

ARTICLE 3
ZONING DISTRICTS AND MAP

3.00 ESTABLISHMENT OF DISTRICTS

In order to carry out the purposes and provisions of this Ordinance, the Village is hereby divided into the following zoning districts:

Residential Districts (Article 4)

- R-1 Single-Family Residence District.
- R-2 Single-Family Residence District.
- R-3 Single-Family Residence District.
- R-4 Single-Family and Two-Family Residence District.
- R-5 General Residence District.

Commercial Districts (Article 5)

- C-1 Village Center District.
- C-2 Outlying Commercial District.
- C-3 Limited Commercial Office District.

Industrial Districts (Article 6)

- I-1 Office, Research and Restricted Industrial District.
- I-2 Limited Industrial District.

Public Lands District (Article 7)

3.01 INTERPRETATION OF DISTRICT SEQUENCE

The numerical sequence used to designate the zoning district classifications shall not be interpreted and is not intended to imply a progressive cumulation of uses based on intensity or to establish a zoning district hierarchy. Each district shall be interpreted separately.

3.02 ZONING DISTRICT MAP

3.02-A Zoning District Map

The zoning districts and their boundaries are as shown upon a map entitled "Zoning District Map of the Village of Deerfield, Lake and Cook Counties, Illinois" hereafter referred to as the Zoning District Map. The Zoning District Map and all future amendments thereto and all

notations, references and other information shown thereon are hereby incorporated into and made a part of this Ordinance, with the same force and effect as if fully set forth in this Ordinance.

3.02-B Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the Zoning District Map, the following rules shall apply:

1. A zoning district boundary line following a railroad, highway, alley, easement, street or extension thereof shall be construed to be in the center line of such railroad, highway, alley, easement, street or extension.
2. A zoning district boundary line approximately following a lot line or extension thereof within a subdivision shall be construed as following such lot line or extension.
3. Disputes concerning the exact locations of district boundary lines shall be resolved by the Board of Trustees after receiving a recommendation from the Plan Commission.

3.02-C Amendments to Zoning District Map

Any change in zoning district boundaries or any change in the Zoning District Map made by amendment to this Ordinance shall be indicated on the Zoning District Map maintained by the Office of the Director of Building and Zoning.

Such Zoning District Map shall be available for public inspection during normal business hours.

3.02-D Availability of Zoning District Map

The Zoning District Map certified as being inclusive of all amendments shall be published annually and shall be made available for sale in the Office of the Village Manager.

3.02-E ENTIRE AREA ZONED

The entire incorporated area of the Village, including all land and water areas, rivers, streets, alleys and railroads

and other rights-of-way shall be included in the zoning districts established by this Ordinance. Any area not shown on the Zoning District Map as being included in any district shall be deemed to be in the R-1 Single-Family Residence District.

3.02-F ZONING OF ANNEXED LAND

Any land hereafter annexed to the Village shall automatically be zoned in the R-1 Single-Family Residence District. Any rezoning of newly annexed land or land to be annexed pursuant to a pre-annexation agreement shall follow the procedures as set forth in Article 13, Administration and Enforcement.