

DEISITY AND INTENSITY STANDARDS

17.56 Attachment 2

Village of Darien

Nonresidential Intensity Standards Table

Village of Darien Nonresidential Intensity Standards				
Zoning District	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Agricultural holding (A-1)	35 acres	70%	35 acres ¹	na
	35 acres	70%	40,000 sf ^{1,2,3}	na
Single-family res (RS-1) ¹	11,000 sf	50%	11,000 sf	na
Single-family res (RS-2) ¹	11,000 sf	50%	11,000 sf	na
Single-family res (RS-3) ¹	11,000 sf	50%	11,000 sf	na
Two-family res (RD-2) ¹	11,000 sf	40%	11,000 sf	na
Multifamily res (RM-3) ¹	11,000 sf	25%	11,000 sf	na
Neighborhood commercial	8,000 sf	25%	8,000 sf	5,000 sf
Suburban commercial	40,000 sf ²	25%	40,000 sf ²	na
Central commercial	18,000 sf	0%	3,600 sf	na
Suburban industrial	40,000 sf ²	25%	20,000 sf	na
Urban industrial	22,000 sf	10%	11,000 sf	na

NOTES:

¹ For nonresidential uses permitted in residential districts, such as churches and schools.

² For nonresidential agricultural uses.

³ Reduction in lot area from one acre to 20,000 square feet is permitted as a conditional use per Section 17.72.040 with site plan for end use of the property demonstrating full compliance with all of the requirements of this code. Existing lots smaller than 20,000 square feet may be used for nonresidential uses; however, no new lots smaller than 20,000 square feet may be created.