

ARTICLE 4
ESTABLISHMENT AND PURPOSE OF DISTRICTS AND DISTRICT BOUNDARIES

- 4.1 Purpose
- 4.2 Zoning Map
- 4.3 Boundaries and Minimum Areas
- 4.4 Zoning of Public Ways
- 4.5 Annexed Territory, *Amended, Ord. 394*

4.1 PURPOSE -- The purpose of these regulations is to realize the purposes set forth in Article 1. In addition, the specific purpose of each zoning district is stated in Article 5.

4.2 ZONING MAP:

- A. The boundaries of the districts are shown upon the map designated as the "Zoning Map." The Zoning Map and all notations, references and other information shown thereon are a part of this Zoning Code 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 Zoning Map is properly attested and is on file with the Village Clerk of the Village.
- B. Whenever any street, alley or other public way is vacated by official action of the Village Board, the zoning district adjoining each side of such street, 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.
- C. Where the districts designated on the Zoning Map are bounded approximately by street or alley lines, the centerline of the street or alley shall be construed to be the boundary of the district.
- D. Where the district boundaries are not otherwise indicated, and where the property has been divided into blocks and lots of record, the district boundaries shall be construed to be the lot lines of the Lots of Record.
- E. In unsubdivided property, the district boundary lines shall be determined as reflected in the dimensions appearing on the Zoning Map.

4.3 BOUNDARIES AND MINIMUM AREAS -- Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- A. General Guidelines -- District boundaries shall be either the centerlines of rights-of-way for railroads, highways, streets, alleys or easements, and waterways, or the boundary lines of sections, quarter-sections, divisions of sections, tracts or lots (or such extended), unless otherwise indicated.
- B. Areas Not Subdivided into Lots and Blocks:

- (1) Wherever a district is indicated as a strip adjacent to and paralleling a major highway, the depth of such strip shall be in accordance with the dimensions shown on the map measured at right-angles to the centerline of the street or highway. The length of the frontage of such a strip shall be in accordance with the dimensions shown on the map from section, quarter-section, or division lines of centerlines of streets, highways or railroad rights-of-way unless otherwise indicated.
- (2) If a lot held in one ownership on the effective date of this Zoning Code is divided by a district boundary line, the entire lot shall be construed to be within the more intensively zoned district.
- (3) Section 4.3-B(2) shall not apply, however, if it increases the more intensive portion of the lot by more than 25 percent. If this occurs, the entire lot shall be zoned the least intensive of the two districts, unless otherwise recommended at a public hearing by the Commission and approved by the Village Board.

4.4 ZONING OF PUBLIC WAYS -- All streets, alleys, public ways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, and railroad rights-of-way. Where the centerline of a street, alley, public way, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

4.5 ANNEXED TERRITORY – All territory which is annexed to the Village shall be automatically classified as follows upon annexation, unless otherwise classified by a zoning amendment:

Less than one acre: R-1 Single Family District;

One to 20 acres: (E-1) Estate District;

More than 20 acres: (E-5) Estate District;

Property zoned B-1 or B-3 in the county shall be classified B Business District.

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