

**ARTICLE 4**  
**ZONING DISTRICTS AND ZONING MAP**

**4.01 ZONING DISTRICTS**

1. For the purpose of this ordinance, the Village is hereby divided into the following zoning districts: “AG” Agricultural, “R-1” Low Density Single-Family Residential; “R-2” Medium Density Single-Family Residential; “C-1” Commercial; “C-LI” Commercial-Limited Industrial; and “IND” Industrial.
2. The following Zoning Districts are hereby established and the purpose or intended use of each district is stated. Principal uses in each district are listed in this Ordinance.
  - a. The “AG” District is established in recognition of the need to allow existing farming operations to continue, primarily around the periphery of the central village area.
  - b. The "R-1" District is established to provide areas of low-density single-family residential development. Desired development includes single-family dwellings and uses incidental or accessory to dwellings. This district maintains the largest minimum lot size, lot widths, and dwelling size.
  - c. The "R-2" District is established in recognition of the need for maintaining existing smaller residential lots primarily within the central village area. This district is intended for smaller lot and lot width requirements as well as housing sizes to accommodate more affordable housing opportunities. Development includes single-family dwellings in medium-density settings
  - d. The "C-1" District is established to provide areas of high concentrations of pedestrian-oriented retail, office, and service activities within the traditional central business district. Desired development includes compatible commercial uses accompanied by on street, off-street, and municipally provided parking. This district provides additional location and site-related standards for development.
  - e. The "C-LI" District is established to provide areas of commercial development that require large exterior spaces for storage, display, or sale of merchandise or commercial uses which depend upon continual movement of vehicular traffic. Desired development includes commercial uses accompanied by off-street parking. Industrial uses should be limited to uses that might be compatible with these types of commercial uses, such as assembly of small parts where noise and fumes are minimal or non-existent. Development regulations accommodate should office and service businesses that require onsite parking. This district provides additional location and site-related standards for development.
  - f. The "IND" District is established to provide areas of light industrial development in which the uses do not emit excessive noise, fumes, smoke, vibrations, odors, or other

similar nuisances not compatible with adjacent residential neighborhoods. It is not intended to permit residential or commercial development or similar uses except as authorized by this Ordinance. This district provides additional location and site-related standards for development.

#### **4.02 BOUNDARIES OF ZONES**

District boundary lines as shown on the Zoning Map, unless otherwise indicated, will be construed as following lot lines, Village Limit lines, centerlines of highways, streets, roads, alleys, easements, railroads, streams, rivers, lakes, or these centerlines extended or projected. Where uncertainty exists as to the boundaries of any of the zones as shown on the zoning map, the following rules shall apply:

1. Zone boundary lines are intended to be parallel or perpendicular to street, alley or lot lines unless such zoned boundary lines are fixed by dimensions as shown on said zoning map.
2. Where zone boundaries are shown, as approximately following streets or alley lines, or proposed street lines, such lines shall be construed to be such boundaries.
3. Where zone boundaries are so shown that they approximately follow lot lines and are not more than 25 feet distance there from, such lot lines shall be such boundaries.
4. In un-subdivided property or where a zoned boundary divides a lot, the location of any such boundary, unless dimensions shown on such maps or described in the text of the ordinance indicate the same, shall be determined by using the map scale shown thereon and scaled to the nearest foot.
5. If all or any portion of any public street, alley, right-of-way, easement or land that is not included in any zone shall ever revert to or come into private ownership or shall ever be used for any purpose other than a public purpose, said land shall be subject to all these regulations that apply within the zone immediately adjacent thereto or within the most restricted of the immediately adjacent zones if there is more than one.

#### 4.03 SUMMARY OF DISTRICT REGULATIONS

District	Min. Lot Size (sq ft)	Min. Lot Width (sq ft)	Setbacks			Maximum Structure Height (ft)	Minimum Dwelling Size (sq ft)	Minimum Dwelling Width (ft)
			Front (ft)	Side (ft)	Rear (ft)			
AG	40 acres	n/a	30	15	45	35	1,200	22
R-1	40,000	140	30	15	45	35	1,200	22
R-1	30,000 <sup>(1)</sup>	120	30	15	45	35	1,200	22
R-1	20,000 <sup>(2)</sup>	100	30	15	45	35	1,200	22
R-2	30,000	120	20	10	30	35	1,000	22
R-2	15,000 <sup>(1)</sup>	100	20	10	30	35	1,000	22
R-2	10,000 <sup>(2)</sup>	70	20	10	30	35	1,000	22
C-1	n/a	n/a	0	0	15	35	n/a	n/a
C-LI	15,000	100	20	10	30	35	n/a	n/a
IND	15,000	100	40	20	25	35	n/a	n/a

<sup>(1)</sup> = If connected to public water system

<sup>(2)</sup> = If connected to public water and sanitary sewers.

#### 4.04 ZONING MAP

The location, boundaries, and areas comprising the Zoning Districts are hereby established as shown on the official zoning map entitled "Zoning Map" of the Village of Freeport and as same may be amended following the adoption thereof; and said map, section or portion thereof together with all notations, dimensions and other data shown thereon are hereby made a part of this ordinance to the same extent as if the information set forth on said map were fully described and incorporated herein.

1. The Zoning Map, with any explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.
2. The official copy of the zoning map shall be in the custody of the Village Council and be maintained by the Village Council and will show all changes that are made in district boundaries according to procedures set forth in this Ordinance.
3. The Zoning administrator will resolve questions concerning district boundary lines as shown on the Zoning Map.