

ARTICLE II. ZONING DISTRICTS AND OFFICIAL ZONING MAP

2-101: ESTABLISHMENT OF ZONING DISTRICTS

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

A. Single Family Residential Districts. (Article III)

- R1 Single Family Residential District
- R2 Single Family Residential District
- R3 Single Family Residential District
- R4 Single Family Residential District

B. Multiple Family Residential District. (Article IV)

- R5 Multiple Family Residential District
- R6 Multiple Family Residential District

C. Commercial Districts. (Article V)

- C1 Local Commercial District
- C2 General Service Commercial District
- C3 Central Business District
- COD 159th Street Commercial Overlay District

D. Office Districts. (Article VI)

- O1 Office District

E. Industrial Districts. (Article VII)

- I1 Industrial District

F. Special Districts. (Article VIII)

- GRD Gateway Redevelopment Sub-Area
- OLRD Overlay Redevelopment District
- OS Open Space District
- IB Institutional Building District

2-102: INTERPRETATION OF DISTRICT SEQUENCE

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This Code rejects as outdated and inappropriate the concept of hierarchical and cumulative zoning districts and is, except as noted below, based on the concept that each district should be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.

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 R1 District shall be deemed to be the most restrictive residential district and the R6 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.
2. Residential Districts shall be deemed to be more restrictive than any non-residential district, except the Open Space District.
3. Business and Office Districts shall be deemed to be more restrictive than the Industrial District 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 building height increases.
5. The Open Space District shall be more restrictive than any other District.
6. Overlay Districts shall not be considered in determining the restrictiveness of the underlying district.

2-103: ZONING MAP

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 City of Oak Forest, 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.

B. Omitted Land.

It is the intent of this Code that the entire area of the City, including all land and water areas, be included in the districts established by this Code. Any area lying within the City 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 R1 Single Family Residential District.

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.

D. Maintenance and Availability of Official Zoning Map.

The official copy of the Zoning Map shall be maintained by the Community Development Director and shall be available for public inspection during the City business hours at the City 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.

E. Mapping of Parcel 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 of this Code.

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 City Hall.

2-104: ANNEXED LAND

A. Annexation of Fully Developed Land.

All land which shall, after the effective date of this Code, be annexed to the City 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 City Zoning District that is, in the opinion of the City Council, most compatible with the development existing on and around such land.

B. Annexation of Undeveloped or Partially Developed Land.

All land which, after the effective date of this Code, shall be annexed to the City 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 R1 Single Family Residential District.

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 questions.