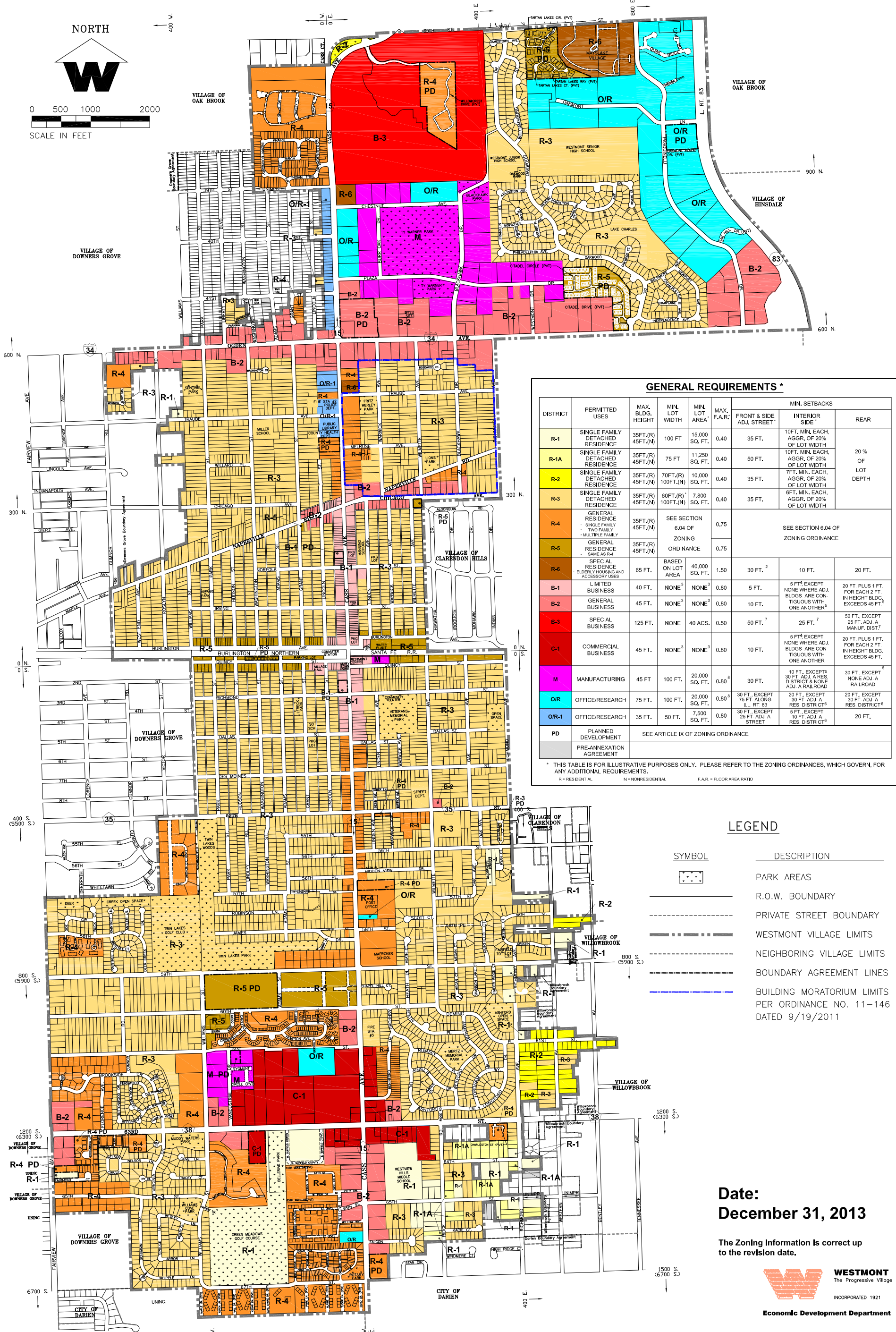


VILLAGE OF WESTMONT DU PAGE COUNTY 2014 ZONING DISTRICT MAP

NORTH



0 500 1000 2000
SCALE IN FEET



GENERAL REQUIREMENTS *

DISTRICT	PERMITTED USES	MAX. BLDG. HEIGHT	MIN. LOT WIDTH	MIN. LOT AREA ¹	MAX. F.A.R. ²	MIN. SETBACKS		
						FRONT & SIDE ADJ. STREET ³	INTERIOR SIDE ⁴	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	
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	20% OF LOT DEPTH
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) ⁵ 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)	SEE SECTION 6.04 OF ZONING ORDINANCE		0.75		SEE SECTION 6.04 OF ZONING ORDINANCE	
R-6	SPECIAL RESIDENCE - ELDERLY HOUSING AND ACCESSORY USES	65 FT.	BASED ON LOT AREA	40,000 SQ. FT.	1.50	30 FT. ⁶	10 FT.	20 FT.
B-1	LIMITED BUSINESS	40 FT.	NONE ³	NONE ³	0.80	5 FT.	5 FT. ⁶ EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER ⁷	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.	5 FT. ⁶ EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER ⁷	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT. ⁵
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. ⁶ EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER ⁷	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT. ⁵
M	MANUFACTURING	45 FT	100 FT.	20,000 SQ. FT.	0.80 ⁸	30 FT.	10 FT. EXCEPTS 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						
	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



BUILDING MORATORIUM LIMITS PER ORDINANCE NO. 11-146 DATED 9/19/2011

Date:
December 31, 2013

The Zoning Information is correct up to the revision date.



WESTMONT
The Progressive Village
INCORPORATED 1921

Economic Development Department