

**Chapter 3
USE DISTRICTS**

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5A-3-1 **Zoning District Classifications** *Amended, Ord. 2002-03-704*

For the purposes of this Title, all land within the Village is hereby divided and classified in the following zoning districts, listed in the order from the highest classification to the lowest classifications, with their respective size restrictions:

Zoning District	Minimum Lot/Parcel Size
ESTATE ZONING DISTRICT	
E-1 Estate Zoning District	1 acre
RESIDENTIAL ZONING DISTRICTS	
R-1 Residential Zoning District	30,000 square feet
R-2 Residential Zoning District	20,000 square feet
R-3 Residential Zoning District	10,000 square feet
R-4 Residential Zoning District	See Note
R-5 Residential Zoning District	16,000 square feet
R-6 Residential Zoning District	19,000 square feet
R-7 Residential Zoning District	See Note
AGRICULTURAL ZONING DISTRICT	
Agriculture Zoning District	40 acres
BUSINESS ZONING DISTRICTS	
B-1 Business District	11,000 square feet
B-2 Business District	See Note
INDUSTRIAL ZONING DISTRICTS	
I-1 Industrial (Light) District	1 acre
I-2 Industrial (Light) District	See Note

I-3 Industrial (Heavy) District	20 acres
MUNICIPAL ZONING DISTRICT	
M-1 Zoning District	None
<p>Note: R-4, R-7, B-2 and I-2 zoning districts shall be limited to the platted zoning districts that legally existed prior to the adoption of this Title. No future land annexed to the Village shall be such zoning designations nor shall any existing property in the Village be classified to these zoning designations.</p>	

5A-3-2 Zoning Map

The locations and boundaries of the districts established herein are shown upon the zoning map which is hereby incorporated into this Title. The zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be a part of this Title 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.

5A-3-3 New or Annexed Land

Whenever any territory is hereinafter annexed to the Village, it shall be classified E-1 Estate Zoning District until such time as territory has been rezoned by amendment to this Title.

5A-3-4 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 deemed to 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 deemed to be the same as that of the abutting property up to such center line.

5A-3-5 Boundary Lines

Wherever any uncertainty exists as to the boundary of any use district as shown on the zoning maps incorporated herein, the following rules shall apply.

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.
2. Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
3. Where a lot held in one ownership and of record at the effective date of this Title is

divided by a district boundary line, the entire lot shall be construed to be within the less restricted 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.