

## SECTION 4 - ZONING DISTRICTS AND MAP

**4.01 Districts Established:** The Village, for the purpose of this ordinance is hereby divided into the following zoning districts.

### Agricultural District

A-1 Agricultural District

### Residential Districts

G-R General Residence District

R-1 Single-Family Residence District

R-2 Single-Family and Two-Family Residence District

R-2A Single-Family Residence District

R-3 Multi-Family Residence District

R-4 Two-Family Residence District

R-5 Single Family Attached (Townhome) Residence District (PUD)

R-6 Multi-Family Residence District (PUD)

### Commercial Districts

C-1 Local Shopping District

C-2 Community Shopping District

C-3 Downtown Central Business District

C-4 Highway Commercial District

### Industrial Districts

I-1 Office, Research and Light Industrial District

I-2 Light Industrial District

I-3 Heavy Industrial District

I-4 Large Scale Planned Industrial District

### **4.02 Zoning Map:**

- A. Authorization: The location and boundaries of the districts established by this ordinance are indicated upon the map entitled, "Official Zoning Map, Village of Elwood, Illinois," which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.
- B. Location of Map: The Official Zoning Map shall be located in the office of the Village Clerk and shall be the final authority as to the current zoning status of land and buildings, subject to such authorized amendments which may be in effect.

### **4.03 District Boundaries:**

- A. Interpretation of District Boundaries: Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
  1. Boundaries indicated as approximately following the center lines of streets,

highways, or alleys shall be construed to follow such center lines.

2. Boundaries indicated as approximately following Village limits shall be construed as following Village limits.

3. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

4. Boundaries indicated as approximately following the center lines of streams shall be construed to follow such center lines.

5. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 4 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by dimensions shown on the map, or in the absence of dimensions, by the scale of the map.

6. 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. The center line of a street, alley, public way or railroad right-of-way, unless otherwise specifically designated, shall be deemed to be the district boundary.

7. Streets or alleys which are shown on the map and which have heretofore been vacated, or which are vacated hereafter, shall be in the same district as the land abutting both sides of the street or alley. If the land abutting each side of the street or alley was located in different districts before the street or alley was vacated, the center line of the vacated street or alley shall be the district boundary.

B. Changes: If, by amendment to this ordinance, any change is made in any district boundary or in any other matter shown on the Official Zoning Map, such change shall be indicated on the map promptly after the amendment is adopted. The date of the latest updating of the Official Zoning Map shall be shown on the face of the map.

**4.04 Entire Area Zoned:** It is the intent that the entire area of zoning jurisdiction, including all land and water areas, rivers, streets, alleys, and railroad and other rights-of-way, be included in the districts established by this ordinance. If any area is not shown on the Official Zoning Map as being included in any district, it shall be deemed to be in the R-1 Single-Family Residence District.

**4.05 Zoning of Annexed Areas**

A. Whenever any territory shall hereafter be annexed to the village, the zoning classification of that land shall be "GR" General Residence and the status of existing uses and structures as related to zoning shall remain unchanged until such time as the area annexed has been reclassified by ordinance.