

300 Districts and General Provisions

DISTRICTS

The municipality is hereby divided into districts under four (4) general categories which shall be known as: Open Air Districts; Residential Districts; Commercial Districts; and Industrial Districts.

A. Open Air Districts

1. "S-1" Special: Areas which are large public or semi-public holdings, area suitable for non-commercial recreation.

B. Residential Districts

1. "R-1" Very Low Density: For low density residential development and land that is presently agricultural in use which may or may not have public water and sewerage services.

2. "R-2" Low Density Residence: For relatively low density residential development which has public water and sewerage services.

3. "R-3" Medium Density Residence: For medium density residential development which has already access to most community facilities. Public water and sewerage facilities are required.

C. Commercial Districts

1. "B-1" Central Business District: Areas of the existing central business district which are structurally sound and functional plus additional areas which are logical for expansion of a unified and compact commercial core.

2. "B-2" General Business District: Areas along major highways or thoroughfares which provide sales and services oriented to highway travelers; or general businesses including sales and services for automotive, farm machinery, building trades, etc.

D. Industrial Districts

1. "M-1" Light Industrial: Areas for light industries with restricted manufacturing operations, research facilities and offices of a restricted nature which will have little or no detrimental effect on neighboring land uses.

2. "M-2" General Industrial: Areas which, because of their access to transportation and community services, and relative isolation from other land uses, provide good sites for most types of general industry.

3. "M-3" Planned Industrial/Business Park: Areas for a mix of industry and business uses that are compatible in a planned park setting.

E. District Map

1. The boundaries of the districts are shown upon the map which is made a part of this Ordinance, which map is designated as the "District Map". The District Map and other information shown thereon, are a part of this Ordinance. The Official District Map is properly attested to and is on file with the Clerk.

2. No amendment to this Ordinance which involves matter portrayed on the Official District Map shall become effective until after such change and entry has been made on said map. No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in the Ordinance.

3. The Official District Map, which shall be located in the office of the Clerk, shall be the final authority as to the current zoning status of land and water area, building and other structures.

F. District Boundary Line

The district boundary lines of the Zoning Map enclose an area of a designated district, and generally follow recorded lot lines and the centerline of streets or their extensions, provided, however:

1. Where the district boundary line is shown by dimension or relationship as being located a specific distance from and/or parallel to a street line, said distance shall control.
2. Where a district boundary line divides a parcel of land, the location of such boundary, unless related to fixed points on the property boundary, shall be determined by scale, and each part of the parcel shall comply with the regulations of the district in which it is located.
3. Whenever any street, alley, or other public way is vacated by official action of the Council, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation.
4. Where a district boundary line does not coincide with any of the aforesaid lines, and where it is not located by dimensions or fixed points shown on the Zoning Map, it shall be determined by the scale appearing thereof, and in cases of other uncertainties the Village Council shall determine the exact location.

G. Zoning Upon Annexation

All lots, tracts or land which, prior to annexation, were subject to zoning regulations shall be classified as being in whichever district of this Ordinance that most clearly conforms to the Village zoning districts. Such classification shall be recommended by the Planning Commission to the Council prior to the acceptance of the petition for annexation. Upon acceptance of the annexation, Council shall by ordinance classify the zoning district that is annexed.

H. Parcel Splits

1. Parcel splits under five acres in size, fronting along dedicated public streets, shall be reviewed by the Village Zoning Administrator for conformance to the Zoning Ordinance. Parcel splits over five acres in size, involving new streets with access easements, public or private, shall be reviewed by the Zoning Administrator for compliance to the Zoning Code and the Village of Metamora Subdivision Regulations.
2. The applications for a minor subdivision approval shall consist of a survey from a registered surveyor and a legal description of the property.
3. If the proposed minor subdivision is not contrary to applicable subdivision and zoning requirements and the Comprehensive Plan, the Village Zoning Administrator shall approve such proposed subdivision, and upon presentation of an application for subdivision approval for said parcel and the proposed conveyance, shall stamp "Approved by Metamora Village Planning Commission", on said application.
4. Such splits shall not be recorded at the County Auditor's Office until approved by the Metamora Village Planning Commission or Zoning Administrator.

I. Compliance with Regulations

The regulations set forth by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land except as hereinafter provided.

1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

2. No building or other structure shall hereafter be erected or altered: a) to exceed the height; b) to accommodate or house a greater number of families; c) to occupy a greater percentage of lot area; d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of the Ordinance.

3. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or are below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.