

# **VILLAGE OF ISLAND LAKE VILLAGE CODE**

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## **Chapter 4: Erosion and Sedimentation Control**

- 8-4-1: Purpose
- 8-4-2: Definitions
- 8-4-3: Handbook Adopted
- 8-4-4: General Criteria, Standards and Provisions
- 8-4-5: Plan and Permit

- 8-4-5-1: Permit Required
- 8-4-5-2: Permit Application, Plans
- 8-4-5-3: Review
- 8-4-5-4: Fees
- 8-4-5-5: Permit Expiration
- 8-4-5-6: Revocation or Suspension of Permit
- 8-4-6: Bond
- 8-4-7: Inspections
- 8-4-8: Special Precautions
- 8-4-9: Responsibility
- 8-4-10: Exceptions
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- 8-4-12: Violations and Penalties

## **Chapter 5: Special Flood Hazard Areas**

- 8-5-1: Regulations Adopted by Reference

## **Chapter 6: Swimming Pools**

- 8-6-1: Title; Purpose
- 8-6-2: Definition
- 8-6-3: Application of Provisions
- 8-6-4: Permit
- 8-6-5: Fees
- 8-6-6: Bond
- 8-6-7: Types of Construction
- 8-6-8: General Requirements
- 8-6-9: Operation and Maintenance
- 8-6-10: Inspection
- 8-6-11: Penalty
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- 8-7-1: House Numbers Required
- 8-7-2: Noncompliance Penalty

## **Chapter 8: Storm Water Drainage**

- 8-8-1: Applicability

- 8-8-2: Definitions
- 8-8-3: Storm Sewers
- 8-8-4: Land Drainage Requirements
- 8-8-5: Storm Water Runoff Release Rate
- 8-8-6: Bypass Storm Water Flow
- 8-8-7: Excess Storm Water Storage
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- 8-8-9: Construction of Storm Water Control Facilities
- 8-8-10: Submittal of Engineering Design Data
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### **Chapter 9: Rooftop Antennas and Solar Panels**

- 8-9-1: Parabolic or Dish Type Television Antennas
- 8-9-2: Solar Panels

### **Chapter 10: Boat Docks and Piers**

- 8-10-1: Purpose
- 8-10-2: Definitions
- 8-10-3: Applicability
- 8-10-4: General Criteria, Standards and Provisions
- 8-10-5: Existing Docks and Piers
- 8-10-6: Maintenance
- 8-10-7: Special Conditions
- 8-10-8: Permit Application Requirements
- 8-10-9: Penalty

### **Chapter 11: Shoreline Protection**

- 8-11-1: Purpose
- 8-11-2: Applicability
- 8-11-3: General Criteria
- 8-11-4: Design Guidelines
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- 8-11-6: Exceptions
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- 8-11-8: Violations and Penalties

### **Chapter 12: Fire Prevention**

- 8-12-1: Purpose
- 8-12-2: Establishment and Duties of the Fire Marshall
- 8-12-3: Amendments to the International Fire Code
- 8-12-4: Water Supplies for Fire Department Use
- 8-12-5: Emergency Access Keys
- 8-12-6: Gasoline and Volatile Oils
- 8-12-7: Liquefied Petroleum Gas; Regulations; Use; Permit
- 8-12-8: Hazardous Materials Response
- 8-12-9: Elevators
- 8-12-10: NFPA Standards
- 8-12-11: Smoke Detectors Required in all Residences
- 8-12-12: Penalty; Other Remedies

### **Chapter 13: Residential Rental Property Registration and Inspection**

- 8-13-1: Definitions
- 8-13-2: Prohibited Conduct
- 8-13-3: Residential Rental Property Registration - Conditions and Terms
- 8-13-4: Residential Rental Property Registration - Application
- 8-13-5: Inspections, Appeals
- 8-13-6: Appeals
- 8-13-7: [Reserved]
- 8-13-8: Effect on Existing Residential Rental Property
- 8-13-9: No Warranty of Habitability
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### **Chapter 14: Landscaping and Trees**

- 8-14-1: Intent and Scope
- 8-14-2: Provisions

## **Title 9: Zoning Regulations**

### **Chapter 1: Title and Purposes**

- 9-1-1: Title
- 9-1-2: Authority and Purposes
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### **Chapter 2: Zoning Districts and Official Zoning Map**

- 9-2-1: Establishment of Zoning Districts
- 9-2-2: Interpretation of District Sequence
- 9-2-3: Zoning Map
- 9-2-4: Annexed Land

### **Chapter 3: Residential Districts**

- 9-3-1: Purposes
- 9-3-2: Permitted Uses
- 9-3-3: Accessory Structures and Uses
- 9-3-4: Home Occupations
- 9-3-5: Temporary Uses
- 9-3-6: Special Uses
- 9-3-7: Parking Requirements
- 9-3-8: Sign Regulations
- 9-3-9: Lighting, Landscaping, and Screening Requirements
- 9-3-10: Use Limitations
- 9-3-11: Bulk, Space, and Yard Requirements

### **Chapter 4: Business Districts**

- 9-4-1: Purposes
- 9-4-2: Permitted Uses
- 9-4-3: Accessory Structures and Uses
- 9-4-4: Temporary Uses
- 9-4-5: Special Uses
- 9-4-6: Parking Requirements
- 9-4-7: Sign Regulations
- 9-4-8: Lighting, Landscaping, and Screening Requirements
- 9-4-9: Use Limitations
- 9-4-10: Bulk, Space, and Yard Requirements



