

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF
THE DOWNERS GROVE ZONING ORDINANCE REGARDING LANDBANKS**

BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows: (Additions are indicated by shading; deletions by ~~strikeout~~.)

SECTION 1. That Chapter 28 of the Downers Grove Municipal Code is hereby amended as follows:

28-201. Definitions.

For the purposes of this Zoning Ordinance, the following words and phrases shall have the meanings respectively ascribed to them as follows:

* * *

Dwelling, attached single-family. (Group, Row, Townhouse) A building originally designed and constructed to accommodate three (3) or more dwelling units, with dwelling units joined together by party wall or walls ~~and being not more than two (2) stories in height~~. Each unit shall have its own ground floor entrance and living space.

* * *

Landbank Area. The area south of Gilbert Street, north of Curtiss Street, east of Forest Avenue and west of Carpenter Street.

Landbank Development. A residential townhouse development when pursued as a Planned Development and involving more than 1.5 acres of land and located in the Landbank Area.

28-1103. Lot Area.

Nothing in this section shall be interpreted so as to allow the creation of newly subdivided lots with a minimum lot area of less than 10,500 square feet. Provided, in those areas of the Village which are zoned for and subdivided with lots of less than 10,500 square feet, new lots with as little as 7,500 square feet may be created if 50 per cent of the lots in the block in which the proposed sub-division is located contain less than 10,500 square feet.

* * *

(g) *R-6 District:*

(1) *Lot area for attached single-family, two-family and multiple-family dwellings.* Every zoning lot used for attached single-family, two-family and multiple-family dwellings shall have a minimum area of ten thousand five hundred (10,500) square feet. The minimum lot area per dwelling shall be as follows: three (3) or more bedrooms - three thousand (3,000) square feet per dwelling unit; two (2) bedrooms - two thousand one hundred seventy-eight (2,178) square feet per

dwelling unit; one (1) bedroom, studio or efficiency unit - one thousand four hundred and fifty-two (1,452) square feet per dwelling unit.

(2) *Lot area for single-family dwellings.* Every zoning lot used for single-family dwellings shall be subject to the same lot area requirements as for single-family dwellings in the R-5 District.

* * *

28-1110. Front Yard.

* * *

(g) *R-6 District: Same as required in the R-4 District.*

(1) *General requirement.* Except as provided herein, setback requirements shall be the same as required in the R-4 District.

(2) *Landbank Development.* A Landbank Development shall not be required to provide any setback except as may be mandated by the Village Council in the context of a Planned Development.

* * *

28-1111. Side Yard.

* * *

(g) *R-6 District: Same as required in the R-1 District.*

(1) *General requirement.* Except as provided herein, side yard requirements shall be the same as required in the R-1 District.

(2) *Landbank Development.* A Landbank Development shall not be required to provide any side yard except as may be mandated by the Village Council in the context of a Planned Development.

* * *

28-1112. Rear Yard.

* * *

(g) *R-6 District: Same as required in the R-1 District.*

(1) *General requirement.* Except as provided herein, rear yard requirements shall be the same as required in the R-1 District.

(2) *Landbank Development.* A Landbank Development shall not be required to provide any rear yard except as may be mandated by the Village Council in the context of a Planned Development.

* * *

28-1611. Height regulations.

(a) *Residential planned developments.* No building in a residential planned development shall exceed in height the greater of thirty-five (35) feet or sixty-six and two thirds percent (66 2/3%) of the shortest distance between any wall of such building and any exterior boundary line of such planned development. If any building in a residential planned

development exceeds thirty-five (35) feet in height, it shall be screened on each side which is parallel to or makes an angle of forty-five (45) degrees or less with the lot line of any adjacent lot by means of a wall, fence or compact hedge, which shall be twenty-five (25) percent or more opaque, not less than four (4) feet nor more than six (6) feet in height, and situated within ten (10) feet of such lot line. ~~Provided, the provisions of this Section 28-1611(a) shall not apply to a Landbank Development.~~

* * *

28-1612. Permanent common open space.

(a) Except for areas subdivided for single-family dwellings on separate zoning lots pursuant to the Subdivision Control Ordinance, no planned development shall be approved unless such plan provides the following minimum percentage of the total area of the planned development as permanent common open space:

(1) Thirty percent (30%) - R-1 Single-Family Residence District; R-2 Single-Family Residence District; R-3 Single-Family Residence District; R-4 Single-Family Residence District.

~~(2) Forty percent (40%) - R-5 Two-Family Residence District; R-5A Town House Residence District; R-6 Multiple-Family Residence District.~~ Forty percent (40%) - R-5 Two-Family Residence District; R-5A Town House Residence District; R-6 Multi-Family Residence District. ~~Provided, a Landbank Development shall not be required to provide any permanent common open space except as may be mandated by the Village Council in the context of a Planned Development.~~

(3) Fifteen percent (15%) - B-1 Limited Retail Business District; B-2 General Retail Business District; B-3 General Services and Highway Business District.

(4) Twenty percent (20%) - M-1 Light Manufacturing District; M-2 Restricted Manufacturing District; O-R Office-Research District; O-R-M Office-Research-Manufacturing District.

* * *

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

MISC/landbank[zonrev]