

**Ordinance 17.03**  
**Zoning Code - Districts (R82.4)**

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

**Section I. DISTRICTS**

1. The intent of this section is to restrict the location of trades, industries and other uses; to restrict the location of buildings designed, erected, altered, or occupied for specific purposes; to regulate and limit the height and size of buildings hereafter erected or altered; to regulate and determine the area of yards and other open spaces; to protect the groundwater that provides drinkable, potable water for every well in the Village of Park Ridge; and, to regulate and limit the density of population. The Village of Park Ridge is hereby divided into districts of which there shall be three (3) described as follows:

**A. Business District.**

The area included within these limits is known as the Business District:

- i. Lots 3, 4, 5, and 6 of block one of Viertel's first Subdivision, and
- ii. the north half of blocks two and three of Viertel's Subdivision on the south side of State Trunk Highway 66, and
- iii. the area included within the following description: beginning at a point on the north line of State Trunk Highway 66 on the center line of Linwood Avenue extended north thence in a northerly direction 200 feet, thence in a westerly direction and parallel to the north line of said State Trunk Highway 66 430 feet, thence in a northerly direction in a line parallel to the east line of Sunset Avenue to the north boundary line of the Village, thence west along said north boundary line to the center line of Sunset Avenue, thence south along said center line of Sunset Avenue to the north line of State Trunk Highway 66, thence in an easterly direction along said north line of State Trunk Highway 66 to the point of beginning, and
- iv. that area of land at the southwest corner of the intersection of State Trunk Highway 66 and Sunset Avenue in the Village of Park Ridge described as follows: Commencing at the intersection of the north line of Crestwood Avenue and the west line of Sunset Avenue marked with a concrete monument; thence north on the west line of Sunset Avenue 429.78 feet to a point marked by an iron pipe driven in the ground which is the beginning of this description; from the point of beginning north along the west line of Sunset Avenue 230 feet to the south line of Clark Street marked by a concrete monument; thence west on the south line of Clark Street 128.85 feet to a point marked by a concrete monument; thence south 230 feet to a point marked by an iron pipe driven in the ground, which is 128.90 feet west of the west line of Sunset Avenue; thence east 128.90 feet to the point of beginning,
- v. the area of land within the Village of Park Ridge which is bordered on the south by the north line of State Trunk Highway 66, on the north by the north boundary of the Village, on the east by the west line of Sunset Avenue, and on the west by the west boundary line of the Village of Park Ridge, and
- vi. that area of land on the south side of State Trunk Highway 66 described as follows: Commencing at the intersection of the west line of Sunset Avenue and the south line of Park Ridge Drive marked with a concrete monument; then west on the south line of Park Ridge Drive 128.85 feet to a point marked by a concrete monument which is the beginning of this description; from the point of beginning west along the south line of Park Ridge Drive 135 feet to the northwest corner of the parcel which is a point 30 feet east of the east line of Pinecrest Avenue; thence south a distance for 230 feet to the southwest corner of the parcel which is a point 30 feet east of the east line of Pinecrest Avenue;

thence 135 feet to the southeast corner of the parcel which is 129.1 feet west of the west line of Sunset Avenue; thence north 230 feet to the point of beginning.

- B. **Planned Unit Development District.** That portion of territory within the Village limits as the Village Board upon petition by, and with the consent of the owners thereof, may subsequently place into this district, providing the requirements of Ordinance 17.04 and 17.05 have been met.
  - C. **Residence District.** The balance of the territory within the Village Limits of the Village of Park Ridge is known as the Residence District.
2. Except as hereinafter provided:
- A. No building shall be erected, reconstructed, or structurally altered nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located.
  - B. No building shall be erected, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such building is located.
  - C. No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance; no yard or open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as providing a yard or open space for any other building; and no yard or open space on an adjoining premises shall be considered as providing a yard or open space on a lot whereon a building is to be erected.

**Section II. EFFECTIVE DATE**

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this seventeenth day of March, 2014.