

ARTICLE I - Introduction

An Ordinance amending the “Zoning Ordinance of Bureau County” passed and adopted on the eighteenth day of November, 1965, and revised, and all amendments and additions thereto, said Ordinance to provide for the administration, enforcement, and amendment thereof in accordance with the provisions of Chapter 34, Sections 3151-3161, Illinois Revised Statutes 1979, and for the repeal of all ordinances in conflict herewith.

1.1 AUTHORITY

Now, be it ordained by the County Board of the County of Bureau, Illinois, under authority of Illinois State Statutes.

1.2 TITLE

This Ordinance shall be known, cited, and referred to as the “Zoning Ordinance of Bureau County.”

1.3 PURPOSE

This Ordinance is adopted for the following purposes:

- a. To promote and protect the public health, safety, morals, comfort, and general welfare of the people;
- b. To divide the County into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures, and land for residential, business, and manufacturing and other specified uses.
- c. To protect the character and the stability of the agricultural, residential, business, and manufacturing area within the County and to promote the orderly and beneficial development of such areas:
- d. To provide adequate light, air, privacy and convenience of access to property;
- e. To regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings necessary to provide adequate light and air and to protect the public health;

- f. To establish building lines and the location of buildings designed for residential, business, manufacturing or other uses within such areas;
- g. To fix reasonable standards to which buildings or structures shall conform;
- h. To prohibit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning districts;
- i. To prevent additions, or alterations or remodeling of, existing buildings or structures in such way as to avoid the restrictions and limitations imposed hereunder;
- j. To limit congestion in the public thoroughfares and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles and loading of commercial vehicles;
- k. To protect against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort and general welfare;
- l. To prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them;
- m. To conserve the taxable value of land and buildings throughout the county;
- n. To provide for the elimination of nonconforming uses of land, buildings, and structures which are adversely affecting the character and value of desirable development in each district;
- o. And to define and limit the powers and duties of the administrative officers and bodies as provided herein.

1.4 INTENT

An Ordinance to limit, regulate, and restrict the development of the jurisdictional area of Bureau County, Illinois, by:

- 1.41 Dividing said jurisdictional area into districts or zones which limit, regulate, and restrict the location, height, bulk, and size of buildings and other structures; building lines, minimum frontages, depth and areas of lots, and percentages of lots which may be occupied; the size of yards, courts, and other open spaces; the erection of temporary stands and structures; the density and distribution of population; the uses of land, buildings, structures, and of premises for trade, industry, residence, recreation, agriculture, public activities, and other purposes.
- 1.42 Showing said division of the jurisdictional area on a set of maps, adopted as part of this Ordinance and entitled: "Official Zoning Map, Bureau County, Illinois," originally dated January 13, 1969, with revisions thereafter.
- 1.43 Providing for the administration of this Ordinance, for fees for services in connection therewith, and for the enforcement of these regulations.