. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted in the R-7 District.

Minimum Lot Area: Single-Family: 3,500sf, Two-Family: 5,000sf, Townhouse & Multi-Family: 5,000sf + 700sf/du after the first two units, Non-Residential: 10,000sf

OS Open Space Zoning District

The OS Open Space Zoning District is intended for the designation and protection of parks and public recreational facilities, both outdoor and indoor. Parks may include both active and passive recreation areas, and certain ancillary uses, such as field houses, cultural facilities, and performance areas.

PL Public Land Use Zoning District

The PL Public Land Use Zoning District is intended to accommodate governmental, educational, cultural, and similar public service uses located within the Village.

H Hospital Zoning District

The H Hospital Zoning District is intended to accommodate major health care facilities, and their expansion, located within the Village.