

**ARTICLE 1
General**

SECTION 1.1 PURPOSE AND SCOPE OF ORDINANCE

1. To the end that adequate light , pure air and safety from fire and other dangers may be secured, that the taxable value of land and building throughout the municipality may be conserved, that con congestion in the public streets may be lessened or avoided, that the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters may be lessened or avoided, and that the public health, safety, comfort, morals, and welfare maybe otherwise promoted, and to insure and facilitate the preservation of sites, areas and structures of historical, architectural and aesthetic importance; the city of Jacksonville zoning ordinance, in accordance with the Illinois Codified Statutes, provides for the following:
 - a. To regulate and limit the height and bulk of buildings hereafter to be erected.
 - b. To establish, regulate and limit the building or setback lines on or along any street, traffic-way, drive, parkway or storm or floodwater runoff channel or basin.
 - c. To regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of open spaces, within and surrounding such buildings.
 - d. To classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses.
 - e. To divide the entire municipality into districts of such number, shape, area and of such different classes (according to use of land and buildings, height and bulk of buildings, intensity of the use of lot area, area of open spaces, or other classification) as may be deemed best suited to carry out the purposes of this ordinance.
 - f. To fix standards to which buildings or structures therein shall conform.
 - g. To prohibit uses, buildings, or structures incompatible with the character of such districts.
 - h. To prevent additions to and alteration or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.
 - i. To establish other regulations of land use and development that is consistent with the statutory authority afforded to the City of Jacksonville so as to promote the public health, safety, comfort, morals and welfare of the City and its environs.

2. This ordinance is intended to be utilized in conjunction with the City of Jacksonville subdivision ordinance to ensure that the development of land within the City occurs in a manner that protects, provides for and promotes the public health, safety, convenience, comfort and general welfare of the residents of Jacksonville.
3. Except as otherwise provided for in Article 12, "Non-conforming Situations", all structures erected hereafter, all uses of land or structures established hereafter, all structural alterations or relocations of structures of structures occurring hereafter, and all enlargements or additions to existing uses occurring hereafter shall comply with the regulations of this ordinance,.
4. In the event a non-conforming situation is caused by this ordinance and here a building permit for a structure has been lawfully issued prior to the effective date of this ordinance, or amendment thereto, and provided that construction is begun within six (6) months of the date of the building permit and diligently prosecuted to completion, such structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and may upon completion, be occupied under a certificate of occupancy for the use originally designated, subject thereafter to the provisions of Article 12 of this ordinance.

SECTION 1.2 JURISDICTION

Except as otherwise limited by law or by extraterritorial boundary agreements with other municipalities, the provisions of this ordinance shall apply to all land within the corporate limits of Jacksonville and within contiguous territory within one and one-half miles beyond the corporate limits and not included with any municipality.

SECTION 1.3 INTERPRETATION

1. The provisions of this ordinance shall be considered the minimum requirements for the promotion of the public health, safety and welfare. Where provisions of this ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.
2. Whenever any provision of this ordinance refers to or cites a section of the relevant state law or rules and regulations and that section is later amended or superseded, this ordinance shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

SECTION 1.4 VALIDITY AND SEVERABILITY

It is hereby declared to be the intention of the City Council that the provisions of this ordinance are severable. If any part of this ordinance is declared invalid by any court of competent jurisdiction, such ruling shall not affect or impair the integrity or validity of the remainder of this ordinance or its application to other persons, property or

circumstances. The City Council further declares that the provisions of this ordinance not ruled to be invalid would have been enacted, even without the provisions ruled invalid.

SECTION 1.5 SAVING CLAUSE

All rights or remedies of the City are expressly saved as to any and all violations of any previous zoning ordinance or amendments thereto, at the time of the effective date of this ordinance and the prosecutions of such violations shall not be abated by the enactment of this ordinance.