

SECTIONS 5 GENERAL PROVISIONS.

5.1 SCOPE OF REGULATIONS:

No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which the building or land is located.

5.2 PERMITS:

No application for a building permit or other permit or license or for a certificate of occupancy, shall be approved by the administrative officer of the Zoning Code, and no permit or license shall be issued by any other Village department which would authorize the use or change in use of any land or building contrary to the provisions of this Zoning Code, or the erection, moving, alteration, enlargement or occupancy of any building designed or intended to be used for a purpose or in any manner contrary to the provisions of this Zoning Code.

5.3 BUILDING HEIGHT, BULK and LOT COVERAGE:

- 5.3-1 No building shall be erected, reconstructed, relocated or structurally altered so as to have a greater height, a higher ratio of lot coverage or smaller open space about it than permissible under the limitations set forth herein for the district in which such building is located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks, stage towers or scenery lofts, and necessary mechanical appurtenances, shall be permitted to exceed the maximum height provisions when erected in accordance with all other ordinances of the Village.
- 5.3-2 No space allocated to a building or dwelling group for the purpose of complying with the side, rear or front yard, or court or other open space or lot area requirements of this Zoning Code, shall thereafter, by reason of change in ownership or for any other reason, be used to satisfy the yard, court, open space or lot area requirements of any other building or dwelling group.
- 5.3-3 No open terrace, but not including a roofed over porch or terrace, may occupy a front yard, provided the unoccupied portion of the front yard has a depth of not less than fifteen (15) feet. A one story bay window may project into a front yard not more than three (3) feet. Overhanging eaves, including gutters, may project over the minimum required side yard not more than eighteen (18) inches.
- 5.3-4 No usable open space or off-street parking space or loading space existing or provided hereafter for any building shall be reduced below the minimum requirements hereinafter set forth for such usable open space, parking space or loading space, nor further reduced if already less than said minimum requirements.

5.4 LOT AREA AND DIMENSION:

- 5.4-1 When two or more parcels of land, each of which lacks adequate area and dimension to qualify for a permitted use under the requirements of the use district in which they are located, are contiguous and are held in one ownership, they shall be used as one zoning lot for such use.
- 5.4-2 Any single lot zoned R-1 which was of record on September 12, 1974, that does not meet the minimum requirements for lot width and total lot area may be utilized for a permitted use provided that the total lot area exceeds 7,000 square feet and 55 feet at the front building setback line with each side yard width not less than six feet, and the lot otherwise meets all other requirements as set forth in this Zoning Code.

5.5 LOCATION OF BUILDINGS:

Except as otherwise provided for in this Zoning Code, every building shall be constructed or erected upon a lot or parcel of land which abuts upon a public street or permanent easement of access to a public street, which easement shall have a minimum width of 28 feet (minor connecting street) unless an easement of lesser width was of record prior to the adoption of this Zoning Code. This restriction shall not be applicable to Municipal Facilities.

5.6 BUILDINGS UNDER CONSTRUCTION:

Nothing in this Zoning Code shall be deemed to require any change in the plans, construction or designated use of any building upon which actual construction has been diligently carried on, and provided further that such building shall be completed within one year from the date of passage and publication of this Zoning Code.

5.7 BUILDINGS ON A ZONED LOT:

Every building hereafter erected or structurally altered to provide dwelling units shall be located on a zoning lot as herein defined and in no case shall there be more than one such building on one zoning lot.

5.8 REZONING OF PUBLIC AND SEMI-PUBLIC AREAS:

An area indicated on the zoning map as a public park, recreation area, public school site, cemetery or other similar open space, shall not be used for any other purpose than that designated; and when the use of the area is discontinued, it shall automatically be zoned to the most restrictive adjoining district until such time as the corporate authorities designate a different classification in accordance with the provisions of the Zoning Code.

5.9. VISION CLEARANCE - CORNER LOTS:

No obstruction (over 24 inches in height from curb level on street crown) to the vision of vehicular or pedestrian traffic including by way of example, but not limited to, fencing, screening and shrubs, shall be permitted on corner lots if located within the area of a triangle, two legs of which are a distance of 20 feet each when measured along each of the intersecting front lot lines and from a point where such lines intersect.

5.10. RESTRICTIONS ON MUNICIPAL FACILITIES:

Any restrictions set forth in this Zoning Ordinance or particular zoning classification, including, but not limited to, height, setbacks, lot coverage, bulk requirements, lot size, operating standards and landscaping shall not be applicable to Municipal Facilities.