

TITLE 2

ZONING

CHAPTER 3 ZONING DISTRICTS

- 2-3-1 Establishment of Districts
- 2-3-2 Zoning Map
- 2-3-3 Zoning of Streets, Alleys, Public Ways
- 2-3-4 Interpretation of Zoning Boundaries

SECTION 2-3-1 ESTABLISHMENT OF DISTRICTS

In order to carry out the process of this title, the following zoning districts are hereby established:

- C-O Conservation Overlay District
- R-1 Medium Density Residential District
- R-2 Multi-Family Residential District
- B-1 General Business District
- B-1-O General Business Overlay District
- B-2 Highway and Service Business District
- I-1 Light Industrial District
- I-2 Heavy Industrial District

SECTION 2-3-2 ZONING MAP

The location and boundaries of such districts established by this Title are shown on the City of West Peoria, Illinois Zoning District Map, a copy of which is on file at the City Clerk's office.

SECTION 2-3-3 ZONING OF STREETS, ALLEYS, PUBLIC WAYS

Unless otherwise specified, all streets, alleys, and public ways shall be considered as being in the same zoning district as is abutting land. If a street, alley or public way which has served as the zoning line shall be vacated, such zoning boundary shall remain in the center of the vacation.

SECTION 2-3-4 INTERPRETATION OF ZONING BOUNDARY LINES

Where uncertainty arises as to the location of zoning district lines, as indicated on the zoning maps, the following shall apply:

- A. Zoning district lines generally following streets, alleys or public ways shall be construed as being on the centerline of such ways unless otherwise indicated.
- B. Zoning lines generally following lot lines shall be construed as being located on lot lines.
- C. Zoning district lines generally following City Limit lines shall be construed as the City Limit Line.
- D. Zoning district lines generally following streams or watercourse shall be construed as the centerline of that stream or watercourse.
- E. When a subdivided lot held in single ownership and being a lot of record of the date of adoption of this title is indicated as being divided by a zoning boundary, the entirety of such lot shall be in the district with the most intensive permitted types of uses. The order of intensity of types of permitted uses from the least intensive to the most intensive shall be in the same order as indicated in Chapter 2-3-1 of this Title.
- F. Where unsubdivided property is indicated as being divided by a zoning boundary, the actual location of the boundary shall be determined by use of the scale contained on the map, or where dimensions are indicated by such dimensions.
- G. Where physical or natural features at the site are at variance with the zoning map, or in cases where the location of the zoning district line is not clarified by the foregoing, the Board of Appeals shall interpret the location of the zoning district line.