

SECTION 5

USE DISTRICTS

5.1 ZONING DISTRICTS:

To carry out the purposes and provisions of this Zoning Code, the Village is hereby divided into the following zoning districts:

AGRICULTURAL DISTRICTS

A-1.....Agricultural District

RESIDENTIAL DISTRICTS

RE-5.....Residential Estate District
RE-2.....Residential Estate District
RE-1.....Residential Estate District
R-1A.....One Family Dwelling District
R-1B.....One Family Dwelling District
R-2.....One Family Dwelling District
R-3.....Two Family Dwelling District
R-4.....Multiple Family Dwelling District

BUSINESS DISTRICTS

B-1.....Transitional Business District
B-2.....Business District, Neighborhood Convenience
B-3.....Business District, General
B-4.....Business District, Commercial
B-5.....Office Business District

MANUFACTURING DISTRICTS

M-1.....Limited Manufacturing District
M-2.....General Manufacturing District

SPECIAL DISTRICTS

OS.....Open Space District
IB.....Institutional Buildings District
AD1.....Airport District 1
AD2.....Airport District 2

5.2 ZONING MAP:

- 5.2-1 *Map Incorporated:* The locations and boundaries of the districts established herein are depicted on the Official Lake in the Hills Zoning Map which is hereby incorporated into this Zoning Code. The Zoning Map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be a part of this Zoning Code 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.
- 5.2-2 *Omitted Land:* It is intended that this Zoning Code include all land in the established zoning districts. Any area located within the corporate limits of the Village not yet shown on the zoning map shall be considered RE-5 Residential Estate District.
- 5.2-3 *Boundary Lines:* Wherever any uncertainty exists as to the boundary of any use district as shown on the Zoning Map, the following rules shall apply:
- A. 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.
 - B. Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
 - C. Where a lot is held in one ownership, is of record at the effective date of this Zoning Code and divided by a district boundary line, the entire lot shall be construed to be within the lesser restricted zoning district; provided that this provision shall not apply if it decreases the area of the lesser restricted portion of the lot by more than 20 percent.

- D. Where district boundary lines do not coincide with the location of streets or lot lines, the district boundaries shall be determined by the use of the scale indicated on the Zoning Map.
- E. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately in the center of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow the center lines of such streams, rivers, canals, lakes, or other bodies of water.

5.2-4 *Zoning of Streets, Alleys, Public Ways, Railroad Rights-of-Way, and Properties under Lakes and Streams:* All streets, alleys, public ways, railroad rights-of-way, and properties under lakes and streams, if not otherwise specifically designated, shall be in the same zone as the property immediately abutting upon such alleys, streets, public ways, railroad rights-of-way, and properties under lakes and streams, 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 the same as that of the abutting property up to such center line.

5.3 NEW OR ANNEXED LAND:

All land annexed to the Village after the effective date of this Zoning Code shall be classified automatically after such annexation in the RE-5 Residential Estate District until such time as the Board of Trustees amends the classification of such land in accordance with the provisions of this Zoning Code.