

City of Warrenville

Dear Zoning Ordinance User:

In 1987, the City of Warrenville took an extraordinary step with you in mind. Arrangements were made to have the Zoning Ordinance, then only three years old, totally rewritten and reorganized solely to make it easier for you to use. The City was happy with what the zoning regulations said, but not with how they were presented. Users complained that the Ordinance was too complicated and hard to work with.

The Ordinance in your hands is the result. While every modern zoning code is complex, the new Warrenville Ordinance has been designed to be more “user friendly” than most.

A paper copy of this document available at the Community Development Department and Warrenville Public Library is color-coded. If you want to know what uses are allowed in a zoning district, just turn to the blue pages. There you will find Table 3A, where all land uses allowed anywhere in Warrenville are listed in alphabetical order.

If you want to know what you have to do to get any kind of zoning approval, the yellow pages provide that information.

If you need to know what is required for parking, read the pink pages. If you need to check a definition, the green pages are easy to find.

Because even the definitions don't always make things as clear as they should be, some simple graphics have been included in the Appendix section.

Efforts have also been made to minimize the page-flipping necessary. The basic requirement for all business districts are on a single page, page 4-7. Permitted uses in required yards are shown on page 10-9. And what is needed to get a Special Use approved is all on page 7-6.

If you need something else and can't find it, check the detailed index. Because not even a zoning ordinance can cover everything, the other City ordinances you may need to consult are listed on the title page, together with a phone number to call if you need assistance.

Whether you're a property owner, a developer, or a member of the Plan Commission or Zoning Board, we hope you will find the new format for City regulations easier and less time-consuming to work with.

Sincerely,

David Brummel
David Brummel
Mayor