

SECTION 6. ZONING DISTRICTS

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6.1 PURPOSE

The purpose of this Section is to outline the different zoning districts within this Zoning Code and introduce the Official Zoning Map.

6.2 DISTRICTS

In order to carry out the purpose and intent of this Code, the Village of La Grange Park shall be divided into the following zoning districts:

A. Residential Districts

- R-1A Single-Family Residential Zoning District
- R-1 Single-Family Residential Zoning District
- R-2 Two-Family Residential Zoning District
- R-3 Multi-Family Residential Zoning District
- R-4 Multi-Family Residential Zoning District

B. Commercial Districts

- C-1 Commercial Corridor Zoning District
- C-2 Village Center Zoning District

C. Manufacturing Districts

- M-1 General Manufacturing Zoning District

D. Special Purpose Districts

- OS Open Space Special Purpose Zoning District
- I Institutional Special Purpose Zoning District

6.3 ZONING MAP

A. Location of Districts

The location and boundaries of the zoning districts established by this Code are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Code.

It is the intent of this Code that the entire area of the Village, including all land and water areas, be included in the zoning districts established by this Code. Any land lying within the Village, but not shown on the Official Zoning Map as being included within a district, shall be classified as the R-1 Single-Family Residential District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with streets, alleys, highways, easements, or right-of-way lines of railroads, toll roads or expressways, the boundary line shall be 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 shall be 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 shall be 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 Board of Appeals shall decide all interpretations of zoning district boundary lines, where the application of Paragraphs 1 through 3 above leaves doubt as to the boundary between two (2) zoning districts.

6.4 ANNEXED LAND

Any territory annexed into the Village shall automatically, upon annexation, be classified as R-1 Single-Family Residential District. That land shall be subject to the requirements of the R-1 Single-Family Residential District, unless otherwise provided for in the annexation agreement or until the territory is rezoned.

6.5 EXEMPTIONS FOR PUBLIC UTILITIES AND CERTAIN VILLAGE FACILITIES

The following essential services are permitted to be erected, constructed, altered, or maintained in any zoning district:

- A.** Traffic signals, fire hydrants, and similar equipment and accessories.
- B.** Gas, electric, communication, water supply, and transmission/distribution systems.
- C.** Elevated or underground water storage tanks.
- D.** Storm and sanitary sewer collection and disposal systems.
- E.** Utility poles, wires, mains, drains, pipes, conduits and cables reasonably necessary for the furnishing of adequate service by public utilities, municipal or other governmental agencies for the public health, safety, convenience, comfort and general welfare. Wireless communications antennas, facilities and towers are subject to all requirements of this Code and are not considered exempt under this section.
- F.** Fire stations.