## **Chapter 5: Office, Research, and Industry (ORI) District**

- 9-5-1: Purposes
- 9-5-2: Zoning Subdistricts
- 9-5-3: Permitted Uses
- 9-5-4: Accessory Structures and Uses
- 9-5-5: Temporary Uses
- 9-5-6: Special Uses
- 9-5-7: Parking Requirements
- 9-5-8: Sign Regulations
- 9-5-9: Lighting, Landscaping, and Screening Requirements
- 9-5-10: Use Limitations
- 9-5-11: Bulk, Space, and Yard Requirements

## **Chapter 6: Industrial District**

- 9-6-1: Purposes
- 9-6-2: Permitted Uses
- 9-6-3: Accessory Structures and Uses
- 9-6-4: Temporary Uses
- 9-6-5: Special Uses
- 9-6-6: Parking Requirements
- 9-6-7: Sign Regulations
- 9-6-8: Lighting, Landscaping, and Screening Requirements
- 9-6-9: Use Limitations
- 9-6-10: Bulk, Space, and Yard Requirements

## **Chapter 7: Open Space and Public District**

- 9-7-1: Purposes
- 9-7-2: Permitted Uses
- 9-7-3: Accessory Structures and Uses
- 9-7-4: Temporary Uses
- 9-7-5: Special Uses
- 9-7-6: Parking Requirements
- 9-7-7: Sign Regulations
- 9-7-8: Lighting, Landscaping, and Screening Requirements
- 9-7-9: Use Limitations
- 9-7-10: Bulk, Space, and Yard Requirements



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### **Chapter 9: District Regulations of General Applicability**

- 9-9-1: Accessory Structures and Uses
- 9-9-2: Home Occupations
- 9-9-3: Temporary Uses
- 9-9-4: Off-Street Parking and Loading Signs
- 9-9-5: Signs
- 9-9-6: Personal Wireless Services Antennae Regulations
- 9-9-7: Landscaping and Screening Requirements
- 9-9-8: Exterior Lighting
- 9-9-9: Performance Standards

### **Chapter 10: Nonconformities**

- 9-10-1: General Provisions
- 9-10-2: Nonconforming Uses of Land and Nonconforming Uses in Structures  
Designed for a Permitted Use
- 9-10-3: Nonconforming Uses in Structures Not Designed for a Permitted Use
- 9-10-4: Nonconforming Structures Other Than Signs
- 9-10-5: Legal Nonconforming Lots of Record
- 9-10-6: Nonconforming Signs

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#### Part I: Administrative Officials and Bodies

- 9-11-1: Zoning Enforcement Officer
- 9-11-2: Zoning Board of Appeals
- 9-11-3: Plan Commission
- 9-11-4: Reserved
- 9-11-5: Reserved

#### Part II: Planning Documents and Procedures

- 9-11-6: Official Comprehensive Plan
- 9-11-7: Official Map

#### Part III: Zoning Applications and Hearings

- 9-11-8: Applications
- 9-11-9: Successive Applications
- 9-11-10: Public Hearings and Meetings

#### Part IV: Zoning Certificates

- 9-11-11: Reserved

9-11-12: Certificate of Occupancy

Part V: Interpretations, Appeals, and Variations

9-11-13: Interpretations

9-11-14: Appeals to Zoning Board of Appeals

9-11-15: Variations

Part VI: Amendments and Special Approvals

9-11-16: Amendments

9-11-17: Special Use Permits

9-11-18: Planned Unit Developments

9-11-19: Site Plan Review (ORI District)

9-11-20: Sign Permits

9-11-21: Lighting Permits

**Chapter 12: Applicability and Interpretation**

Part I: Applicability

9-12-1: General Scope

9-12-2: Application to Variations and Special Uses

9-12-3: Building Permits Issued Prior to Effective Date

9-12-4: Pending Applications

9-12-5: Repeal of Prior Provisions

9-12-6: Severability

9-12-7: Effective Date and Publication

Part II: Interpretation

9-12-8: Provisions are Minimum Requirements

9-12-9: Provisions are Cumulative

9-12-10: Provisions are NOT a Consent, License, or Permit

9-12-11: Unlawful Uses and Structures are NOT Validated

9-12-12: Word Usage

9-12-13: Definitions

# **Title 10: Subdivisions and Annexations**

## **Chapter 1: General Provisions**

- 10-1-1: Intent, Purpose and Scope
- 10-1-2: Definitions
- 10-1-3: Fees
- 10-1-4: Variations

## **Chapter 2: Subdivision Review Process**

- 10-2-1: Application and Compliance Required
- 10-2-2: General Standards
- 10-2-3: Preliminary Plan
- 10-2-4: Final Plat

## **Chapter 3: Required Improvements**

- 10-3-1: Submission for Review and Approval
- 10-3-2: Storm Sewer; Surface Water Detention and Retention
- 10-3-3: Streets
- 10-3-4: Grading
- 10-3-5: Land Development Considerations
- 10-3-6: Performance Security
- 10-3-7: Inspection of Work
- 10-3-8: Dedication and Acceptance of the Improvements
- 10-3-9: Guaranty Security
- 10-3-10: Dedications and Impact Fees

## **Chapter 4: Annexation Fees**

- 10-4-1: Annexation Fees

## **Chapter 5: Environmental Audit**

- 10-5-1: Environmental Audit for Annexations

