

CHAPTER 3

ZONING DISTRICTS AND MAP

SECTION:

- 5-3-1: Establishment of Districts
- 5-3-2: Official Zoning Map
- 5-3-3: Amendments to Zoning Map
- 5-3-4: Replacement of Official Zoning Map
- 5-3-5: Rules for Interpretation of District Boundaries

5-3-1: **ESTABLISHMENT OF DISTRICTS:** All land within the corporate limits of the Village is hereby divided into the following zoning districts:

- D-1 Family Residence District
- C-1 Commercial District
- I-1 Industrial District

5-3-2: **OFFICIAL ZONING MAP:**

A.

The Village is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

B.

The Official Zoning Map shall be identified by the signature of the Village President, attested by the Village Clerk and shall bear the official Seal of the Village under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 1.502 of the Village of Dakota Zoning Ordinance", together with the date of the adoption of said Ordinance. The Official Zoning Map shall be filed in the Village Hall.

5-3-3: **AMENDMENTS TO ZONING MAP:** If, through the action of the Village Trustees, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map promptly after

the amendment has been approved by the Village Trustees. No amendment to this Ordinance which involves matter portrayed on this Official Zoning Map shall become effective until after such change and entry has been made on said Map.

5-3-4: REPLACEMENT OF OFFICIAL ZONING MAP: In the event that the original Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the number of changes or age, the Village Trustees may, by ordinance, adopt a new Official Zoning Map, which shall supersede the prior Map. The New Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending thereof. The new Official Zoning Map shall be identified by the signature of the Village President, attested by the Village Clerk, and bearing the Seal of the Village under the following words: "This is to certify that this is the Official Zoning Map, adopted , as part of the Village of Dakota Zoning Ordinance."

5-3-5: RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES:

- A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines;
- C. Boundaries indicated as approximately following Village limits shall be construed as following Village limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as parallel to or extension of features indicated in subsections A through D previously mentioned, shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map;
- F. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, and in situations not covered by subsections A through E previously mentioned, the Board of Appeals shall interpret the district boundaries.

VILLAGE OF DAKOTA
DAKOTA, ILLINOIS



Maps for
reference

- Not officially
part of the
Village Code

