



From the Ground Up

DECEMBER 9, 2008



"It takes everyone in a community to keep our homes, schools, offices, stores and other buildings safe."

Areas of Interest:

- 1. What is zoning and why do I have to follow the zoning regulations*
- 2. Help Avoid Frozen Pipes!*

What is zoning and why do I have to follow the zoning regulations?

Zoning: Merriam –Webster defines it as “The partitioning of a city, borough or township by ordinance into sections reserved for specific uses such as residential, business and industrial.”

The City of Highland established zoning regulations in totality in 1968. Prior to 1968 the city relied upon the regulations in place by Madison County. In 1979/1980 the city updated and adopted more modern zoning regulations and a revised zoning map. In 2006 the zoning regulations and zoning map were revised again, and are utilized today by the city staff.

Zoning is adopted to preserve, protect and promote the public health, safety and welfare of the citizens. The zoning code spells out uniform regulations governing the use, height, area, size and intensity of use of structures, land and open spaces.

Objectives of zoning include:

- Encourage the development of buildings and uses on appropriate sites in order to maximize community-wide social and economic benefits while accommodating the particular needs of all residents and to discourage development on inappropriate sites.
- Protect and enhance the character and stability of sound existing residential, commercial and industrial areas and eliminate nonconforming uses and structures which are abandoned for one year.
- Ensure adequate provisions of light, air and privacy for the occupants of all buildings.
- Protect property from damage caused by fire, flooding, poorly controlled storm water runoff, and adverse soil and topographical conditions.
- Provide adequate and well designed parking and loading space, and reduce vehicular congestion.
- Guide the provisions of city infrastructure and future infrastructure to be dedicated to the city, and reduce the initial costs and future maintenance costs thereof.

**City of Highland's
Community
Development
Mission Statement:**

*To ignite positive
change through
orderly
development and
revitalization of
quality construction
while serving in a
courteous,
professional, and
ethical manner.*

**City of Highland
Building and
Zoning**

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We're on the Web!

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- Provide for the efficient administration and fair enforcement of all required provisions of this chapter.
- Clearly and concisely explain the procedures for variances, special uses and amendments.

By following the zoning regulations you substantiate that the health, safety and welfare of you and your family is assured.

Help Avoid Frozen Pipes!

With cold weather upon us, here are some tips to help protect your plumbing pipes.

Make sure all exposed pipes in an unheated space are covered with insulation (both water service pipes and sanitary waste pipes).

If you don't insulate exposed water pipes in an unheated spaces then wrap the pipe with an UL approved heat tape approved for use on plumbing pipes. Make sure you follow the manufacturer's directions for use.



If your outside faucet is not frost-proof, then drain the water from it and either wrap it with insulation or an approved faucet cover available at hardware departments.

Caulk any openings around plumbing piping where it passes through a wall.

You may want to insulate your water supply pipes in a heated space to help conserve energy.

Don't forget to check your work at least once or twice a month to assure that everything is still in place.



Feel free to contact Building and Zoning at 2610 Plaza Drive, (618) 654-7115 or via email at highlandzoning@highlandil.gov should you have any questions or comments.

HAPPY HOLIDAYS