
ZONING DISTRICTS AND OFFICIAL ZONING MAP

ARTICLE

II

2-101 ESTABLISHMENT OF ZONING DISTRICTS

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

2-101 A. Single Family Residential Districts. (Article III)

- 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 Single Family Residential District

2-101 B. Multiple Family Residential Districts. (Article IV)

- R-6 Multiple Family Residential District
- R-7 Multiple Family Residential District
- R-8 Multiple Family Residential District
- RS Residential Specialty District

2-101 C. Commercial Districts. (Article V)

- C-1 Specialty Commercial District
- C-2 Neighborhood Commercial District
- C-3 Central Business District
- C-4 Regional Shopping District
- C-5 Boulevard Commercial District

2-101 D. Office Districts. (Article VI)

- O-1 - Campus Office District
- O-2 - Limited Office District
- O-3 - General Office District

O-4 - Boulevard Office District

O-5 - Restricted Office District

2-101 E. Industrial Districts. (Article VII)

ICS – Industrial & Commercial Services District

I-1 - Restricted Industrial District

I-2 - Light Industrial District

2-101 F. Special Districts. (Article VIII)

FH - Flood Hazard Overlay District

OS - Open Space District

IB - Institutional Buildings District

RO - Redevelopment Overlay District

TO - Techny Overlay District

MFRC - Multiple Family Residential and Commercial District

RLC - Residential and Limited Commercial District

VGRC – Village Green

2-102 INTERPRETATION OF DISTRICT SEQUENCE

2-102 A. General Rule.

This Code rejects as outdated and inappropriate the concept of hierarchical and cumulative zoning districts and is, except as noted below, based on the concept that each district should be designed to accomplish a specific purpose, to encourage a particular type of development and to protect that development from being encroached upon by incompatible types of development.

2-102 B. Special Rule.

Within the foregoing philosophy, however, it is recognized that when different districts are juxtaposed, their differing characters may require special treatment to ameliorate incompatibilities that might otherwise result. For that limited purpose, this Code recognizes the concept of "more restrictive" and "less restrictive" districts. For this purpose, the districts established by this Code shall be considered "more restrictive" or "less restrictive" in accordance with the following rules:

1. The R-1 District shall be deemed to be the most restrictive residential district and the R-8 District shall be deemed to be the least restrictive residential district and residential districts shall be deemed to become less restrictive as the district number increases.

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2. Residential Districts shall be deemed to be more restrictive than any non-residential district, except the Open Space District.
 3. Commercial and Office districts shall be deemed to be more restrictive than the Industrial districts and shall, as among themselves, be deemed to become less restrictive as the permitted building height increases.
 4. Districts with equal height limits shall be deemed to become less restrictive as the permitted FAR increases.
 5. The Open Space District shall be more restrictive than any other District.
 6. The Institutional Buildings District shall be deemed to be the most restrictive Office District for purposes of determining its relative restrictiveness.
 7. Other than the Multiple Family Residential and Commercial District, the Residential and Limited Commercial District shall be deemed to be the least restrictive residential district for residential uses and structures located therein. Those portions of the Residential and Limited Commercial District containing non-residential uses or structures shall be deemed to follow the general rule for Commercial and Office Districts in Paragraph 3 of this Subsection. For the purposes of determining landscaping and buffering standards, the Residential and Limited Commercial District shall be deemed to be a residential district.
 8. The Multiple Family Residential and Commercial District shall be deemed to be the least restrictive residential district for residential uses and structures located therein. Those portions of the Multiple Family Residential and Commercial District containing non-residential uses or structures shall be deemed to follow the general rule for Commercial and Office Districts in Paragraph 3 of this Subsection. For the purposes of determining landscaping and buffering standards, the Multiple Family Residential and Commercial District shall be deemed to be a commercial district.
 9. Overlay Districts shall not be considered in determining the restrictiveness of the underlying district.

2-103 ZONING MAP

2-103 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 Northbrook, 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.

2-103 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-1 Single Family Residential District.

2-103 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 center lines of tollways, expressways, highways, streets, alleys, waterways, railroads and other rights-of-way unless otherwise indicated. Where designation of a boundary line on the Zoning Map coincides with the location of any such right-of-way, the center line of such right-of-way shall be construed to be the boundary of such district.
2. Where a district boundary does not coincide with the location 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. Where a district boundary does not coincide with the location 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.
4. The exact location of the district boundaries of the Flood Hazard Overlay District shall be determined as provided in Section 8-205 of this Code.

2-103 D. Maintenance and Availability of Official Zoning Map.

The official copy of the Zoning Map shall be maintained by the Village Manager and shall be available for public inspection during Village business hours at the Village Hall. 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.

2-103 E. Mapping of Parcels Affected by Court Decrees.

Parcels of land affected by court decrees shall be shown on the Zoning Map in accordance with the provisions of Subsection 12-106 B of this Code.

2-103 F. Availability of Zoning Map.

A revised, up-to-date copy of the official 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 Hall.

2-104 ANNEXED LAND

2-104 A. Annexation of Fully Developed Land.

All land which shall, after the effective date of this Code, be annexed to the Village and which shall, on the date of such annexation, be fully developed and have no area sufficient for the creation of a developable zoning lot shall upon such annexation be automatically classified into the Village Zoning District that is, in the opinion of the Board of Trustees, most compatible with the development existing on and around such land.

2-104 B. Annexation of Undeveloped or Partially Developed Land.

All land which, after the effective date of this Code, shall be annexed to the Village and which, on the date of such annexation, shall be undeveloped or partially developed and have sufficient area for the creation of a developable zoning lot, shall upon such annexation be automatically classified in the R-1 Single Family Residential District.

2-104 C. Application for Different Classification.

When any land is classified pursuant to this Section, it shall remain so classified unless and until an application to amend such classification is filed and granted pursuant to Section 11-301 of this Code, which application may, however, be filed prior to or contemporaneously with the annexation of the land in question.