

SECTION 6. ZONING DISTRICTS

- 6.1 PURPOSE
 - 6.2 DISTRICTS
 - 6.3 ZONING MAP
 - 6.4 ANNEXED LAND
 - 6.5 PUBLICLY-OWNED FACILITIES AND ESSENTIAL UTILITY EQUIPMENT
-

6.1 PURPOSE

The purpose of this Section is to outline the different zoning districts within this Zoning Ordinance and introduce the Official Zoning Map.

6.2 DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the City of Park Ridge shall be divided into the following zoning districts:

A. Residential Districts

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- R-3 Two-Family Residential District
- R-4 Multi-Family Residential District
- R-5 Multi-Family Residential District

B. Commercial Districts

- O Office District
- B-1 Retail and Office District
- B-2 General Commercial District
- B-3 General Commercial, Wholesale and Service District
- B-4 Uptown Business District

C. Special Purpose Districts

- OS Open Space Special Purpose District
- H Hospital Special Purpose District
- EB Educational Boarding Special Purpose District
- S Sexually-Oriented Business Special Purpose District
- P Parking Special Purpose District

6.3 ZONING MAP

A. Location of Districts

The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Ordinance.

It is the intent of this Ordinance that the entire area of the City, including all land and water areas, be included in the zoning districts established by this Ordinance. Any land lying within the City, but not shown on the Official Zoning Map as being included within a district, shall be classified as the R-2 Single-Family Residential District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with streets, alleys, highways, easements, or right-of-way lines of railroads, toll roads or expressways, the boundary line shall be construed to be the centerline of the right-of-way.

2. Property Lines

Where zoning district boundary lines coincide with a recorded property line, the property line shall be construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary shall be determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Zoning Administrator shall decide all interpretations of zoning district boundary lines, where the application of Paragraphs 1 through 3 above leaves doubt as to the boundary between two (2) zoning districts.

6.4 ANNEXED LAND

Any territory annexed into the City shall automatically, upon annexation, be classified as R-2 Single-Family Residential District. That land shall be subject to the requirements of the R-2 Single-Family Residential District, unless otherwise provided for in the annexation agreement or until the territory is rezoned.

6.5 PUBLICLY-OWNED FACILITIES AND ESSENTIAL UTILITY EQUIPMENT

- A.** Public buildings, structures and facilities owned and maintained by the City shall be permitted in any zoning district. Furthermore, essential privately-owned utility transmission equipment, such as electric transmission lines, natural gas lines, trunk sewer lines and similar structures, shall likewise be permitted subject to all applicable state statutes and City ordinances and regulations.
- B.** Privately-owned utility buildings and structures, indicated as a permitted or special use under the regulations of the applicable zoning district, shall not be permitted except in compliance with the provisions of this Ordinance.
- C.** Public buildings, structures and facilities, and essential privately-owned utility transmission equipment are exempt from the provisions of this Ordinance. However, prior to the construction, relocation or enlargement of any public building, structure or facility, or any off-street parking facility by the City, plans shall be submitted to the Planning and Zoning Commission for comment. Such structures shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties. The Planning and Zoning Commission may also require additional landscaping and screening, including the fencing requirements of Section 11.4.E.4 (Fences for Public Utility and Public Recreational Uses).