

**SECTION 4  
USE DISTRICTS**

- 4.1 Zoning Districts
- 4.2 Zoning Maps
- 4.3 New or Annexed Land

**4.1 ZONING DISTRICTS:**

In order to carry out the purposes and provisions of this Zoning Code, the Village is hereby divided into the following zoning districts:

**AGRICULTURAL DISTRICTS**

- A-1 Agricultural District
- A-2 Agricultural District

**RESIDENTIAL DISTRICTS**

- E-1 Residential Estate District
- E-2 Residential Estate District
- E-3 Residential Estate District
- E-5 Residential Estate District
- R-1 One Family Dwelling District
- R-2 One Family Dwelling District
- R-3 Two Family Dwelling District
- R-4 Multiple Family Dwelling District

**BUSINESS DISTRICTS**

- B-1 Business District, Neighborhood Business
- B-2 Business District, General Retail
- B-3 Business District, Large Retail
- B-4 County B-3 Zoning District
- B-5 Historic Downtown District
- C-1 Commercial District
- PR Parks and Recreation District

**INDUSTRIAL DISTRICTS**

- I-1 Industrial District, Light
- I-2 Industrial District, Heavy
- SD Special Development District

## 4.2 ZONING MAPS:

- 4.2-1 Map Incorporated: The locations and boundaries of the districts established herein are depicted upon the zoning map which is hereby incorporated into this Zoning Code. The zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be a part of this Zoning Code and shall have the same force and effect as if the zoning map, together with all notations, references and other information shown thereon, were fully set forth and described herein.
- 4.2-2 Omitted Land: It is intended that this Zoning Code intends to include all land in the established zoning districts. Any area located within the Village not yet shown on the zoning map shall be considered A-1 Agricultural District.
- 4.2-3 Boundary Lines: Wherever any uncertainty exists as to the boundary of any use district as shown on the zoning map incorporated herein, the following rules shall apply:
- 4.2-3.1 Where district boundary lines are indicated as following streets, alleys or similar rights-of-way, they shall be construed as following the center lines thereof.
- 4.2-3.2 Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- 4.2-3.3 Where a lot is held in one ownership, is of record at the effective date of this Zoning Code and divided by a district boundary line, the entire lot shall be construed to be within the less restrictive zoning district; provided that this construction shall not apply if it increases the area of the less restricted portion of the lot by more than 20 percent.
- 4.2-4 Zoning of Streets, Alleys, Public Ways and Railroad Rights-of-Way: All streets, alleys, public ways and railroad rights-of-way, if not otherwise specifically designated, shall be in the same zone as the property immediately abutting upon such alleys, streets, public ways and railroad rights-of-way. Where the center line 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 the same as that of the abutting property up to such center line.

## 4.3 NEW or ANNEXED LAND:

All land annexed to the Village at the time of or following the effective date of this Zoning Code shall be classified as A-1 Agricultural District until such time as the Board of Trustees designates the permitted use of land in accordance with the provisions of this Zoning Code.