

ZONING CODE STANDARDS

The fulfillment of this purpose is to be accomplished by seeking:

- To establish adequate standards for the provision of light, air and open spaces.
- To zone all properties with a view to conserving the value of buildings and land and encouraging the most appropriate use of land throughout the Village.
- To lessen congestion on the public streets, and to facilitate the provision of adequate transportation, and of other public requirements and services such as water, sewage, schools and parks.
- To avoid hazards to persons and damage to property from inappropriate development of lands and provide for adequate drainage, curbing of erosion and reduction of flood damage.
- To avoid undue concentration of population and to prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums.
- To foster a more rational pattern of relationship between residential, business, commercial and industrial uses for the mutual benefit of all.
- To provide for and preserve appropriate open space.
- To protect residential, business, commercial and industrial areas alike from harmful encroachment by incompatible uses, and to ensure that land allocated to a class of uses shall not be usurped by other inappropriate uses.
- To isolate or control the location of unavoidable nuisance-producing uses.
- To facilitate the preservation of sites, areas and structures of historical, architectural and aesthetic importance.
- To establish reasonable standards to which buildings and structures shall conform, and to encourage reasonable flexibility of development design through appropriate innovation.
- To provide for the regulation of nonconforming buildings, structures and uses.
- To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed herein.
- To define the powers and duties of the administrative and enforcement officers and bodies.
- To prescribe penalties for any violation of the provisions of this Ordinance, or of any amendment thereto.
- To implement the objectives of the Village Comprehensive Plan, as well as protect all appropriate existing structures and uses.