

DEISITY AND INTENSITY STANDARDS

17.56 Attachment 1

Village of Darien

Residential Density Standards Table

Village of Darien Residential Density Standards					
Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Agricultural holding	Conventional	.03	35 acres ⁷	35 acres	90%
	Conventional	.03	40,000 sf ²	40,000 sf	90%
Single-family residential	Conventional	3.00	16,000 sf	16,000 sf	50%
Single-family residential	Conventional	4.00	11,000 sf	11,000 sf	50%
Single-family residential	Conventional	5.00	8,000 sf	8,000 sf	50%
Two-family residential	Conventional	8.00 ¹	11,000 sf ^{1,6}	11,000 sf ⁶	50%
Multifamily residential	Conventional	12.00 ^{1,2}	3,600 sf per du ^{1,2}	40,000 sf	50%
	Mobile Home	6.00	8,000 sf	10 acres	50%
	Institutional	22.00 ⁴	11,000 sf	11,000 sf	50%
Neighborhood commercial	Conventional	Varies ^{1,2,3}		8,000 sf	50%
	Institutional	22.00 ⁴	8,000 sf	8,000 sf	50%
Suburban commercial	Institutional	40.00 ⁵	20,000 sf	40,000 sf	50%
Central commercial	Institutional	22.00 ⁴	11,000 sf	11,000 sf	0%

NOTES:

¹ For single-family, see single-family (RS-2) district.

² For two-family, see two-family (RD-2) district.

³ For townhouse, multiplex, apartment, and institutional residential see multifamily (RM) district.

⁴ Up to 22.00 per the limits of the conditional use permit.

⁵ Up to 40.00 per the limits of the conditional use permit.

⁶ 8,000 sf permitted as a conditional use per the RS-3 district.

⁷ 35 acre minimum lot area for principal use home; 40,000 sf lot area for accessory farm dwelling.