

# Zoning Ordinance Update

*July 21, 2026*



# Agenda

- Activities Completed to Date
- Digital Signs
- Accessory Dwelling Units
- Missing Middle Housing
- Home Day Care Regulations
- Next Steps and Schedule



## Activities Completed to Date

- Planning and Zoning Commission Review
  - ✓ Environmental Sustainability Topics
  - ✓ Parking
  - ✓ Minor Clarifications and Modifications
  - ☐ Digital Signs
  - ☐ Housing
  - ☐ Mixed-Use Development (Use Table)



# Digital Signs - Priority Action Item Project Description

## Amend the Sign Ordinance to Allow Digital Signs for Selected Areas or Uses

- This project would consist of amending portions of the sign ordinance to allow for digital signs in selected areas or for selected land uses.



# Digital Signs - Current Zoning Regulations

## Sec 28.9.020 Prohibited Signs And Sign Characteristics

(s) signs containing electronic changeable copy/message board



# Digital Sign Update Key Concepts (1 of 3)

| Zoning District                                                | Digital Signs Allowed |
|----------------------------------------------------------------|-----------------------|
| Business Districts (B-1, B-2 & B-3)                            | Yes                   |
| Office District (O-R & O-R-M)                                  | Yes                   |
| Manufacturing Districts (M-1 & M-2)                            | Yes                   |
| Institutional Districts (INP-1 & INP-2)                        | Yes                   |
| Residential Districts<br>(R-1, R-2, R-3, R-4, R-5, R-5A & R-6) | No                    |
| Downtown Districts (DB, DC & DT)                               | No                    |
| Fairview Districts (FB, FC & FT)                               | No                    |



# Digital Sign Update Key Concepts (2 of 3)

| Sign Characteristic             | Proposed Regulation    |
|---------------------------------|------------------------|
| Sign Type                       | Freestanding only      |
| Number of Digital Signs per Lot | 1                      |
| Sign Height                     | Per existing ordinance |
| Sign Area                       | Per existing ordinance |
| Setbacks                        | Per existing ordinance |
| Separation from Residential     | Yes                    |
| Display Type                    | High resolution only   |



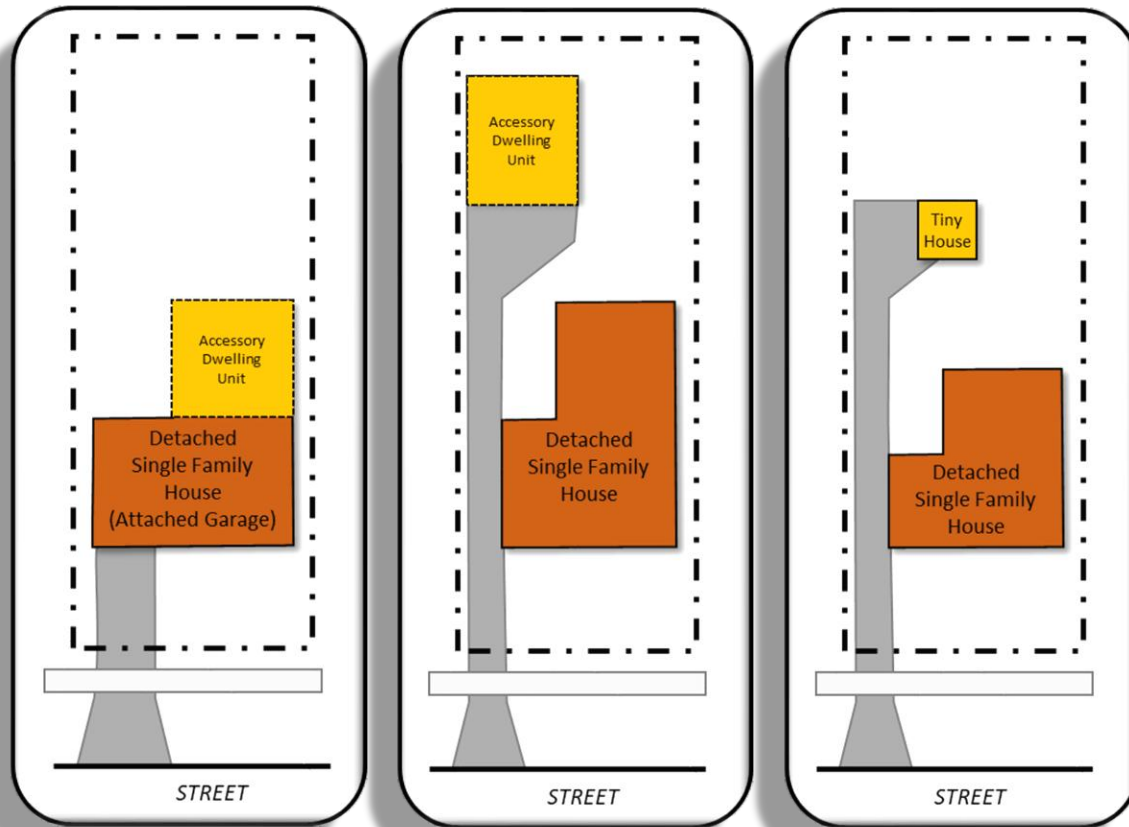
## Digital Sign Update Key Concepts (3 of 3)

- Operational Standards
  - Static display only, no scrolling, flashing or video is permitted
    - Transition restrictions
  - Sound is prohibited
  - Message displayed for a minimum time (T.B.D.)
  - Ambient light monitor required
  - Display brightness regulations
  - Static display in case of mechanical failure



# Accessory Dwelling Units

A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.



