

ARTICLE II
ZONING DISTRICTS AND OFFICIAL ZONING MAP

2.1 ESTABLISHMENT OF ZONES

The intent of this Ordinance is to create a series of zones of such number and character as are necessary to achieve compatibility of uses within each zone, to implement the adopted Official Comprehensive Plan, and to complement the Official Zoning Map of the Village. For the purposes of the Zoning Ordinance, all land and water areas in the Village are hereby divided into the following districts:

A. Residence Districts

- AE Agriculture and Estate District
- R-1 Single Family Detached Residence District
- R-2 Single Family Detached Residence District
- R-3 Single Family Detached Residence District
- R-4 Attached Residence District
- R-5 Multiple Family Residence District

B. Business and Commercial Districts

- C-1 Neighborhood Commercial District
- C-2 Community Commercial District
- C-3 General Commercial District
- C-4 Regional Commercial District

C. Office, Business Park and Industrial Districts

- O-1 Local Office District
- O-2 Office Park District
- BP Business Park District
- I Light Industrial District

D. Special Districts

- COS Conservation and Open Space District
- PIB Public and Institutional Buildings District

2.2 ZONING MAP

- A. Classification. The zoning district classification of all land in the Village shall be shown on the map designated as the Village of Glendale Heights Zoning District Map, dated and signed by the Village Clerk upon adoption.
- B. Zoning District Map. The Zoning District Map, everything shown thereon, and all amendments thereto shall be as much a part of this Ordinance as if fully described herein and shall be filed as part of this Ordinance by the Village Clerk. Said Map shall be available for public inspection in the Office of the Village Clerk. Any amendments to this map shall be similarly dated, filed, and made available for public reference.
- C. Interpretation Of District Boundaries.
1. Unclassified Lands: It is the intent of the Zoning Ordinance that every part of the area regulated be included in one of the zones established. Any land located within the Village not shown to be included in a zone on the Official Zoning Map shall be deemed to be in the AE District.
 2. District boundary lines shall, unless otherwise indicated, be on the boundary lines of the Village, of sections or divisions of sections, or tract or lot lines; on the center lines of streets, railroads, alleys, easements, rivers and other water bodies; or on the extension of such lines.
 3. District boundary lines approximately following such lines shall be interpreted as located on those lines. Distances not specifically indicated on the map shall be established using the scale of the map.
 4. Where a district boundary divides a lot in single ownership, the district governing any portion of the lot may, at the owner's discretion, extend to the entire lot if such extension is not more than twenty-five feet beyond the district boundary on the map.
- D. Changes. If by amendment to the Zoning Ordinance, any zone boundary as shown on the Official Zoning Map or any other matter shown thereon, is changed by action of the Village Board, such change shall be promptly indicated on the official Zoning Map by the Zoning Administrator, or his designee, together with the date of passage of the amendment and sufficient written description to give a precise understanding of the change. Every change shall be certified by the Village Clerk.
- E. Zoning Of Annexed Land. Any parcel of land hereafter annexed to the Village shall be classified in the AE Agriculture and Estate District except as may be provided for by a preannexation agreement or by subsequent amendment to this Ordinance.