

Oak Park Zoning Update Conversion Guide

How will it work? What will change? Below is a quick overview of the strategy.

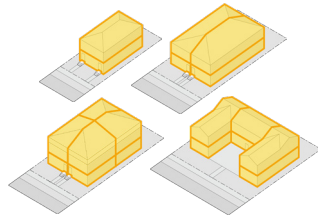
Existing Zoning Districts		Recommended Zoning Districts		Action	Key Changes
Residential					
R-1	Single-Family Residential	N-1	Neighborhood Residential	Change	Allow 1-to-4 units on the largest residential lots. Standards for lot width, setbacks, and impervious surface remain unchanged. Duplex, triplex, or fourplex buildings must fit same standards as single-unit homes.
R-2	Single-Family Residential	N-2	Neighborhood Residential	Change	Allow-1 to-4 units on medium-sized residential lots that maintain the character of existing neighborhoods. Slight modifications in some areas to lot width, setbacks, and impervious surface. Duplex, triplex, or fourplex buildings must fit same standards as single-unit homes.
R-3-50	Single-Family Residential				
R-3-35	Single-Family Residential				
R-4	Single-Family Residential				
R-5	Two-Family Residential	N-3	Neighborhood Residential	Change	Building height for N-1 and N-2 increased from 30 ft to 35 ft to align with typical construction practices and existing homes in these districts.
R-6	Multi-Family Residential				
R-7	Multi-Family Residential				
Commercial					
HS	Harrison Street	M-1	Mixed-Use	Change	Allow a mix of commercial and residential development with neighborhood scale buildings along portions of Harlem Ave, Lake St, Oak Park Ave, and east Harrison St. Removes lot area per dwelling unit standards but maintains current setbacks. Increases height from 45 ft to 48 ft (4 stories) with limit to 35 ft within 25 ft of a N-1 or N-2 district.
NC	Neighborhood Commercial				
RR	Roosevelt Road Form-Based	M-2	Mixed-Use	Change	Allow a mix of commercial and residential development with consistent building heights along Roosevelt Rd. Simplifies standards for setbacks and impervious. Allows height up to 60 ft (5 stories).
GC	General Commercial	M-3	Mixed-Use	Change	Allow a mix of commercial and residential development with slightly taller buildings on wider streets like Madison St, North Ave, and west Harrison St. Removes lot area standards but maintains current setbacks. Increases height from 50 ft to 70 ft (6 stories) with limit to 48 ft within 25 ft of N-1 or N-2 lots.
MS	Madison Street				
NA	North Avenue				
DT-1	Downtown Central Sub-District	DT-1	Downtown Central	No change	Maintain existing standards
DT-2	Hemingway Sub-District	DT-2	Hemingway	No change	
DT-3	Pleasant Sub-District	DT-3	Pleasant	No change	
Special Purpose					
H	Hospital	H	Hospital	No change	Maintain existing standards
OS	Open Space	OS	Open Space	No change	
I	Institutional	I	Institutional	No change	

Zoning Standards Cheat-Sheet



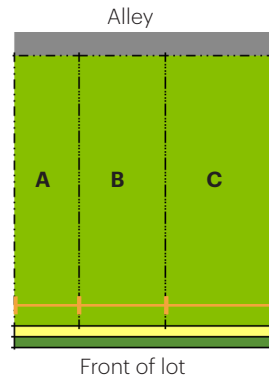
What will the update allow? What will get built? With modest changes to current zoning standards, the proposed zoning districts allow a greater spectrum of building types in Oak Park neighborhoods and commercial corridors to support existing housing types and local housing goals.

Use categories are a way of classifying how land and buildings are used, such as for housing, businesses, or community services. **The zoning update is creating new use categories specific to middle housing types, including duplexes, triplexes, fourplexes, and fiveplexes, townhouses, and live/work.**

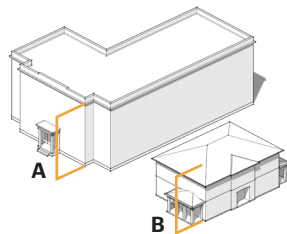


Minimum lot area establishes the smallest allowable lot size for a property, which is frequently tied to a specific zoning district or use category. **The update replaces this standard with minimum lot width requirements that maintain neighborhood patterns.**

- A:** 3,000 sf min. lot area, 30 ft lot width
- B:** 5,000 sf min. lot area, 40 ft lot width
- C:** 6,000 sf min. lot area, 50 ft lot width



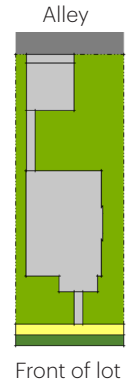
Building height in Oak Park for most residential zoning districts is set at 30 ft. **The zoning update will increase this maximum to 35 feet in residential districts to align with taller historic buildings and modern construction realities. Commercial zoning districts will allow heights between 4 and 7 stories.**



- A:** Flat roof measured to top of roof
- B:** Sloped roof measured to midpoint

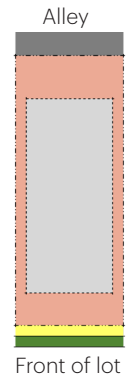
Impervious surface is the measurement of how much of a property is occupied by buildings and pavement. **The zoning update maintains the current standards to ensure that middle housing meets same requirements that are applicable today.**

- Pervious surface
- Building/Pavement



Setbacks (front, side, and rear) determine how much space on a lot is available to develop. In most cases, middle housing types fit within the same setbacks that are required of homes today. **The proposed zoning does not substantially change existing setbacks for residential or commercial uses and requires new uses to fit within those same standards.**

- Setback area
- Buildable area



Maximum dwelling units per lot limits the development potential of each parcel. **The proposed zoning replaces the current requirement with a fixed maximum units per lot. The maximum does not increase with lot size, discouraging the consolidation of multiple lots to gain additional development capacity.**

- A.** Max. of one dwelling unit per lot
- B.** Max. of four dwelling units per lot

