

## ARTICLE XXVII

### DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT

#### 27.1 Purpose and Applicability

The purpose of this Article is to establish an overlay zoning district for Downtown Wheaton and its periphery. The visual character of Downtown Wheaton is an important resource that is valued by community residents. Maintaining this character protects property values and sustains the economic viability of the Downtown. All uses except single family dwellings shall be subject to the Downtown Design Review Process set forth in Section 5.12. In the Downtown Design Review Overlay District, the underlying zoning district requirements and the approved Wheaton Downtown Design Review Guidelines which are an appendix to the Zoning Ordinance shall apply.

#### 27.2 Permitted and Special Uses

The use provisions of the applicable underlying zoning district shall apply in the Downtown Design Review Overlay District.

#### 27.3 Bulk Regulations

The bulk regulations of the applicable underlying zoning district shall apply in the Downtown Design Review Overlay District.

#### 27.4 Standards.

All of the property located in this district is subject to the general standards and regulations of this ordinance and the Downtown Design Guidelines. To conserve space, these standards and regulations have not been reprinted in the regulations for each district. Downtown design review per Section 5.12 is required for all uses except single family dwellings in the Downtown Design Review Overlay District.