CHAPTER 40 – ZONING CODE

| <u>ARTICLE</u> | | | <u>TITLE</u> | <u>PAGE</u> | | |
|----------------|---|-------|--|-------------|--|--|
| I | GENERAL PROVISIONS | 5 | | | | |
| | Section 40-1-1 | _ | Title | 40-1 | | |
| | Section 40-1-2 | - | Purposes | 40-1 | | |
| | Section 40-1-3 | - | Severability | 40-1 | | |
| | Section 40-1-4 | - | Effective Date | 40-1 | | |
| II | GENERALLY | | | | | |
| | Section 40-2-1 | _ | Establishment of Districts and Zoning Maps | 40-2 | | |
| | Section 40-2-2 | - | Zoning Map and District Boundaries | 40-2 | | |
| | Section 40-2-3 | - | Interpretation of District Boundaries | 40-2 | | |
| | Section 40-2-4 | - | General Prohibition | 40-2 | | |
| | Section 40-2-5 | - | Unlisted Uses Prohibited | 40-2 | | |
| | Section 40-2-6 | - | Municipal Park Exempt | 40-2 | | |
| | Section 40-2-7 | - | : | 40-2 | | |
| III | PROVISIONS GOVERN | ING : | THE RESIDENTIAL DISTRICT | | | |
| | Section 40-3-1 | _ | Permitted Uses | 40-3 | | |
| | Section 40-3-2 | - | Regulations | 40-3 | | |
| | Section 40-3-3 | | | 40-4 | | |
| IV | PROVISIONS GOVERNING THE AGRICULTURE DISTRICT | | | | | |
| | Section 40-4-1 | - | Permitted Uses | 40-6 | | |
| | Section 40-4-2 | - | Regulations | 40-6 | | |
| V | PROVISIONS GOVERNING THE COMMERCIAL INDUSTRIAL DISTRICT | | | | | |
| _ | Section 40-5-1 | | Permitted Uses | - 40-7 | | |
| | Section 40-5-2 | | Use Restrictions | 40-7 | | |
| VI | SUPPLEMENTARY REGI | ULA 1 | TIONS FOR SPECIFIC USES | | | |
| | Section 40-6-1 | _ | | 40-8 | | |
| | Section 40-6-2 | _ | Billboards and Signs | 40-8 | | |
| | Section 40-6-3 | _ | New or Expanding Businesses | 40-8 | | |
| | Section 40-6-4 | _ | Mobile Homes | 40-9 | | |
| | Section 40-6-5 | _ | Mobile Home Parks | 40-10 | | |
| | Section 40-6-6 | - | Fences | 40-10 | | |
| VII | MOBILE HOME PARKS | | | | | |
| 711 | Section 40-7-1 | - | Generally | 40-10 | | |
| VIII | NONCONFORMITIES | | | | | |
| | Section 40-8-1 | _ | Definitions | 40-11 | | |
| | Section 40-8-2 | _ | Rules Governing Nonconformities | 40-11 | | |
| | | | J | | | |

| <u>ARTICLE</u> | | | <u>TITLE</u> | <u>PAGE</u> | | |
|----------------|--------------------------------|------|--|--------------|--|--|
| IX | ADMINISTRATION AND ENFORCEMENT | | | | | |
| | Section 40-9-1 | - | Zoning Committee | <i>40-12</i> | | |
| | Section 40-9-2 | - | Duties | <i>40-12</i> | | |
| | Section 40-9-3 | - | Initial Certificates of Zoning Compliance Required | <i>40-12</i> | | |
| | Section 40-9-4 | - | Final Certificates of Zoning Compliance | <i>40-13</i> | | |
| | Section 40-9-5 | - | Corrective Action Orders | <i>40-13</i> | | |
| | Section 40-9-6 | - | Contents of Order | <i>40-13</i> | | |
| | Section 40-9-7 | - | Service of Order | <i>40-13</i> | | |
| | Section 40-9-8 | - | Stop Order | <i>40-13</i> | | |
| | Section 40-9-9 | - | Complaints | <i>40-13</i> | | |
| | Section 40-9-10 | - | Filing Fees | <i>40-13</i> | | |
| | Section 40-9-11 | - | Appeals | 40-14 | | |
| | Section 40-9-12 | - | Hearing of Appeals | 40-14 | | |
| | Section 40-9-13 | - | Penalties | 40-14 | | |
| Х | SPECIAL USES AND VARIANCES | | | | | |
| | Section 40-10-1 | _ | Special Uses | 40-15 | | |
| | Section 40-10-2 | - | , Variances | 40-15 | | |
| | Section 40-10-3 | - | Application | 40-15 | | |
| | Section 40-10-4 | - | | <i>40-15</i> | | |
| | Section 40-10-5 | - | Notice of Hearing | <i>40-15</i> | | |
| | Section 40-10-6 | - | Notice | 40-16 | | |
| | Section 40-10-7 | - | Compliance with Statutory Requirements | 40-16 | | |
| | Section 40-10-8 | - | Rights of Parties at Hearings | 40-16 | | |
| | Section 40-10-9 | - | Court Reporter Permitted | 40-16 | | |
| | Section 40-10-10 | - | Standards to be Applied by the Village Board in | | | |
| | | | Deciding Whether or Not to Grant a Special | | | |
| | | | Use Permit | 40-16 | | |
| | Section 40-10-11 | - | Factors to be Considered by the Village Board in | | | |
| | | | Deciding Whether or Not to Grant Variance | 40-16 | | |
| | Section 40-10-12 | - | Findings of Fact Required | 40-16 | | |
| | Section 40-10-13 | - | Conditions | 40-17 | | |
| | Section 40-10-14 | - | Judicial Review | 40-17 | | |
| ΧI | AMENDMENTS OF ZONI | NG (| CODE | | | |
| 7.2 | | - | | 40-18 | | |
| | Section 40-11-2 | | Directions | 40-18 | | |