

Section 4
USE DISTRICTS

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4.1 **ZONING DISTRICTS:** *Amended, 2012-31, 1999-29, 1998-35*

In order to carry out the purposes and provisions of this Zoning Code the Village is hereby divided into the following districts:

- AG Agriculture District
- R-1 One-Family Dwelling Residential District
- R-2 One-Family Dwelling Residential District
- R-3 One-Family Dwelling Residential District
- B-1 Neighborhood Business District
- B-2 General Business District
- Adult-Use Cannabis Dispensing Organization Overlay District
The Adult-Use Cannabis Dispensing Organization Overlay District shall be in addition to an underlying B-2 business zoning district.

4.2 **ZONING MAPS:**

The location and boundaries of the districts established herein are shown upon the 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.

4.3 **NEW OR ANNEXED LAND:** *Amended, 1998-35*

Submerged land heretofore reclaimed or which may be reclaimed hereafter and land heretofore annexed or which may be annexed to the Village hereafter and which is not shown on the zoning map made a part of this Zoning Code shall be classified in the AG Agriculture District until such time as the Village Board designates the permitted use of the land in accordance with the provisions of this Zoning Code.

4.4 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.

4.5 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:

- 4.5-1 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.
- 4.5-2 Where district boundary lines are indicated as approximately following lot lines such lot lines shall be construed to be such boundaries.
- 4.5-3 Where a lot held in one ownership and of record at the effective date of this Zoning Code 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.

4.6 BOUNDARIES OF LAND ABUTTING SHORE LINES: *Amended, 1998-35*

When determining the rear lot line for any lot that includes lake bed, the rear lot line for building purposes shall be the shore line, which shall be construed as following the mean water lines of such lake, and, in the event of change in the mean water line, shall be construed as moving with the actual mean water line.