

ARTICLE TWO - Establishment of Districts

**Section 201
Establishment of Districts**

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201.01 PURPOSE

The purpose of this article is to create a series of districts of such number and character necessary to achieve compatibility of uses within the Municipality and to provide opportunities for community growth.

201.2 DISTRICTS

For the purpose of this ordinance, all land areas in the municipality LaGrange are hereby divided into the following districts:

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- R-3 Two Family Residence District
- R-4 Multiple Family Residence District
- GB-I General Business District
- CB-I Central Business District
- LI-I Light Industrial District
- GI-1 General Industrial District
- ID-I Institutional Development District
- PUD Planned Unit Development District
- T-1 Transitional District

201.03 ZONING MAP

The boundaries of the districts are hereby established as shown on a map entitled, "The Official Zoning Map of the Municipality of LaGrange" adopted on _____ and certified by the Clerk, which map accompanies this Zoning Ordinance and which map together with all notations, references and other information shown thereon is hereby made part of this Zoning Ordinance.

201.04 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the districts shown on the Zoning Map, the following rules shall apply:

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201.04

Where district boundaries are indicated as approximately following the outer line of streets or highways, street lines or highway right-of-way lines such centerlines, street lines, or highway right-of-way lines shall be considered to be such boundaries.

Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

Where district boundaries are so indicated that they approximately are parallel to the center lines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and of such distance there from as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.

Where the boundary of a district follows a stream, lake, or other body of water, the boundary line of the body of water shall be deemed to be the boundary of the zoning district unless otherwise indicated.

In unsubdivided property, the district boundary lines on the map accompanying and made a part of this Zoning Ordinance shall be determined by dimension notes on the map, or by the use of the scale appearing on the map.