

CHAPTER 2

DISTRICTS; GENERAL REGULATIONS

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10-2-1: DISTRICTS DESIGNATED: In order to classify, regulate and restrict the location of businesses, trades, industries, residences and other land uses and the location of buildings designed for specified uses; to regulate and limit the height of buildings designed for specified uses; to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of yards, courts and other open spaces within and surrounding such buildings, the Village is hereby divided into five (5) classes of districts. The use, height and area regulations are uniform in each class of district and said district shall be known as:

- R-1 Single-Family District
- R-2 Single-Family District
- C-1 Neighborhood Shopping District
- C-2 Commercial District
- M-1 Light Industrial District

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10-2-2: ZONING MAP: The boundaries of these districts are indicate upon the Zoning Map of the Village, which Map is referred to herein and made a part hereof by reference. The Zoning map and all the notations, references and other information shown thereon are a part of this Title and have the same force and effect as if the Zoning Map and all the notations, references and other information shown thereon were all fully set forth or described herein, the original of which Zoning Map is property attested and is on file with the Village Clerk.

10-2-3: BOUNDARIES: Where uncertainty exists with respect to the boundaries of the various districts as shown on the maps accompanying and made a part of this Title, the following rules apply:

- (A) The district boundaries are either highways, streets or alleys unless otherwise shown, and where the districts designated on the maps referred to herein and made a part of this Title by reference are bounded approximately by highways, street or alley, shall be construed to be the boundary of the district.
- (B) Where the district boundaries are not otherwise shown, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the

district designated on the maps referred to herein and made a part of this Title by reference are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the districts unless the boundaries are otherwise indicated on the map.

- (C) In any unsubdivided property the district boundary lines on the district maps referred to and made a part of this Title shall be determined by use of the scale appearing on the maps. (Ord. 220, 5-5-62)

10-2-4: ANNEXED LAND: All unincorporated territory which may hereafter be annexed to the Village shall be classified by the Planning and Zoning Board and said classification must be submitted to the Village Board for approval. (Ord. 391, 2-16-81)

10-2-5: VACATED STREET, ALLEY: Whenever any highway, street, alley or other public way is vacated by official action of the Board of Trustees of the Village or by the Department of Public Works and Buildings of the State, the zoning district adjoining each side of such highway, streets, alley or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

10-2-6: GENERAL PROVISIONS: Except as hereinafter provide:

- (A) No land may be used except for a purpose permitted in the district in which it is located.
- (B) No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.
- (C) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located.
- (D) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.
- (E) The minimum yards, parking space, open spaces, including lot area per family, required by this Title for any building hereafter erected, shall not be encroached upon or considered as required yard or open space requirements for any other building, nor shall any lot area be reduced below the district requirements of this Title.
- (F) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building on one lot unless otherwise provided in this Title. (Ord. 220; 5-5-62)