# Accessory Dwelling Units - Current Zoning Regulations

Sec 28.6.010(f)(i) – Extended Family Accessory Housing in R-1, R-2, R-3 & R-4 Districts

Section 28.6.010(f)(ii) – Extended Family Accessory Housing in the Fairview Transitional District



## Accessory Dwelling Units - Current Zoning Regulations – Comparison (1 of 2)

|                                                   | R-1, R-2, R-3 and R-4 Districts                                                                                                                                                                                                                   | FT District                                                                                                     |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Permitted or Special Use                          | <ul style="list-style-type: none"> <li>• Special</li> </ul>                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>• Permitted</li> </ul>                                                   |
| Location                                          | <ul style="list-style-type: none"> <li>• Principal detached house</li> </ul>                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Principal or accessory structure</li> </ul>                            |
| Number of Extended Family Accessory Housing Units | <ul style="list-style-type: none"> <li>• One (1)</li> </ul>                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>• One (1)</li> </ul>                                                     |
| Separate Entrance                                 | <ul style="list-style-type: none"> <li>• Yes, door may not face street</li> </ul>                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Yes, door may not face street on a principal detached house</li> </ul> |
| Either unit occupied by legal property owner      | <ul style="list-style-type: none"> <li>• Yes</li> </ul>                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• Yes</li> </ul>                                                         |
| Occupants                                         | <ul style="list-style-type: none"> <li>• Related by blood, marriage or adoption</li> <li>• One occupant must be                             <ul style="list-style-type: none"> <li>• 62 years or older</li> <li>• Disabled</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Related by blood, marriage, adoption or civil union</li> </ul>         |

## Accessory Dwelling Units - Current Zoning Regulations – Comparison (2 of 2)

|                                                         | R-1, R-2, R-3 and R-4                                                      | FT District                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Additional roomers or boarders                          | <ul style="list-style-type: none"> <li>No</li> </ul>                       | <ul style="list-style-type: none"> <li>No</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| Detached house must retain appearance of detached house | <ul style="list-style-type: none"> <li>Yes</li> </ul>                      | <ul style="list-style-type: none"> <li>Yes</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| Annual inspection / affidavit                           | <ul style="list-style-type: none"> <li>Yes</li> </ul>                      | <ul style="list-style-type: none"> <li>No</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| Required conversion after Special Use expires           | <ul style="list-style-type: none"> <li>Yes</li> </ul>                      | <ul style="list-style-type: none"> <li>Not applicable</li> </ul>                                                                                                                                                                                                                                                                                                       |
| Size limitation                                         | <ul style="list-style-type: none"> <li>Per Special Use approval</li> </ul> | <ul style="list-style-type: none"> <li>Principal Structure                             <ul style="list-style-type: none"> <li>No more than 40% of floor area of 1,000 square feet, whichever is less</li> </ul> </li> <li>Accessory Structure                             <ul style="list-style-type: none"> <li>No more than 1,000 square feet</li> </ul> </li> </ul> |



# Accessory Dwelling Units Discussion Topics

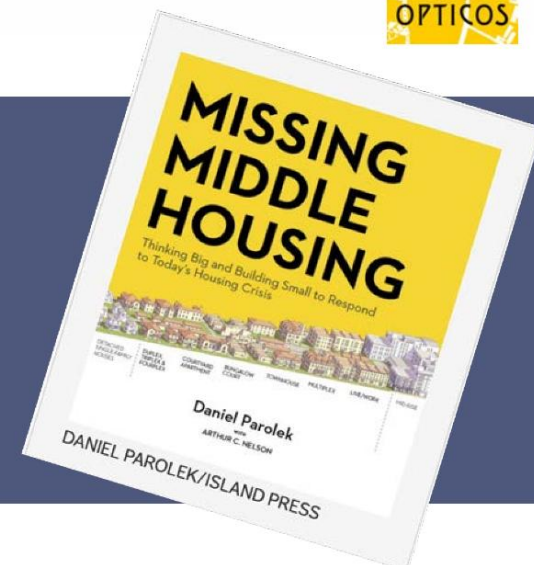
- What changes, if any, would you like to consider?
  - Eliminate Special Use requirement
  - Expand FT zoning regulations to other sections of the Village
  - Eliminate occupant requirements
  - Other



# Missing Middle Housing



House-scale buildings  
with multiple units  
in walkable neighborhoods



## Current Day Care Home Regulations

- Maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit.
- Outdoor play area, fenced and screened from view from adjoining properties
- Minimum of two hundred fifty (250) square feet of outdoor play area for each child at the facility, based on maximum enrollment of the day care facility.



# Day Care Home Comparisons

|               | Maximum Number<br>of Children | Includes natural, adopted<br>and foster children | Screening<br>Requirement |
|---------------|-------------------------------|--------------------------------------------------|--------------------------|
| Downers Grove | 8                             | No                                               | Yes                      |
| Glen Ellyn    | 12                            | Yes                                              | No                       |
| Lisle         | 12                            | Yes                                              | No                       |
| Naperville    | 12                            | Yes                                              | No                       |
| Westmont      | 8                             | Yes                                              | Yes                      |
| Woodridge     | 12                            | Yes                                              | No                       |



# Next Steps & Schedule

- Village Council Attainable Housing Study Discussion – August
- PZC review
  - Digital Signs
  - Housing
  - Mixed-Use Development (Use Table)

