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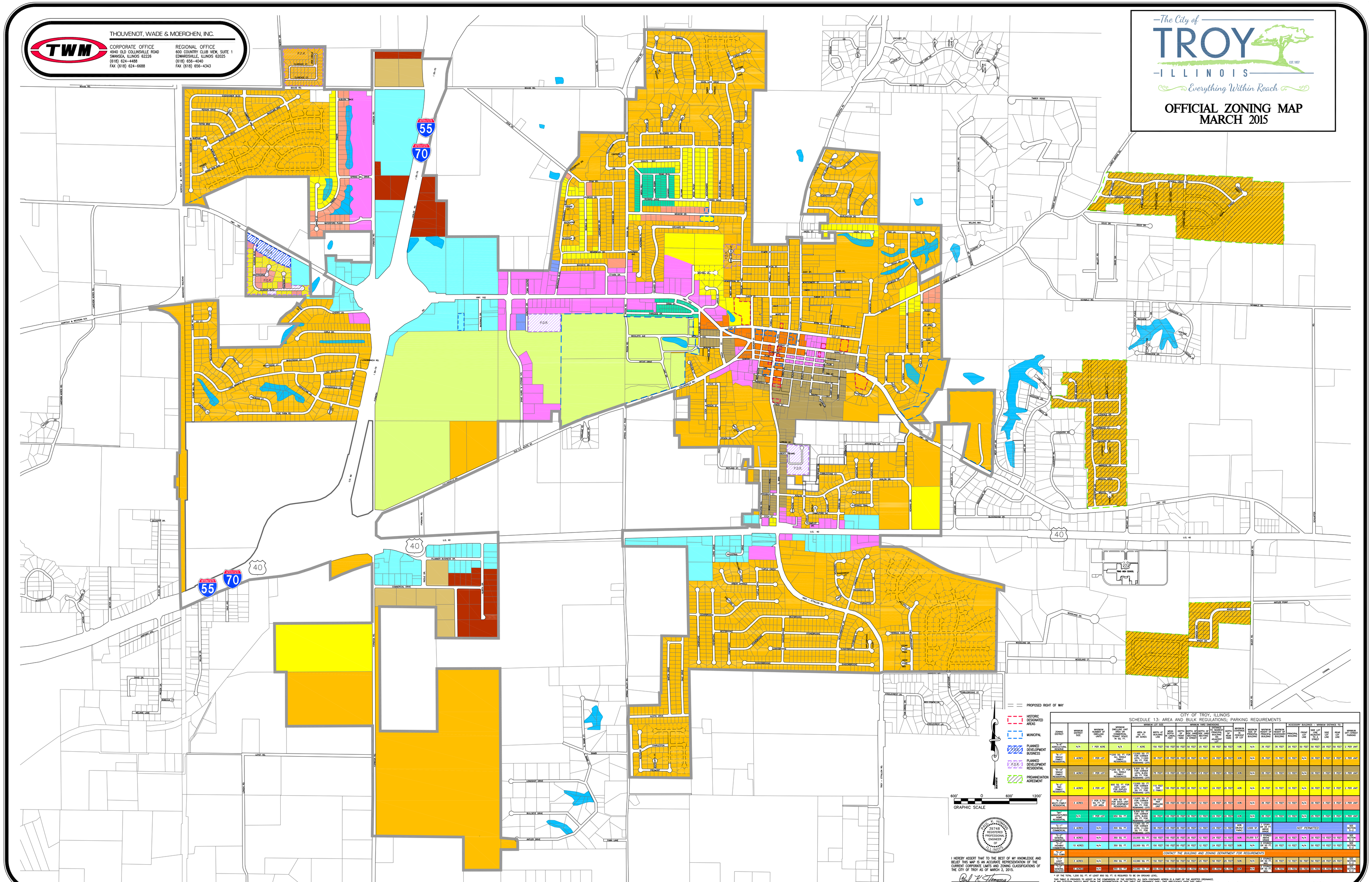
The City of TROY ILLINOIS
Everything Within Reach

