

LAKE IN THE HILLS ZONING CODE
2002 EDITION

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2002 EDITION
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**LAKE IN THE HILLS ZONING CODE
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SECTION 1

TITLE

This Zoning Code shall be known, cited and referred to as the Lake in the Hills Zoning Code.

SECTION 2

CODE PURPOSES

This Zoning Code is adopted for the following purposes:

- A. To promote and protect the public health, safety, morals, comfort and general welfare of the residents of the Village.
- B. To divide the Village into zones and districts and to restrict and regulate therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business, manufacturing and other specified uses.
- C. To protect the character and the stability of the residential, business and manufacturing areas within the Village 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 lots, and to determine the area of open spaces surrounding buildings and structures 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, and the location of other structures with respect to building lines.
- 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 to, alterations of, or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder.

- J.** To limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles, other vehicles, boats and trailers and providing for the loading and unloading 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 practical and appropriate in each zoning district, by regulating the uses and bulk of buildings and structures in relation to the land surrounding them.
- M.** To conserve the taxable value of land, buildings and structures throughout the Village.
- N.** To provide for the elimination of non-conforming uses of land, buildings and structures which non-conforming uses adversely affect the character and value of desirable conforming development in each zoning district.
- O.** To define and limit the powers and duties of the administrative officers and bodies as provided herein.