

CHAPTER 2

GENERAL REGULATIONS; DISTRICT MAP

SECTION:

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5-2-1: ESTABLISHMENT OF DISTRICTS: For the purpose of promoting the public health, safety, morals and general welfare of the Community, the Village and the contiguous area is hereby divided into the following types of districts:

- AG-1 Agricultural District
- R-1 Limited One-Family Residential District
- R-2 One-Family Residential District
- R-3 Multiple-Family Residential District
- B-1 General Business District
- I-1 Light Industrial District
- I-2 Heavy Industrial District

Said Districts are bounded and defined as shown on the maps entitled: "Zoning Districts, Arthur, Illinois" and "Zoning Districts, Arthur, Illinois Contiguous Area", referred to herein, and which, with all explanatory matter thereon, are hereby made a part of this Title.

5-2-2: DISTRICT BOUNDARIES: Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning Map, the following rules shall apply:

- (A) Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries.

- (B) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (C) Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on said Zoning Map.
- (D) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
- (E) In areas not subdivided into lots and blocks, the district boundary lines shall be determined by scale to the nearest ten feet (10').

5-2-3: TRANSITION ZONING:

- (A) Where a lot in a business or industrial district abuts a lot in a residential district there shall be provided along such abutting lines a yard equal in width or depth to that required in the residential district.
- (B) Where the frontage on one (1) side of a street between two (2) intersecting streets is zoned partly as residential and partly as business or industrial, the front yard depth in the business or industrial district shall be equal to the required front depth of the residential district.

5-2-4: APPLICATION OF REGULATIONS: Except as hereinafter provided:

- (A) No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

- (B) No building shall hereafter be erected or altered:
1. To exceed the height;
 2. To accommodate or house a greater number of families;
 3. To occupy a greater percentage of lot area; or
 4. To have narrower or smaller rear yards, front yards, side yards, inner or outer courts than is specified herein for the district in which such building is located.
- (C) No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Title shall be included as a part of a yard or other open space similarly required for another building.
- (D) All territory which prior to annexation does not fall under the jurisdiction of this Title and which may hereafter be annexed to the Village shall be considered as being in the R-1 District until otherwise changed by ordinance. Areas outside the Village under the jurisdiction of the ordinance shall bear the same district designation after annexation until otherwise changed by ordinance.
- (E) Whenever any street, alley or other public way is vacated by official action of the Board of Trustees of the Village, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and also area included in the vacation shall then henceforth be subject to all appropriate regulations of the extended districts.
- (F) Notwithstanding the above, none of the regulations specified in this Title with the exception of front yard requirements shall be applicable to bona fide agricultural uses. For the practical application of this Title, bona fide agricultural uses shall include the growing of crops in the open, raising of stock and poultry, forestry, mushroom growing, flower gardening, operation of apiaries and aviaries, nurseries, orchards, fur farms, roadside stands, signs and billboards relating to the sale or use of products produced thereon, and necessary structures and farm dwellings for such uses.

5-2-5: INTERPRETATION: In their interpretation and application, the provisions of this Title shall be held to be minimum

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requirements, adopted for the promotion of the public health, morals, safety and the general welfare. Whenever the requirements of this Title are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive, or that imposing the higher standards shall govern.

It is not intended by this Title to repeal, abrogate, annul or in any way impair or interfere with private restrictions placed upon property by covenant, deed or other private agreement, or with restrictive covenants running with the land. Where this Title imposes a greater restriction upon land, buildings or structures than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of this Title shall control.

5-2-6: ENFORCEMENT: This Title shall be enforced by the Zoning Enforcing Officer who shall be appointed by the President of the Village Board by and with the consent of the Trustees. No building permit or certificate of occupancy shall be issued by him except where the provisions of this Title shall have been complied with.