OFFICIAL ZONING MAP
MARCH 2015



CITY OF TROY, ILLINOIS
SCHEDULE 13: AREA AND BULK REGULATIONS; PARKING REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT SIZE	WIDTH OF DWELLING UNIT	MINIMUM DWELLING UNIT SIZE	MINIMUM DWELLING UNITS PER BUILDING	WIDTH AT BUILDING LINE	WIDTH AT LOT LINE	DEPTH FRONT YARD	DEPTH REAR YARD	BOTH SIDE YARDS	DEPTH OF REAR YARD FOR ACCESSORY STRUCTURE	MAXIMUM HEIGHT	MINIMUM PRINCIPAL BUILDING	MINIMUM ACCESSORY BUILDING	MINIMUM OF PRINCIPAL BUILDING TO ACCESSORY BUILDING	ACCESSORY BUILDINGS * MINIMUM DISTANCE TO: FRONT LOT LINE	SIDE LOT LINE (CORNER LOT ONLY)	REAR LOT LINE	SIDE LOT LINE	MINIMUM PARKING REQUIREMENT
"A-1" AGRICULTURAL	N/A	1 PER ACRE	N/A		150 FEET	150 FEET	50 FEET	25 FEET	50 FEET	30 FEET	10ft	N/A	25 FEET	25 FEET	50 FEET	50 FEET	25 FEET	25 FEET	2 PER UNIT
"A-2" SINGLE FAMILY RESIDENTIAL	1 ACRE	1 PER LOT	1,200 SQ. FT. AT LEAST ONE FLOOR ABOVE GROUND LEVEL	1 PER LOT	150 FEET	150 FEET	50 FEET	25 FEET	30 FEET	25 FEET	35ft	25 FEET	15 FEET	15 FEET	50 FEET	30 FEET	15 FEET	15 FEET	2 PER UNIT
"A-3" SINGLE FAMILY RESIDENTIAL	20,000 SQ. FT.	1 PER LOT	1,200 SQ. FT. AT LEAST ONE FLOOR ABOVE GROUND LEVEL	1 PER LOT	100 FEET	100 FEET	40 FEET	25 FEET	20 FEET	25 FEET	35ft	25 FEET	15 FEET	15 FEET	40 FEET	20 FEET	15 FEET	15 FEET	2 PER UNIT
"A-4" SINGLE FAMILY RESIDENTIAL	15,000 SQ. FT.	1 PER LOT	1,200 SQ. FT. AT LEAST ONE FLOOR ABOVE GROUND LEVEL	1 PER LOT	100 FEET	100 FEET	40 FEET	25 FEET	20 FEET	25 FEET	35ft	25 FEET	15 FEET	15 FEET	40 FEET	20 FEET	15 FEET	15 FEET	2 PER UNIT
"A-5" SINGLE FAMILY RESIDENTIAL	10,000 SQ. FT.	1 PER LOT	1,200 SQ. FT. AT LEAST ONE FLOOR ABOVE GROUND LEVEL	1 PER LOT	80 FEET	80 FEET	35 FEET	25 FEET	15 FEET	25 FEET	35ft	25 FEET	15 FEET	15 FEET	35 FEET	15 FEET	15 FEET	15 FEET	2 PER UNIT
"A-6" SINGLE FAMILY RESIDENTIAL	7,500 SQ. FT.	1 PER 7,500 SQ. FT. LOT AREA	1,200 SQ. FT. AT LEAST ONE FLOOR ABOVE GROUND LEVEL	1 PER LOT	60 FEET	60 FEET	30 FEET	25 FEET	15 FEET	25 FEET	35ft	25 FEET	15 FEET	15 FEET	30 FEET	15 FEET	15 FEET	15 FEET	2 PER UNIT
"B" NEIGHBORHOOD BUSINESS	N/A	1 PER LOT	1,000 SQ. FT.	1 PER LOT	100 FEET	100 FEET	25 FEET	25 FEET	15 FEET	25 FEET	35ft	N/A	15 FEET	15 FEET	15 FEET	N/A	15 FEET	15 FEET	1 PER 300 SQ. FT.
"C" NEIGHBORHOOD BUSINESS	1 ACRE	N/A	500 SQ. FT.		100 FEET	100 FEET	25 FEET	25 FEET	15 FEET	25 FEET	35ft	1,000 SQ. FT.	500 SQ. FT.	15 FEET	15 FEET	15 FEET	15 FEET	15 FEET	1 PER 300 SQ. FT.
"D" GENERAL BUSINESS	1 ACRE	N/A	500 SQ. FT.	22,000 SQ. FT.	150 FEET	150 FEET	25 FEET	25 FEET	15 FEET	25 FEET	50ft	20,000 S.F.	20,000 S.F.	25 FEET	15 FEET	N/A	25 FEET	15 FEET	1 PER 300 SQ. FT.
"E" HIGHWAY BUSINESS	10 ACRES	N/A	500 SQ. FT.	22,000 SQ. FT.	150 FEET	150 FEET	25 FEET	25 FEET	15 FEET	25 FEET	50ft	N/A	20,000 SQ. FT.	25 FEET	N/A	25 FEET	25 FEET	25 FEET	1 PER 300 SQ. FT.
"F" LIGHT INDUSTRIAL	1 ACRE	N/A	500 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	25 FEET	25 FEET	25 FEET	25 FEET	50ft	N/A	20,000 SQ. FT.	25 FEET	25 FEET	50 FEET	25 FEET	25 FEET	1 PER 300 SQ. FT.
"G" GENERAL INDUSTRIAL	1 ACRE	N/A	500 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	25 FEET	25 FEET	25 FEET	25 FEET	50ft	N/A	20,000 SQ. FT.	25 FEET	25 FEET	50 FEET	25 FEET	25 FEET	1 PER 300 SQ. FT.

CONTACT THE BUILDING AND ZONING DEPARTMENT FOR REQUIREMENTS

* OF THE TOTAL 1,200 SQ. FT. AT LEAST 800 SQ. FT. IS REQUIRED TO BE ON GROUND LEVEL.

THIS TABLE IS PROVIDED TO ASSIST IN THE CONVERSION OF THE DISTRICTS ALL DATA CONTAINED HEREIN IS A PART OF THE ADOPTED ORDINANCE.
IF ANY QUESTION SHOULD ARISE FROM THE INTERPRETATION OF THIS TABLE THE ORDINANCE SHALL TAKE PRECEDENCE OVER THIS TABLE.

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