

SECTION 1.0 INTRODUCTION

1.1 AUTHORITY

WHEREAS, the County Board, County of Logan, Illinois deems it necessary, in order to conserve the value of property in the County, and to the end that building development may be directed to the best advantage of the entire County, that adequate light, pure air and safety from fire and other dangers may be secured, that congestion in the public streets may be lessened or avoided, and that the public health, safety, comfort, morals, and welfare may otherwise be promoted in accordance with a well-considered plan for the use and development of all property throughout the County, NOW THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF LOGAN, ILLINOIS, UNDER AUTHORITY OF ILLINOIS COMPILED STATUTES:

1.2 PURPOSE

This ordinance is adopted for the following purposes:

- 1.21 To promote and protect the public health, safety, morals, comforts and general welfare of the people;
- 1.22 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;
- 1.23 To protect the character and the stability of the residential, business, and manufacturing areas within the County, and to promote the orderly and beneficial development of such areas;
- 1.24 To provide adequate light, air, privacy and convenience of access to property;
- 1.25 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;
- 1.26 To establish building lines and the location of buildings designed for residential, business, manufacturing, or other uses within such areas;
- 1.27 To fix reasonable standards to which buildings or structures shall conform;
- 1.28 To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

- 1.29 To prevent additions or alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder;
- 1.29-1 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 and the loading of commercial vehicles;
- 1.29-2 To protect against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort and general welfare;
- 1.29-3 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;
- 1.29-4 To conserve the taxable value of land and buildings throughout the County;
- 1.29-5 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;
- 1.29-6 And to define and limit the powers and duties of the administrative officers and bodies as provided herein.

1.3 INTENT

An ordinance dividing the County of Logan, Illinois into districts for the purpose of classifying, regulating and restricting the location of trades, industries and commercial enterprises, and the location of buildings arranged, intended and designed for specified uses, of regulating and limiting the height and bulk of buildings hereafter erected, of classifying, regulating and determining the area of front, rear and side yards, courts, and other open spaces about buildings, and of regulating and limiting the intensity of the use of land and lot areas within such County; creating a Board of Zoning Appeals; defining certain terms used in said ordinance; providing penalties for its violation; and designating the time when the ordinance shall take effect.

1.4 ABROGATION AND GREATER RESTRICTIONS

- 1.41 Where the conditions imposed by any provision of this Zoning Ordinance upon the use of land or buildings, or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or any other law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.

1.42 This ordinance is not intended to abrogate any easement, covenant, or any other private agreement provided that where the regulations of this ordinance are more restrictive (or impose higher standards or requirements) than such easements, covenants, or other private agreements, the requirements of this ordinance shall govern.

1.5 INTERPRETATION

In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, morals, and welfare.

1.6 SEVERABILITY

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

1.7 TITLE

This ordinance shall be known, cited, and referred to as the "Logan County Zoning Ordinance."