

Proposed Zoning Framework



What do the proposed zoning districts allow?

The proposed zoning framework is designed to guide future development while achieving Village goals. Each district includes standards that regulate use, lot size, lot coverage, setbacks, and the maximum number of allowed units. Together, these standards help ensure that new development is compatible with existing Oak Park neighborhoods, and supports widespread Village housing objectives.

What about parking?

Effective June 1st 2026, the People Over Parking Act mandates all Illinois municipalities remove off-street parking requirements associated with all uses within areas served by transit. The majority of Oak Park is impacted by this requirement. Consequently, the new zoning districts do not have parking requirements, but existing parking placement and design standards will remain in effect.

Proposed Neighborhood Residential Zoning Districts			
Proposed Districts	N-1	N-2	N-3
Zoning District Scale Diagram: Illustrations show the intended scale of each proposed district.			
Bulk Standards			
Minimum Lot Area	Not Applicable	Not Applicable	Not Applicable
Minimum Lot Width	50 ft	30 ft	50 ft
Maximum Building Height	35 ft and 3 stories	35 ft and 3 stories	55 ft and 5 stories
Maximum Impervious Surface Coverage			
Residential use	50%	50%	All uses: 80%
Non-Residential use	70%	70%	
Minimum Setbacks			
Front Setback	30 ft	20 ft	15 ft
Interior Side Setback	6 ft	5 ft	5 ft
Corner Side Setback	9 ft	8 ft	8 ft
Reverse Corner Side Setback	9 ft	8 ft	Not Applicable
Rear Setback	35 ft or 20% of lot depth, whichever is less	25 ft or 20% of lot depth, whichever is less	25 ft or 20% of lot depth, whichever is less
Dwelling Units			
Allowed Uses	Single-unit, two-unit, triplex, fourplex	Single-unit, two-unit, triplex, fourplex	Single-unit, two-unit, fiveplex, sixplex, multi-unit
Maximum Principal Dwelling Units Per Lot	4	4	Not Applicable
Transit Focused Dwelling Unit Bonus	Residential zoned parcels within 1/8 mi. of transit stops and 1/4 mi. of transit-served corridors that are greater than 5,000 sf, may have up to 6 units per parcel.		

Proposed Commercial Zoning Districts			
Proposed Districts	M-1	M-2	M-3
Zoning District Scale Diagram: Illustrations show the intended scale of each proposed district.			
Bulk Standards			
Minimum Lot Width	Not Applicable	Not Applicable	Not Applicable
Maximum Building Height	48 ft and 4 stories; 35 ft and 3 stories when abutting and within 25 ft of the N-1 or N-2 District to the side or rear	60 ft and 5 stories	70 ft and 6 stories; 48 ft and 4 stories when abutting and within 25 ft of the N-1 or N-2 District to the side or rear
Maximum Impervious Surface Coverage	Not Applicable	Not Applicable	Not Applicable
Minimum Setbacks			
Front Setback			
Non-residential & Mixed Use	0-to-5 ft	0-to-10 ft	0-to-5 ft
Townhouse & Multifamily	5-to-10 ft	0-to-10 ft	5-to-15 ft
Interior Side Setback			
Non-residential & Mixed Use	0-to-10 ft	0 ft	0-to-10 ft
Townhouse & Multifamily	5 ft	5-to-10 ft	5 ft
Corner Side Setback			
Non-residential & Mixed Use	0-to-5 ft	0-to-5 ft	0-to-5 ft
Townhouse & Multifamily	5-to-10 ft	5-to-10 ft	5-to-10 ft
Minimum Rear Setback			
Alley	10 ft	10 ft	10 ft
No Alley	15 ft	15 ft	15 ft
Abutting N District	Not Applicable	Not Applicable	20 ft
Dwelling Units			
Allowed Uses	Dwelling above ground-floor, live/work dwelling, multi-unit	Dwelling above ground-floor, live/work dwelling, multi-unit	Dwelling above ground-floor, live/work dwelling, multi-unit
Maximum Principal Dwelling Units Per Lot	Not Applicable	Not Applicable	Not Applicable