

ZONING DISTRICT DESCRIPTIONS

R1 SINGLE FAMILY – The R1 Single-Family Residential district is established primarily to provide areas for single family homes, although a limited number of other housing types and uses are allowed. This is the most restrictive residential district that encourages the construction and maintenance of homes on larger lots. The minimum lot width is 55 feet and the minimum lot area is 6,600 square feet. The R1 district areas are located primarily in the northeast corner of the Village, north of Dempster Street and east of Skokie Boulevard.

R2 SINGLE FAMILY – The R2 Single-Family Residential district is established primarily to provide areas for single family homes, although a limited number of other housing types and uses are allowed. The minimum lot sizes are smaller than allowed in the R1 district. The minimum lot width is 40 feet and the minimum lot area is 4,800 square feet. The R2 district areas comprise the greatest land area in the Village.

R3 TWO FAMILY – The R3 Two-Family Residential district is established primarily to provide areas for single family homes, duplex residences and two unit multiple family residences. A limited number of other housing types and uses are allowed.

R4 GENERAL RESIDENTIAL – The R4 General Residential district is established primarily to provide areas for multiple family residences with three or more units, although a limited number of other housing types and uses are allowed. This is the Village's highest density residential district.

R5 ELDERLY AND DISABLED HOUSING – The R5 Elderly and Disabled Housing district is established to encourage and accommodate both subsidized and nonsubsidized housing facilities for the elderly and physically handicapped persons residing or expecting to reside in the Village.

B1 SERVICE COMMERCIAL - The B1 Service Commercial district is established primarily to provide day-to-day shopping convenience for persons residing in the Village's residential areas. It is intended to provide space for those establishments offering basic consumer goods, personal services and professional services. It may also accommodate other light commercial uses whose general character is such that the use would be compatible with adjacent residential districts.

B2 COMMERCIAL - The B2 Commercial district is established to accommodate the needs of a larger consumer population than that serviced by the B1 Service Commercial district. It provides for those establishments whose general characteristics are compatible with adjacent residential districts, but whose service area may extend outside the immediate neighborhood of the facility.

B3 BUSINESS - The B3 Business district is designed to accommodate a larger consumer population than that provided for in the B1 Service Commercial and B2 Commercial

districts. It provides an appropriate category for establishments that are primarily but not entirely retail in nature and is intended for areas that do not share boundaries with properties in the R1 Single-Family, R2 Single-Family, and R3 Two-Family residential districts.

B4 REGIONAL SHOPPING - The Regional Shopping district is established to accommodate business establishments of a wide range of retail business and complementary uses to serve a trade area reaching out for several miles or more and embracing a large segment of an urban region. All properties within this district are considered planned developments requiring site plan approval by the Village Board.

B5 DOWNTOWN - The B5 Downtown is intended to encourage development in the present downtown area. It is designed to facilitate growth of retail stores, financial institutions and office buildings so that the area will conveniently serve the surrounding urban development. Taller buildings are permitted, but provision of landscaped open space is encouraged. The **Inner Core** area allows a higher level of development in terms of building height.

B6 Medical Hospital - The B6 Medical Hospital district is established for the purpose of enhancing community services and promoting development of medical and related facilities in areas surrounding hospitals. All properties within this district are considered planned developments requiring site plan approval by the Village Board.

OR Office Research - The OR Office Research district is established to allow the development of business and professional offices, "higher intensity" multiple-family residential and mixed-use residential developments, and other compatible uses in a planned park-like setting. The district is intended to serve the Village and the surrounding urban region. Because of the unique character of properties located within this district and its proximity to the Edens Expressway, the Old Orchard Interchange, Cook County Forest Preserve and adjacent residential properties in other municipalities, all properties within this district require site plan approval.

M1 Office Assembly Industry - The M1 Office Assembly Industry district is established to allow the development of professional offices, light industrial, manufacturing, service and warehouse uses. The establishment of allowable uses on larger lots is encouraged by the zoning requirements.

M2 Light Industry - The M2 Light Industry district is established to allow the development and operation primarily of smaller office, light industrial, manufacturing, service, and warehouse uses. The district has the smallest minimum lot size requirements of the industrial zones resulting in establishments that are generally smaller than in other industrial areas.

M3 Industry – The M3 Industry district is established to allow the development and operation of a wide variety of office, light industry, manufacturing, service and

warehousing uses. This is the Village's most intense industrial district that allows a wide variety of uses.

Note: The dots on the map contain numbers that refer to specific special use permits/site plan approval ordinances that have been approved by the Village Board for specific uses allowed at various sites. Please contact the Planning Division at 847-933-8447 for information about any special use at a location. A special use is a use which because of its unique characteristics may require additional review and regulation to be compatible with other uses in the area.

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