

Chapter 28
DOWNERS GROVE
ZONING ORDINANCE

July 10, 2018

Article 5 | Allowed Uses

Sec. 5.010	Allowed Uses	5-1
Sec. 5.020	Use Categorization System	5-6
Sec. 5.030	Residential Use Category.....	5-7
Sec. 5.040	Public, Civic and Institutional Use Category.....	5-8
Sec. 5.050	Commercial Use Category	5-11
Sec. 5.060	Wholesale, Distribution & Storage Use Category.....	5-16
Sec. 5.070	Industrial Use Category	5-17
Sec. 5.080	Recycling Use Category	5-18
Sec. 5.090	Agricultural Use Category.....	5-18
Sec. 5.100	Other Use Category.....	5-19

Sec. 5.010 Allowed Uses

A. Use Table

Principal uses are allowed in base zoning districts in accordance with [Table 5-1](#).

B. Understanding the Use Table

1. Uses

Uses are listed in the first column of [Table 5-1](#). See [Sec. 5.020](#) for an explanation of the use categorization system.

2. Permitted and Special Uses

- Uses identified with a "P" are permitted as-of-right in the subject zoning district.
- Uses identified with an "S" may be allowed in the subject zoning district if reviewed and approved in accordance with the special use procedures of [Sec. 12.050](#).
- Permitted and special uses are subject to compliance with identified supplemental regulations and all other applicable regulations of this zoning ordinance.

3. Prohibited Uses

Uses identified with an "-" are prohibited. Uses that are not listed in the table and that cannot reasonably be interpreted to fall within one of the use categories described in [Sec. 5.020](#) are also prohibited, as determined by the community development director in accordance with [Sec. 5.020D](#)

4. Supplemental Regulations and Specific Limitations

The "supplemental regulations" column identifies additional regulations that apply to some uses. In addition, some uses may be subject to "specific limitations," which are identified by a bracketed number (e.g., "[1]"). Corresponding limitations are listed immediately following the table in [Sec. 5.010D](#). Compliance with supplemental regulations and specific limitations is required for permitted and special uses.

C. Accessory Uses

Allowed accessory uses, such as home occupations, are not identified in [Table 5-1](#). Customary accessory uses are permitted in conjunction with allowed principal uses, subject to compliance with all applicable accessory use regulations of [Sec. 6.010](#).

SUBJECT PROPERTY

Table 5-1: Allowed Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations		
<p>RESIDENTIAL</p> <p>P = use permitted as of right S = special use approval required - = not allowed</p>																					
Household Living																					
Detached house	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Attached house	-	-	-	-	P	P	-	-	S	-	S [20]	P	-	-	-	-	-	-	-	-	
Two-unit house	-	-	-	-	P	P	-	-	-	-	S [20]	P	-	-	-	-	-	-	-	-	
Apartment/condo	-	-	-	-	-	P	P	S	S [17]	-	S	-	-	-	-	-	-	-	-	-	
Group Living (except for the following uses)	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.050	
Group home, large (9 or more occupants)	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.050	
Nursing home	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	-	Sec. 6.080	
Sheltered Care	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	-	Sec. 6.080	
<p>PUBLIC, CIVIC AND INSTITUTIONAL</p>																					
Aircraft Landing Area	-	-	-	-	-	-	-	-	S	S	-	-	S	S	S	S	-	-	-	-	
Cemetery	-	-	-	-	-	-	-	-	-	S [6]	-	-	-	-	-	-	-	-	-	-	
College or University	S [1]	S [1]	S [1]	S [1]	S [1]	S [1]	S [1]	S [1]	S [1]	S [6]	-	-	S	S	-	-	-	-	-	S	
Community Center	S	S	S	S	S	S	-	-	-	-	S	S	-	-	-	-	-	-	-	S	
Fraternal Organization	S [2]	S [2]	S [2]	S [2]	S [2]	S [2]	P	P	P	S	S	-	-	-	-	-	-	-	-	P	
Governmental Facility	S [2]	S [2]	S [2]	S [2]	S [2]	S [2]	P	P	P	P	P	-	-	-	-	-	-	-	-	S	
Hospital	S [3]	S [3]	S [3]	S [3]	S [3]	S [3]	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Museum or Cultural Facility	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	S	
Natural Resource Preservation	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	S	
Parks and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Safety Service	S	S	S	S	S	S	S	S	P	- [6]	- [6]	S	S	S	S	-	-	-	-	S	
School	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P	P	P	P	P	P	
Utilities and Public Service Facility	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunications																					
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<p>COMMERCIAL</p>																					
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-
Grooming	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P

Article 5 | Allowed Uses • Sec. 5.010 | Allowed Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R	M	M-1	M-2	INP-1	INP-2	Supplemental Regulations
	P = use permitted as of right S = special use approval required - = not allowed																				
Subcategory Specific use (See Sec. 5.020)																					
Veterinary care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.160
Assembly and Entertainment (except for the following uses)																					
Auditorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Cinema	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Broadcast or Recording Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Commercial Service																					
Building service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business support service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Consumer maintenance and repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal improvement service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General personal improvement services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health and fitness services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Studio or instructional services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.070
Day Care																					
Day care home	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.090
Day care center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.090
Eating and Drinking Establishment																					
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wine and/or Beer Boutique	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial Service																					
Funeral or Mortuary Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging																					
Bed and Breakfast	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office																					
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	P	P	P	Sec. 6.090
Medical, dental and health practitioner	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking, Non-Accessory																					
Retail Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convenience goods	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Consumer shopping goods	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guns and firearm supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building supplies and equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Self-service Storage Facility																					
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.130

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R	O-R	M-1	M-2	INP-1	INP-2	Supplemental Regulations
	P = use permitted as of right S = special use approval required - = not allowed																				
Trade School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WHOLESALE, DISTRIBUTION & STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Artisan Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Limited Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RECYCLING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AGRICULTURE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crop Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

D. Specific Limitations

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.

- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).
- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.
- [13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [15] Drive-through banks only.
- [16] See Section 6.180.
- [17] Located on 2nd floor or above.
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.
- [19] Use must include on-site retail sales.
- [20] Requires minimum lot area of 1 acre.

(Ord. No. 5463, § 1, 6/2/15; Ord. No. 5571, § 1, 11/22/16; Ord. No. 5706, 7/10/18)