



Zoning

The Village of Greenhills has had an adopted zoning ordinance since the 1940s. The original zoning regulations have undergone numerous amendments and revisions since adoption, including several major updates in the 1960s and again in the 1980s. The zoning ordinance establishes 7 distinct districts ranging from large lot residential to light manufacturing. In addition, the Village adopted a Planned Unit Development district in 2003 as an overlay of the underlying zoning districts. The Planned Unit Development District allows flexibility of design for projects that are permitted in the existing zoning districts. The specific zoning districts included in the ordinance are:

- R-Estate One-Family Residence District – density of one unit per acre
- R-1 One-Family Residence District – density of 5.12 units per acre
- R-2 Multi-Family Residence District – general density of 9.68 units per acre
- B-1 Business District – general business uses permitted
- B-2 Light Industrial District – B-1 uses and light manufacturing permitted
- B-3 Professional Business District – office and institutional uses permitted
- Greenbelt District – recreational and public uses permitted
- PUD District – uses per underlying zoning, design flexibility permitted

The Village has an adopted Greenbelt District that is not typical of other surrounding communities. The greenbelt district allows only recreation and agricultural uses and is shown on the village zoning map for all property originally designated as greenbelt in the 1930s. This property surrounds the village and provides a buffer between the Village and surrounding communities. The B-1 Business District is unique compared to the other districts in that site plan review and approval by the Village Planning Commission is required for all uses. This site plan review and approval process ensures that all business development (site plan and building design) in the village can be reviewed for consistency with surrounding developments prior to construction. The maximum height in the B-1 District is 35 feet and it does not permit residential uses.

