

SECTION 3: Purpose and Objectives

- 3.1 **General Purpose.** The general purpose of this ordinance is to secure adequate light, pure air, and safety from fire and other dangers, to conserve the taxable value of land and buildings throughout the municipality, to lessen or avoid congestion in the public streets and hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters, to otherwise promote and protect the public health, safety, comfort, morals and welfare, and to insure and facilitate the preservation of sites, areas, and structures of historical, architectural and aesthetic importance.
- 3.2 **Specific Purposes and Objectives.** The specific purposes and objectives of this ordinance are:
- 3.2-1 To implement the Comprehensive Plan and Map of the Village, passed and adopted February 3, 1979, and as amended from time to time, and thereby:
- 3.2-2 To maintain, improve, protect and conserve the quality of the community's environmental character, land usage patterns, appearance, safety and sanitary conditions, the "community" being the land within the corporate limits of the Village and of those areas lying within 1½ miles of, or otherwise proximate to, the corporate limits, all in a manner consistent with the context for this ordinance as set forth in Section 2.
- 3.2-3 To divide the Village into zoning districts (hereinafter referred to as "districts") that restrict therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for agriculture, open space, residences, any other specified uses, special uses and planned development.
- 3.2-4 To protect and provide for the use and development of the community's natural resources, namely its air, woodlands, wetlands, land and minerals so as to enhance the natural environment, preserve and improve the ecological balance, maintain and create high standards for air and water (including ground water) quality, avoid disturbance of the terrain which may cause flooding, maintain the character of the community by preserving it as a greenbelt area of low density use, conserve the natural vegetation and thereby prevent the ecological ills of urbanization.
- 3.2-5 To establish reasonable standards to which all buildings and structures in the various districts shall conform.
- 3.2-6 To prohibit uses, buildings and structures incompatible with the character of existing development or intended use, within specified zoning districts.
- 3.2-7 To prevent additions, alterations or remodeling of existing buildings and structures in a manner designed to avoid restrictions and limitations imposed herein.

- 3.2-8 To provide for and encourage the elimination of non-conforming uses of land, buildings and structures which adversely affect the character and value of surrounding lands and may limit or impair the desirable development and use of such lands as a productive part of the community.
- 3.2-9 To define and limit the authority, duties and procedures to be followed by the zoning enforcement officer and to establish responsibilities and procedures to be followed by the Planning and Zoning Commission in the administration of this ordinance.
- 3.2-10 To prescribe penalties for violation of the ordinance.