

CHAPTER 5: ZONING DISTRICTS

6-5-1 ESTABLISHMENT OF ZONING DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the Village of River Grove is hereby divided into the following zoning districts:

A. Residential Districts

- R1 Single-Unit Dwelling Detached Residential District
- R2 Single-Unit Dwelling Attached Residential District
- R3 Single- and Multi-Unit Dwelling Residential District
- R4 General Residential District

B. Commercial Districts

- C1 Mixed-Use Storefront Commercial District
- C2 Office and Commercial District
- C3 Heavy Commercial District
- C4 Shopping Center Commercial District

C. Manufacturing Districts

- M1 Light Manufacturing District
- M2 Heavy Manufacturing District

D. Special Use Districts

- OS Open Space District
- G/E Government and Education District

6-5-2 ZONING MAP

A. Location of Districts

The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is hereby incorporated into, and made an integral part of, this Ordinance.

It is the intent of this Ordinance that the entire area of the Village, including all land and water areas, be included in the zoning districts established by this Ordinance. Any land lying within the Village, but not shown on the Official Zoning Map as being included within a district, shall be deemed to be classified as within the R1 Single-Unit Dwelling Detached Residential District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with streets, alleys, highways, easements, or right-of-way lines of railroads, toll roads or expressways, the boundary line shall be construed to be the centerline of said right-of-way.

2. Property Lines

Where zoning district boundary lines coincide with a duly recorded property line, the property line shall be construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or duly recorded property line, the district boundary shall be determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Plan Commission/Zoning Board of Appeals shall decide all interpretations of district boundary lines, where the application of the aforesaid rules leaves a doubt as to the boundary between two (2) zoning districts.

6-5-3 ANNEXED LAND

Any territory hereafter annexed into the Village of River Grove shall automatically, upon annexation, be classified in the R1 Single-Unit Dwelling Residential District. Such land shall be subject to the requirements of this R1 Single-Unit Dwelling Residential District, unless otherwise provided for in the annexation agreement or until such territory is rezoned.

6-5-4 EXEMPTIONS FOR PUBLIC UTILITIES

The following essential services are permitted to be erected, constructed, altered, or maintained in any zoning district:

- A. Traffic signals, fire hydrants, and similar equipment and accessories.
- B. Gas, electric, communication, water supply, and transmission/distribution systems.
- C. Elevated or underground water storage tanks.
- D. Storm and sanitary sewer collection and disposal systems.
- E. Utility poles, wires, mains, drains, pipes, conduits and cables reasonably necessary for the furnishing of adequate service by public utilities, municipal or other governmental agencies for the public health, safety, convenience, comfort, and general welfare.