

## SECTION IV

### ZONING DISTRICTS AND MAP

#### A. ESTABLISHMENT OF DISTRICTS

In order to carry out the purposes and intent of this Ordinance, the Village of Tinley Park is hereby divided into the following districts:

R-1	Single-Family Residential	B-1	Neighborhood Shopping
R-2	Single-Family Residential	B-2	Community Shopping
R-3	Single-Family Residential	B-3	General Business and Commercial
R-4	Single-Family Residential	B-4	Office and Service Business
R-5	Low-Density Residential	B-5	Automotive Service Business
R-6	Medium-Density Residential		
R-7	High-Density Residential		
ORI	Office and Restricted Industrial		
M-1	General Manufacturing		

#### B. ZONING DISTRICT MAP AND BOUNDARIES

- Zoning District Map:** The location and boundaries of the district established by this Ordinance are indicated upon the map entitled “Official Zoning District Map, Village of Tinley Park, Illinois” which, together with all notations, references, and other information shown thereon, is hereby adopted by reference and declared to be a part of this Ordinance. The Official Zoning District Map shall be located in the Office of the Village Clerk and shall be the final authority as to the current zoning status of land and buildings, subject to such authorized amendments which may be in effect.
- Interpretation of District Boundaries:** Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning District Map, the following rules shall apply:
  - Except as otherwise indicated by dimensions on said Zoning District Map, the district boundary lines follow lot lines, center lines of streets or alleys, section division lines and corporate limits of the Village; and
  - Questions concerning the exact location of district boundary lines shall be determined by the Zoning Board of Appeals after receiving a recommendation from the Plan Commission.
- Changes in Zoning District Map:** If, by amendment to this Ordinance, any change is made in any district boundary or in any other matter shown on the Official Zoning District Map, such change shall be indicated on the map promptly after the amendment

is adopted. The date of the latest updating of the Official Zoning District Map shall be shown on the face of the map.

4. **Annexed Territory**: All territory, which may hereafter be annexed to the Village of Tinley Park, shall be automatically classified as R-1 Single-Family Residential Zoning District, unless otherwise agreed to in a Pre-Annexation Agreement. Whenever possible, all territories annexed to Tinley Park shall be assigned a specific zoning classification with intended uses.

## C. **OVERLAY DISTRICTS**

### 1. **MU-1: Mixed Use Duvan Drive Overlay District**

- a. Generally located at the southwest corner of 175<sup>th</sup> Street and Duvan Drive.
- b. This Overlay District is intended to provide for business and light industrial uses in the Duvan Drive Business Park along with some automobile related uses compatible with the area.
- c. Regulations for this Overlay District are located in Section V.D.1 of this Ordinance.

### 2. **UD-1: Urban Design Overlay District**

- a. Generally starting from, and including, the properties abutting the north side of the 179<sup>th</sup> Street right-of-way and extending south, east, and west to the Village limits, both existing and future. However, the Urban Design Overlay District shall not apply to any areas or properties that are within the zoning districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District).
- b. This Overlay District is intended to promote specific design standards concerned with the character and placement of non-residential buildings, including parking and other accessory uses, as well as the role and nature of the spaces between the buildings and the public streets.
- c. Regulations for this Overlay District are located in Section V.D.2 of this Ordinance.