

## ARTICLE 6. ZONING DISTRICTS & OFFICIAL ZONING MAP

### NOTES ON REVISIONS

More or Less Restrictive Districts: The current Code's listing of which districts are more or less restrictive is an older zoning technique that has fallen out of practice. In a traditional Euclidean zoning code, uses between districts are permitted cumulatively. For example, the R-2 District will allow all permitted and special uses within the R-1 District, plus some additional uses. The R-3 District will allow all permitted and special uses within the R-2 District, plus more additional uses. In older codes, this pattern will continue through the commercial districts as well, which is where you see that single-family homes are permitted in business districts. This is where the terminology of more or less restrictive comes from – an R-1 District is the most restrictive because it permits the least number of uses. The highest multi-family district, such as an R-5 District, would be the least restrictive because it permits the greatest number of uses. Because the current Code is not organized in such a fashion, the use of the terms more or less restrictive is not applicable. This section was eliminated in the draft.

Annexed Land: The designation for omitted or annexed land was changed to the R-2 District, including the addition of language that a zoning district be assigned automatically for any annexed land. Typically, this “automatic district” is a single-family district. In the current Code, annexed land is assigned the R-1 District designation. It is our understanding that most lots are assigned the R-2 District designation in practice. Therefore the automatic designation was revised to that of the R-2 District to codify current practice. Language was also simplified.

Court Decrees: The zoning map should not show parcels subject to court decrees. The zoning map should only show districts. It is important to remember that the zoning map is officially part of the Code and so any changes made require a map amendment. This language was eliminated.

## ARTICLE 6. ZONING DISTRICTS & OFFICIAL ZONING MAP

- 6.1 ESTABLISHMENT OF ZONING DISTRICTS
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### 6.1 ESTABLISHMENT OF ZONING DISTRICTS

To carry out the purposes of this Code, the Village is hereby divided into the following zoning districts:

#### A. Residential Districts

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- R-3 Single-Family Residential District
- R-4 Single-Family Residential District
- R-5 Multiple-Family Residential District
- R-6 Multiple-Family Residential District

#### B. Business Districts

- B-1 Community Business District
- B-2 Central Business District
- B-3 General Business District

#### C. Office Districts

- O-1 Limited Office District
- O-2 General Office District

#### D. Special Purpose Districts

- HS Health Services District
- OS Open Space District
- IB Institutional Buildings District

#### E. Overlay Districts

- DR Historical Gateway Design Review Overlay District
- OAC Ogden Avenue Corridor Overlay District

### 6.2 ZONING MAP

#### A. Map Incorporated

The location and boundaries of the zoning districts established by this Code are as shown on a map entitled "Zoning Map of the Village of Hinsdale, Illinois," hereafter referred to as the Zoning Map, which is by this reference incorporated as part of this Code. All notations, references and other information shown on the Zoning Map, and all amendments thereto, shall be as much a part of this Code as if specifically set forth and literally described herein.

**B. Omitted Land**

It is the intent of this Code that the entire area of the Village, including all land and water areas, be included in the districts established by this Code. Any area lying within the Village but not shown on the Zoning Map as being included in such a district shall be deemed to be, and it is hereby, classified in the R-2 District.

**C. District Boundaries**

In the event that any uncertainty exists with respect to the intended boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. The district boundaries are the centerlines of tollways, expressways, highways, streets, alleys, waterways, railroads, and other rights-of-way unless otherwise indicated. When the designation of a boundary line on the Zoning Map coincides with the location of any such right-of-way, the centerline of such right-of-way shall be construed to be the boundary of such district.
2. When a district boundary does not coincide with the location of the centerline of any right-of-way but does coincide with a lot line, such lot line shall be construed to be the boundary of such district.
3. When a district boundary does not coincide with the location of the centerline of any right-of-way or lot line, the district boundary shall be determined by the use of the scale shown on the Zoning Map.

**D. Maintenance and Availability of Official Zoning Map**

The official copy of the Zoning Map shall be maintained by the Zoning Administrator and shall be available for public inspection during Village business hours at the Village offices. Any amendment to zoning district boundaries or any change in any other information shown on the Zoning Map made by amendment to this Code shall be indicated on the official copy of the Zoning Map.

**E. Availability of Zoning Map**

A revised, up-to-date copy of the Zoning Map, certified as to being inclusive of all amendments and drawn to a convenient scale, shall be published at least once annually and made available for sale at the Village offices.

**6.3 ANNEXED LAND**

Any territory annexed into the Village shall automatically, upon annexation, be classified as R-2 Single-Family Residential District and subject to the requirements of the R-2 District, unless another zoning district designation is provided for in the annexation agreement or until the territory is rezoned. The owner of any land proposed for annexation to the Village shall file, with the petition for annexation, an application for a certificate of zoning compliance. In the case of an involuntary annexation, the Zoning Administrator shall complete the required application.