

## ARTICLE I

### TITLE AND PURPOSE

1.1 This ordinance, including the zoning map made a part hereof, shall be known and may be cited and referred to as the "Wheaton Zoning Ordinance."

1.2 This ordinance is adopted for the following purposes:

To promote the public health, safety, morals, comfort, convenience and general welfare of the residents of the City of Wheaton;

To conserve the values of property throughout the City of Wheaton and to protect the character and stability of residential, business and industrial areas;

To provide adequate light, air, privacy and convenience of access to property;

To lessen or avoid congestion in the public streets and highways in the City of Wheaton and surrounding areas;

To regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other users, and to regulate and restrict the intensity of such uses;

To divide the City of Wheaton into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this ordinance;

To prohibit locations and uses of buildings or structures and uses of land that are incompatible with the type of development planned for specified zoning districts in the City of Wheaton;

To prevent additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder;

To protect against fire, explosion, noxious fumes and other dangers;

To fix reasonable standards to which buildings and structures shall conform;

To provide for the gradual elimination of those uses that would not now be permitted in the district in which they are located and are adversely affecting the orderly and beneficial development of the City of Wheaton;

To define and limit the powers and duties of administrative officers and bodies as provided herein;

To aid in the implementation of the Wheaton Comprehensive Plan;

To prescribe penalties for the violation of this ordinance and amendments to it and to provide for its enforcement.