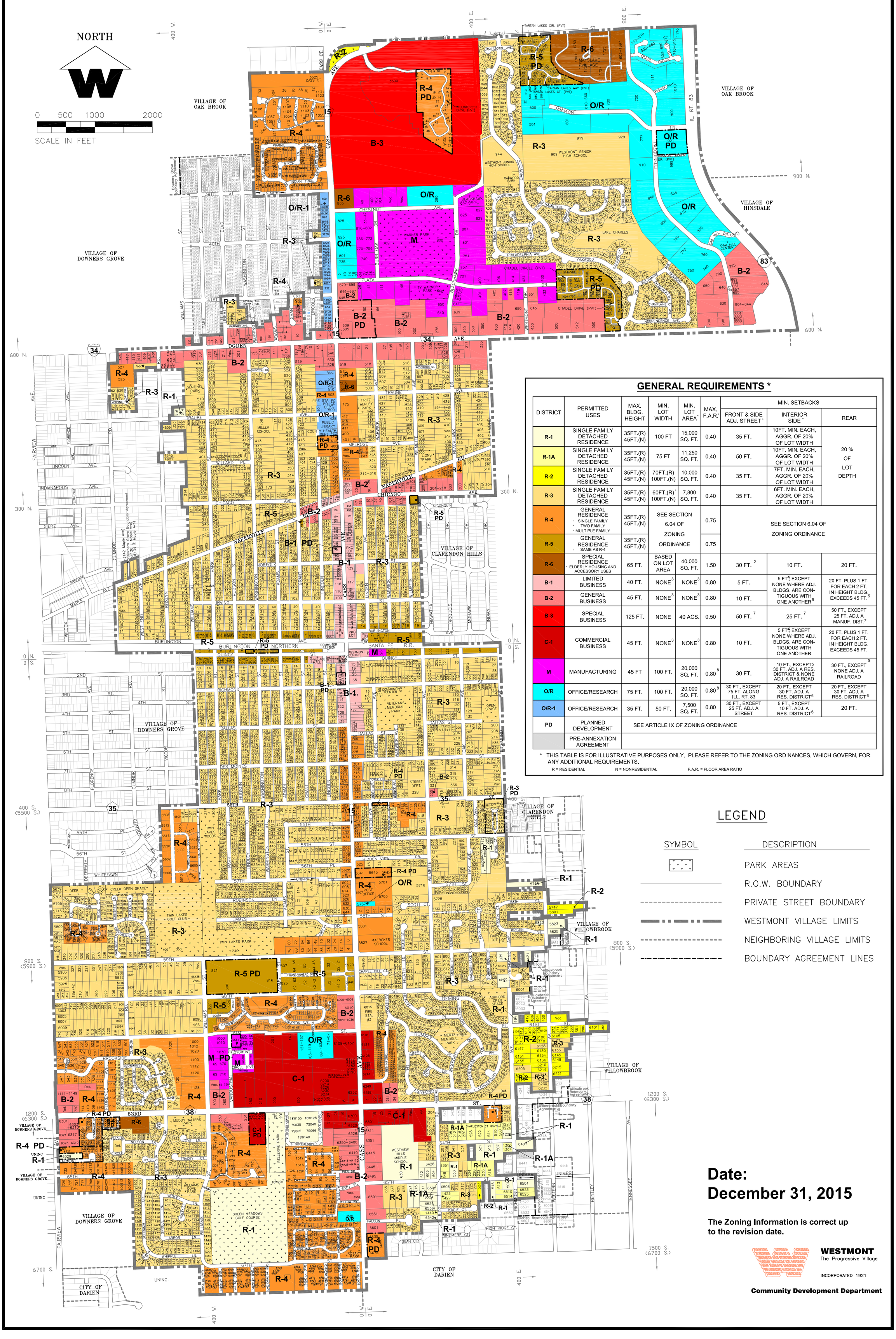
VILLAGE OF WESTMONT
DU PAGE COUNTY
2016 ZONING DISTRICT MAP



GENERAL REQUIREMENTS *

DISTRICT	PERMITTED USES	MAX. BLDG. HEIGHT	MIN. LOT WIDTH	MIN. LOT AREA*	MAX. F.A.R.*	MIN. SETBACKS: FRONT & SIDE ADJ. STREET*	MIN. SETBACKS: INTERIOR SIDE*	MIN. SETBACKS: REAR
R-1	SINGLE FAMILY DETACHED RESIDENCE	35FT.(R) 45FT.(N)	100 FT	15,000 SQ. FT.	0.40	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	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	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	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]
C-1	COMMERCIAL BUSINESS	45 FT.	NONE[3]	NONE[3]	0.80	10 FT.	5 FT.[4] EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT.
M	MANUFACTURING	45 FT	100 FT.	20,000 SQ. FT.	0.80[8]	30 FT.	10 FT., EXCEPT[5] 30 FT. ADJ. A RES. DISTRICT & NONE ADJ. A RAILROAD	30 FT., EXCEPT[5] 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						
	PRE-ANNEXATION AGREEMENT							

* THIS TABLE IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE ZONING ORDINANCES, WHICH GOVERN, FOR ANY ADDITIONAL REQUIREMENTS.

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

LEGEND

SYMBOL	DESCRIPTION
	PARK AREAS
	R.O.W. BOUNDARY
	PRIVATE STREET BOUNDARY
	WESTMONT VILLAGE LIMITS
	NEIGHBORING VILLAGE LIMITS
	BOUNDARY AGREEMENT LINES

Date:
December 31, 2015

The Zoning Information is correct up to the revision date.

WESTMONT
The Progressive Village
INCORPORATED 1921

Community Development Department