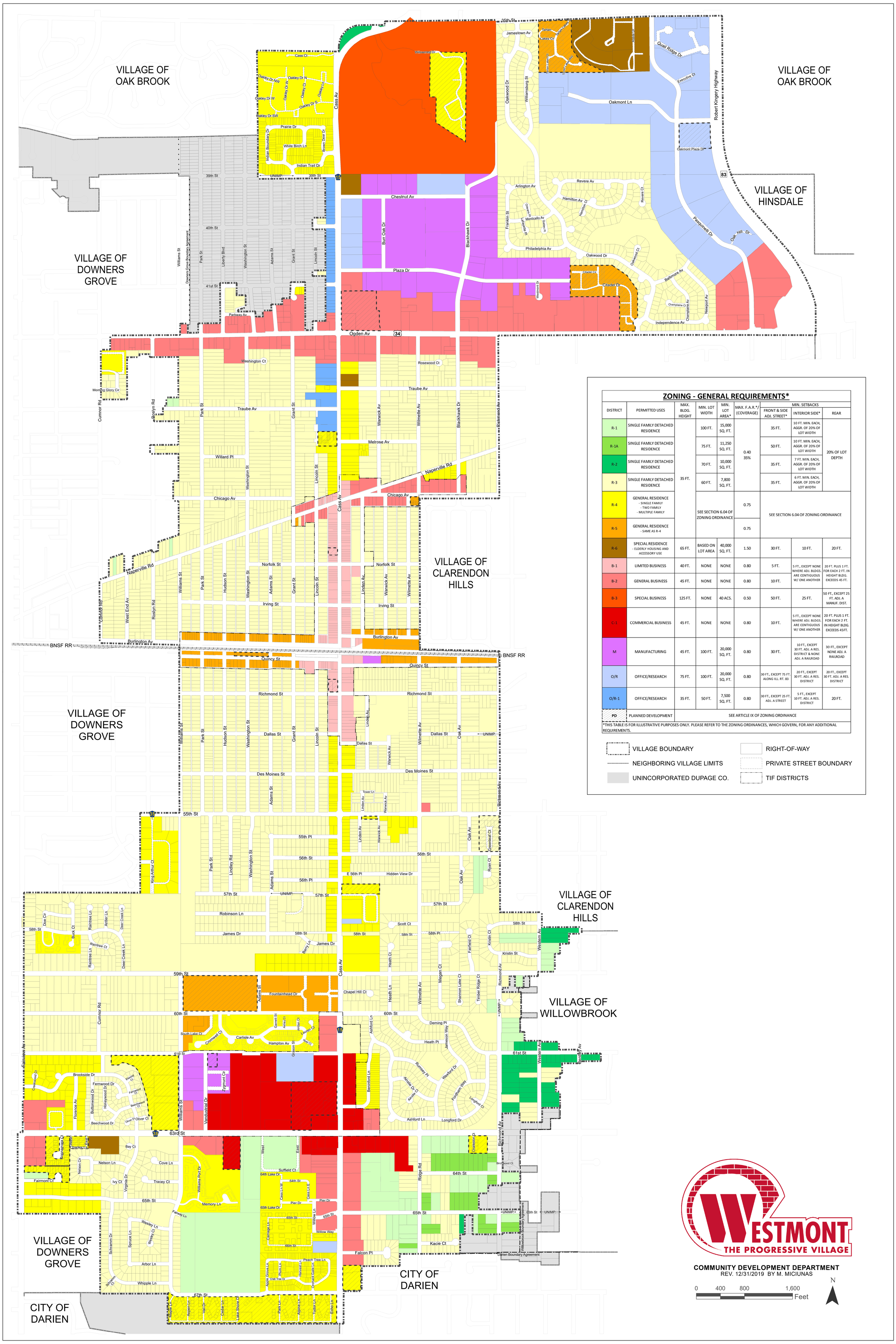
VILLAGE OF WESTMONT

DUPAGE COUNTY

2020 ZONING DISTRICT MAP



ZONING - GENERAL REQUIREMENTS*

DISTRICT	PERMITTED USES	MAX. BLDG. HEIGHT	MIN. LOT WIDTH	MIN. LOT AREA*	MAX. F.A.R.*/ (COVERAGE)	MIN. SETBACKS: FRONT & SIDE ADJ. STREET*	MIN. SETBACKS: INTERIOR SIDE*	MIN. SETBACKS: REAR
R-1	SINGLE FAMILY DETACHED RESIDENCE	35 FT.	100 FT.	15,000 SQ. FT.	0.40 35%	35 FT.	10 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	20% OF LOT DEPTH
R-1A	SINGLE FAMILY DETACHED RESIDENCE		75 FT.	11,250 SQ. FT.		50 FT.	10 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-2	SINGLE FAMILY DETACHED RESIDENCE		70 FT.	10,000 SQ. FT.		35 FT.	7 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-3	SINGLE FAMILY DETACHED RESIDENCE		60 FT.	7,800 SQ. FT.		35 FT.	6 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-4	GENERAL RESIDENCE - SINGLE FAMILY - TWO FAMILY - MULTIPLE FAMILY		SEE SECTION 6.04 OF ZONING ORDINANCE		0.75	SEE SECTION 6.04 OF ZONING ORDINANCE		
R-5	GENERAL RESIDENCE - SAME AS R-4				0.75			
R-6	SPECIAL RESIDENCE - ELDERLY HOUSING AND ACCESSORY USE	65 FT.	BASED ON LOT AREA	40,000 SQ. FT.	1.50	30 FT.	10 FT.	20 FT.
B-1	LIMITED BUSINESS	40 FT.	NONE	NONE	0.80	5 FT.	5 FT., EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS W/ ONE ANOTHER	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT.
B-2	GENERAL BUSINESS	45 FT.	NONE	NONE	0.80	10 FT.		
B-3	SPECIAL BUSINESS	125 FT.	NONE	40 ACS.	0.50	50 FT.	25 FT.	50 FT., EXCEPT 25 FT. ADJ. A MANUF. DIST.
C-1	COMMERCIAL BUSINESS	45 FT.	NONE	NONE	0.80	10 FT.	5 FT., EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS W/ ONE ANOTHER	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45FT.
M	MANUFACTURING	45 FT.	100 FT.	20,000 SQ. FT.	0.80	30 FT.	10 FT., EXCEPT 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	30 FT., EXCEPT 75 FT. ALONG ILL. RT. 83	20 FT., EXCEPT 30 FT. ADJ. A RES. DISTRICT	20 FT., EXCEPT 30 FT. ADJ. A RES. DISTRICT
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	20 FT.
PD	PLANNED DEVELOPMENT	SEE ARTICLE IX OF ZONING ORDINANCE						

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

VILLAGE BOUNDARY
NEIGHBORING VILLAGE LIMITS
UNINCORPORATED DUPAGE CO.
RIGHT-OF-WAY
PRIVATE STREET BOUNDARY
TIF DISTRICTS

WESTMONT
THE PROGRESSIVE VILLAGE

COMMUNITY DEVELOPMENT DEPARTMENT
REV. 12/31/2019 BY M. MICIUNAS

0 400 800 1,600 Feet

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