

**CHAPTER 4**  
**ZONING DISTRICTS**

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**6-4-1: ESTABLISHMENT OF DISTRICTS:** In order to carry out the purposes and provisions of this Zoning Code, the Village is hereby divided into districts classified as follows: (Ord. 65-138-15)

A. Residence Districts

- R1 Single-Family Residence
- R2 Single-Family Residence
- R2A Single-Family Residence
- R3 Single-Family Residence (Ord. 77-470-4)
- R4 Single-Family Attached Residence
- R5 Mixed Use General Residence

B. Business Districts

- B1 Retail Business
- B2 General Business
- E Small Scale Office (Ord. 86-885-22)

C. Planned Development Districts

- PD Planned Development (Ord. 73-309-24)

D. Manufacturing Districts

- M1 Restricted Manufacturing (Ord. 65-138-15)

E. Office/Industrial Districts

- O/la
- O/lb
- O/lc
- O/ld (Ord. 86-817-01)

F. Farming Districts

- F1 Farming

**6-4-2: MAP:** The location and boundaries of the districts established by this Zoning Code are shown on the District Map, dated: December 7, 1965, which is incorporated herein and hereby made a part hereof. The said District Map, together with everything shown thereon and all amendments thereto, shall be as much a part of this Zoning Code as though fully set forth and described herein. Certified copies of said District Map shall be filed with the office of the Village Clerk, and shall be open to public reference at all times during which these offices are open for business. No later than March 31 of each year hereafter, a District Map shall be published clearly showing the location and boundaries of the zoning districts for the preceding calendar year; except that, if in any calendar year there are no changes in the location and boundaries of zoning districts, no map shall be published for such calendar year.

**6-4-3: INTERPRETATION OF DISTRICT BOUNDARIES:** When uncertainty exists with respect to the boundaries of the various districts as shown on the District Map, the following rules shall apply:

- A. District boundary lines are either the center lines of railroad rights of way, highways, streets, alleys or easements; tract or lot lines; or such lines extended, unless otherwise indicated.
- B. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street, highway, or railroad, the depth of such strips shall be in accordance with dimensions shown on the Map measured at right angles from the center line of a street, highway, or railroad, and the length of frontage shall be in accordance with dimensions shown on the Map from center lines of streets, highways or railroad rights of way unless otherwise indicated.

- C. Where a district boundary line divides a lot in single owner-ship, the regulations applicable to either portion of the lot may, in the owner's discretion, extend to the entire lot, but for not more than twenty five feet (25') beyond the boundary line.

**6-4-4: ANNEXED TERRITORY:** Any additions to the incorporated areas of the village shall be automatically classified as an R1 Single Family Residence District until otherwise classi-fied by amendment, except when annexed pursuant to a pre-annexation agreement which provides for other classification.

**6-4-5: USES PERMITTED IN All DISTRICTS:**

- A. The following public utility uses are permitted in all districts: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment; provided, that installation shall conform with rules and regulations of the applicable administrative authorities, and other applicable Village codes and ordinances.

- B. Any governmental or proprietary function, owned or operated by a municipality, is a permitted use in any district but such use must conform with other requirements herein set forth for the district in which it is located.

**6-4-6: VACATED TERRITORIES:** Whenever any street, alley, or other public way is vacated by Official action of the Mayor and Board of Trustees, 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. (Ord. 65-138-15)