

Section 1
TITLE AND AUTHORITY

1.1 **TITLE**

This Chapter 22 shall be known and may be cited as the “Zoning Code” of the City of Marengo, McHenry County, Illinois. For the purposes of this Chapter 22, alternate terms and titles such as “Marengo Zoning Code,” “Marengo Zoning Regulations,” “Chapter 22 of the Marengo Municipal Code,” the formerly-used term “Marengo Zoning Ordinance,” and similar designations shall be deemed synonymous. Within Chapter 22, the terms “Code” and “Chapter” are used to refer to this “Zoning Code” unless otherwise defined. The “Zoning Code” and any subsequent amendments thereto may be published separately from the Marengo Municipal Code, and any such publication shall be deemed to be incorporated into the Marengo Municipal Code by reference and to be deemed in full force and effect.

1.2 **AUTHORITY**

This Chapter 22 is adopted under authority vested in the City of Marengo under the provisions of the Illinois Municipal Code (Chapter 65 of the Illinois Compiled Statutes, 65 ILCS 5/1-1-1 et. seq., as amended).

Section 2
INTENT AND PURPOSE

This Zoning Code is adopted for the following purposes:

1. To promote and protect the public health, safety, morals, comfort, and general welfare of the people;
2. To divide the City of Marengo into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of the buildings, structures and land for residences, business, manufacturing and other specified uses;
3. To protect the character and the stability of the residential business and manufacturing areas within the City of Marengo and to promote the orderly and beneficial development of such areas;
4. To provide adequate light, air, privacy, and convenience of access to property;
5. 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;
6. To establish building lines and the location of buildings designed for residential, business, manufacturing, or other uses within such areas;
7. To fix reasonable standards to which buildings or structures shall conform therein;
8. To prohibit uses, buildings, or structures incompatible with the character of development or intended uses within specified zoning district;
9. To prevent additions to, or alterations or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder;

- 10 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 and unloading of commercial vehicles;
- 11 To protect against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort, and general welfare;
- 12 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;
- 13 To conserve the taxable value of land and buildings throughout the City.
- 14 To provide for the elimination of non-conforming uses of land, buildings, and structures which are adversely affecting the character and value of desirable development in each district;
- 15 To clearly and concisely explain the procedures for obtaining variances, special use permits, amendments and other zoning processes;
- 16 And to define and limit the powers and duties of the administrative officers and bodies as provided herein.

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