

ARTICLE 1  
TITLE, PURPOSE AND INTENT

- 1.1 TITLE -- This Ordinance shall be known, cited and referred to as the “Village of Prairie Grove Zoning Ordinance” or “Prairie Grove Zoning Ordinance” or “Prairie Grove Zoning Code.”
- 1.2 PURPOSE AND INTENT -- The Prairie Grove Zoning Ordinance is adopted with the purpose of protecting and promoting the public health, safety, morals, comfort and general welfare of the people. The fulfillment of this purpose is to be accomplished by seeking:
- A. To establish districts, with an appropriate mix of permitted uses, and adequate standards for the provision of light, air, privacy and open spaces.
  - B. To zone all properties with a view to conserving the value of buildings and land and encouraging the most appropriate use of land throughout the Village.
  - C. To lessen congestion on the public streets, and to facilitate the provision of adequate transportation, and of other public facilities and services such as water, sewerage, schools, and parks.
  - D. To avoid hazards to persons and damage to property from inappropriate development of land and provide for adequate drainage, erosion control, and reduction of flood damage.
  - E. To avoid undue concentration of population or activity, and to prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums.
  - F. To foster a more rational pattern and relationship of land uses between residential, business, commercial, and industrial, for the mutual benefit of all.
  - G. To provide for and preserve appropriate open space.
  - H. To protect residential, business, commercial, and industrial areas alike from harmful encroachment by incompatible uses and to ensure that land allocated to a class of uses shall not be usurped by other inappropriate uses.
  - I. To isolate or control the location of unavoidable nuisance-producing uses.
  - J. To facilitate the preservation of sites, areas and structures of historical, architectural and aesthetic importance.
  - K. To establish reasonable standards to which buildings and structures shall conform, and to encourage reasonable flexibility or development design through appropriate innovation.
  - L. To provide for the regulation of non-conforming buildings, structures and uses.

- M. To prevent additions to, and alterations or remodeling of, existing buildings or structures which would not comply with the restrictions and limitations imposed herein.
  - N. To define the powers and duties of the administrative and enforcement officers and bodies.
  - O. To prescribe penalties for any violation of the provisions of this Zoning Code, or of any amendment thereto.
  - P. To implement the objectives of the Village Comprehensive Land Use Plan.
- 1.3 SEPARABILITY -- Should any section or provision of this Zoning Code be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Zoning Code as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.
- 1.4 ZONING CODE PROVISIONS ARE NON-ACCUMULATIVE -- This Zoning Code is non-accumulative in nature. Zoning district requirements do not accumulate from one district to another unless expressly stated. All applications for permits under the terms of this Zoning Code shall be subject to all the provisions of all other pertinent Village regulations.

*pjh:PrairieGrove.Code\Chapter.021.Art1.May08.doc*