

SECTION 1. TITLE, PURPOSE AND APPLICABILITY

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1.1 TITLE

This Ordinance shall be known, referred to and cited as "The Zoning Ordinance of the City of Park Ridge."

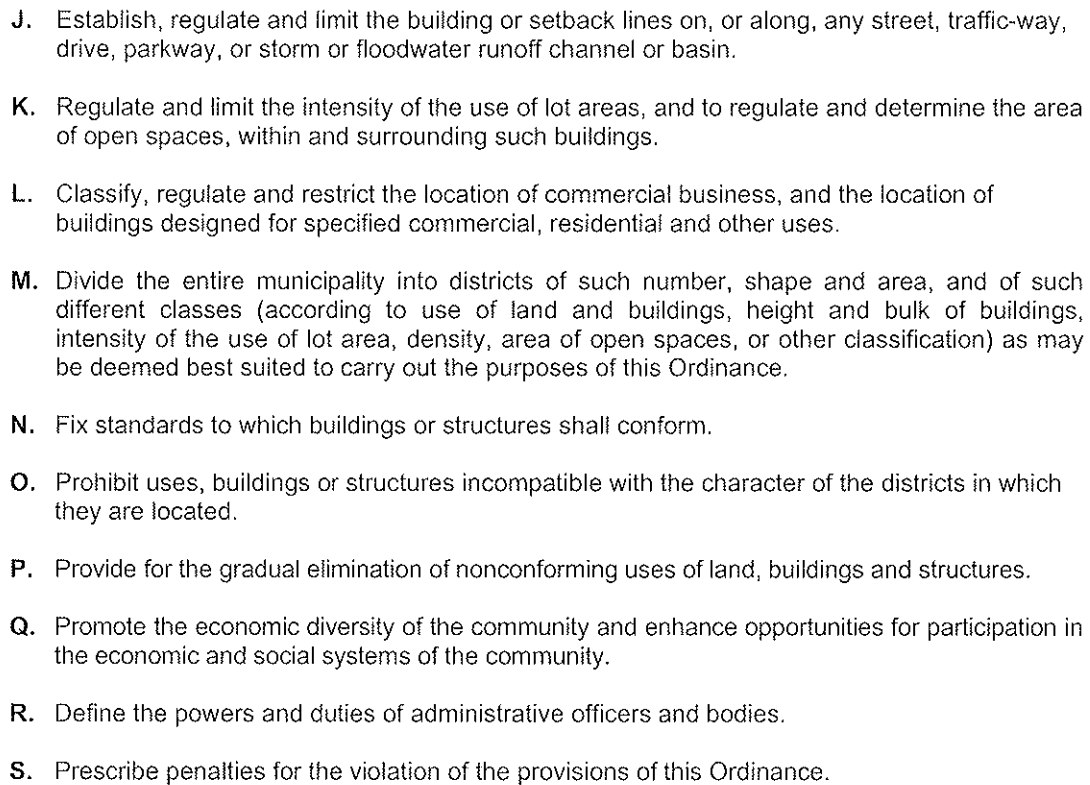
1.2 INTENT

The intent of this document is to establish a comprehensive land use regulation code to serve the City of Park Ridge. The regulations enumerated are based upon the City's Comprehensive Plan, and the overall City policies and objectives. These regulations are intended to serve the City as it deals with future growth. Furthermore, this Ordinance is enacted by the Corporate Authorities of the City of Park Ridge pursuant to the authority granted them under the constitution of the State of Illinois and all of the City's home rule powers. Any reference to this Ordinance shall include amendments to this Ordinance.

1.3 PURPOSE

The purpose of this Ordinance is to:

- A. Promote public health, safety, convenience, comfort and general welfare.
- B. Secure adequate light, air and open space, and safety from fire and other dangers.
- C. Conserve the taxable value of land and buildings throughout the municipality.
- D. Lessen or reduce congestion in public streets.
- E. Facilitate the adequate provision of transportation, utility systems, schools, parks and other public facilities.
- F. Protect the air, water and land resources of the City from the hazards of pollution.
- G. Insure and facilitate the preservation of sites, areas, and buildings and structures of historical, architectural and aesthetic importance.
- H. Preserve and maintain the essential character of the City as it exists as of the date of the adoption of this Ordinance. To preserve and protect the natural features and historic locations of buildings and groups of buildings, as well as buildings, groups of buildings, neighborhoods and communities of distinguished architectural character and appearance.
- I. Regulate and limit the height and bulk of buildings.

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- J. Establish, regulate and limit the building or setback lines on, or along, any street, traffic-way, drive, parkway, or storm or floodwater runoff channel or basin.
 - K. Regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of open spaces, within and surrounding such buildings.
 - L. Classify, regulate and restrict the location of commercial business, and the location of buildings designed for specified commercial, residential and other uses.
 - M. Divide the entire municipality into districts of such number, shape and area, and of such different classes (according to use of land and buildings, height and bulk of buildings, intensity of the use of lot area, density, area of open spaces, or other classification) as may be deemed best suited to carry out the purposes of this Ordinance.
 - N. Fix standards to which buildings or structures shall conform.
 - O. Prohibit uses, buildings or structures incompatible with the character of the districts in which they are located.
 - P. Provide for the gradual elimination of nonconforming uses of land, buildings and structures.
 - Q. Promote the economic diversity of the community and enhance opportunities for participation in the economic and social systems of the community.
 - R. Define the powers and duties of administrative officers and bodies.
 - S. Prescribe penalties for the violation of the provisions of this Ordinance.

1.4 APPLICABILITY

A. Territorial Application

This Ordinance shall apply to all land, uses, buildings and structures within the corporate limits of the City, including those owned by other municipal corporations and government bodies.

B. General Application

In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for the promotion and protection of the public health, safety, convenience, comfort and general welfare, and shall be construed to achieve the purposes for which this Ordinance was adopted.

C. General Prohibition

Except as otherwise provided by this Ordinance, no portion or whole of any building, structure or land shall be used or occupied, and no building or structure, in whole or in part, shall be erected, constructed, reconstructed, moved, enlarged or structurally altered unless it conforms with the provisions of this Ordinance.