

## **ARTICLE III Establishment of District Zoning Map, Boundary interpretations, and Annexed Territory**

### Section 1. ESTABLISHMENT OF DISTRICTS.

For the purpose of the Ordinance, the Village is hereby organized into the following zoning districts:

- 1.001     Agricultural District  
          “A-1” Agricultural District
  
- 1.002     Residence Districts  
          “R-1” One-Family Residence District  
          “R-2” Two-Family Residence District  
          “R-3” Multiple-Family Residence District  
          “R-4” Mobile Home Park District
  
- 1.003     Commercial Districts  
          “O-1” Office District  
          “B-1” Limited Business District  
          “B-2” General Business District
  
- 1.004     GENERAL BUSINESS DISTRICTS - ADULT REGULATED USE.  
          “B-2 (A)” General Business District, Adult Regulated Use. This B-2 (A) would overlay the Village’s designated area within its I-1 Light Industrial Districts for adult regulated use, so that the I-1 district could be used for any qualifying light industrial use, but it would be the only area in which an adult use could be located.
  
- 1.005     Industrial Districts  
          “I-1” Industrial District

### Section 2. ZONING MAP.

The location and boundaries of the zoning districts established by the Ordinance are set forth on the map entitled “Zoning Map” which is herein and hereby made a part of the Ordinance. Such map, together with everything shown thereon and all amendments thereto, shall be as much a part of the Ordinance as though fully set forth and described herein.

### Section 3. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists with respect to the precise location of any of the aforesaid districts shown on the Zoning Map, the following rules shall apply:

- 3.001     Boundaries shown as following or approximately following streets, highways or alleys shall be construed to follow the center lines of such streets, highways or alleys;
  
- 3.002     Boundaries shown as following or approximately following platted lot lines or other property lines shall be construed to be said platted lot lines or property lines.
  
- 3.003     Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.
  
- 3.004     Boundaries shown as following or approximately following the center lines of streams, rivers or other continuously flowing water courses shall be construed as following the

channel center line of such water courses taken at a mean low water mark,

- 3.005 Boundaries shown as following or closely following the Village limits shall be construed as following such limits.
- 3.006 Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Appeals in accordance with provisions contained in Section XVIII – Administration, of this Ordinance.
- 3.007 Whenever any street, alley or other public easement is vacated, the district classification of the property to which the vacated portions of land accrue shall become the classification of the vacated land,

Section 4. ANNEXED TERRITORY.

All territory which may hereafter be annexed to the Village shall be classified automatically as being in an “R-1” One-Family Residence District until such classification shall have been changed by amendment of the Ordinance as provided hereafter, except that property annexed under the terms of a valid pre-annexation agreement shall be classed in accordance with the terms of such pre-annexation agreement.