

**ARTICLE 2**

**INTENT AND PURPOSE**

The Flossmoor Zoning Ordinance is adopted for the following purposes:

- TO** promote the health, safety, morals and general welfare of the citizens of the Village;
- TO** conserve the value of property throughout the Village and to protect the character and stability of residential and business areas;
- TO** promote orderly and beneficial development so that land throughout the Village may be put to its most appropriate uses;
- TO** provide adequate light, air, privacy and convenience of access to property;
- TO** avoid or lessen congestion in the public streets;
- TO** protect against fire, panic, explosion, noxious fumes and other dangers;
- TO** prevent the overcrowding of land and to avoid undue concentration of population;
- TO** avoid or lessen the hazards to persons and property resulting from the accumulation and run-off of storm and flood waters;
- TO** regulate and restrict the location and use of buildings, structures and land for trade, residence and other uses, and to regulate and restrict the intensity of such uses;
- TO** divide the Village into districts of such numbers, shapes and areas, and of such different classes, according to the use of land and buildings and the intensity of such use, as is best suited to carrying out the purposes of this Ordinance;
- TO** prohibit uses, building and structures that are incompatible with the character of development intended for specified zoning districts;
- TO** prevent additions to, and alterations or remodeling of, existing buildings and structures in such a way as to avoid the restrictions and limitations imposed hereunder;
- TO** fix reasonable standards to which buildings and structures shall conform;
- TO** define and limit the powers and the duties of administrative officers and bodies as provided herein; and
- TO** prescribe penalties for the violation of, and methods for the enforcement of, the provisions of this Ordinance or any amendment thereto.