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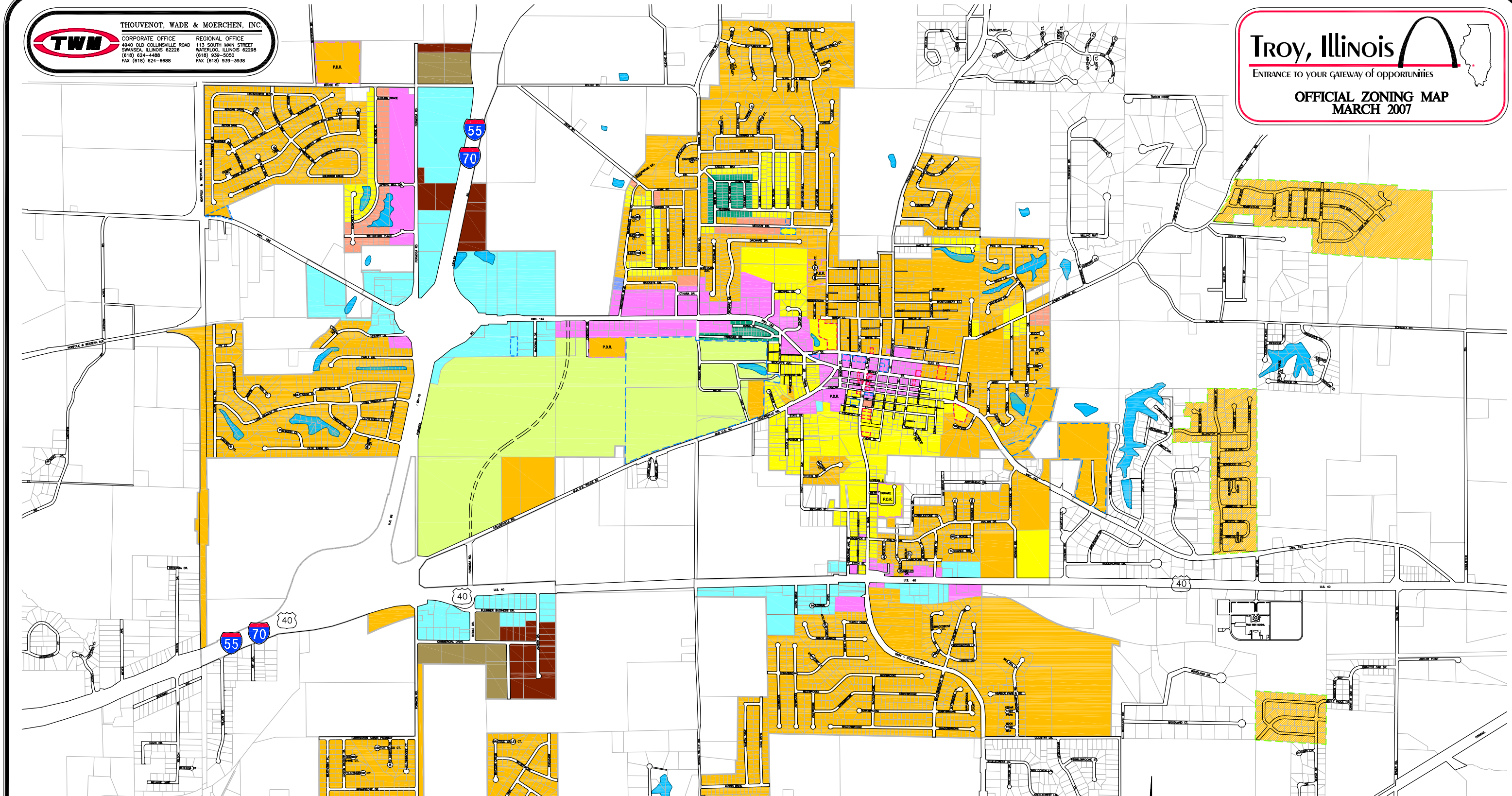
TROY, ILLINOIS

ENTRANCE TO YOUR GATEWAY OF OPPORTUNITIES

OFFICIAL ZONING MAP
MARCH 2007



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

ZONING DISTRICT	MINIMUM NUMBER OF DWELLING UNITS	MINIMUM DWELLING UNIT FLOOR AREA (EXCLUSIVE OF BASEMENT, GARAGE AND PORCHES IN SQ. FT.)	MINIMUM LOT SIZE: AREA IN SQ. FT. OR ACRES	MINIMUM LOT SIZE: WIDTH AT BUILDING LINE	MINIMUM LOT SIZE: DEPTH FROM FRONT TO REAR	MINIMUM YARD REQUIREMENTS: DEPTH OF FRONT YARD	MINIMUM YARD REQUIREMENTS: DEPTH OF REAR YARD	MINIMUM YARD REQUIREMENTS: WIDTH OF SIDE YARD	MINIMUM YARD REQUIREMENTS: DEPTH OF REAR YARD FOR ACCESSORY BUILDING	MINIMUM YARD REQUIREMENTS: WIDTH OF SIDE YARD FOR ACCESSORY BUILDING	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	MAXIMUM HEIGHT OF ACCESSORY BUILDING	ACCESSORY BUILDINGS — MINIMUM DISTANCE TO: PRINCIPAL BUILDING	ACCESSORY BUILDINGS — MINIMUM DISTANCE TO: REAR LOT LINE	ACCESSORY BUILDINGS — MINIMUM DISTANCE TO: SIDE LOT LINE	ACCESSORY BUILDINGS — MINIMUM DISTANCE TO: STREET LINE	MINIMUM OFF-STREET PARKING
"AG" AGRICULTURAL DISTRICT	1 PER ACRE	NONE	1 ACRE	150 FEET	150 FEET	50 FEET	50 FEET	50 FEET	50 FEET	50 FEET	35 FEET	35 FEET	50 FEET	50 FEET	50 FEET	50 FEET	2 PER UNIT
"R-1" LOW DENSITY RESIDENTIAL	1 PER LOT	14,000 SQ. FT. PER DWELLING UNIT	15,000 SQ. FT. OR 1/3 ACRE (ON 1 FEET WIDE STRIP ADJACENT TO ROAD)	80 FEET	150 FEET	30 FEET	30 FEET	15 FEET	34 FEET	20 FEET	30ft	35 FEET	15 FEET	N/A	30 FEET	8 FEET	2 PER UNIT
"R-2" MEDIUM DENSITY RESIDENTIAL	2 PER LOT	800 SQ. FT. PER UNIT FOR DUPLEX RESIDENCES	12,000 SQ. FT. OR 1/4 ACRE (ON 1 FEET WIDE STRIP ADJACENT TO ROAD)	110 FEET (90 FEET FOR A SINGLE UNIT)	120 FEET	30 FEET	30 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	30 FEET	8 FEET	2 PER UNIT
"R-3" HIGH DENSITY RESIDENTIAL	2 PER 1,500 SQ. FT. OF LOT AREA	800 SQ. FT. PER UNIT FOR DUPLEX RESIDENCES	12,000 SQ. FT. OR 1/4 ACRE (ON 1 FEET WIDE STRIP ADJACENT TO ROAD) 1,500 SQ. FT. PER UNIT FOR MULTIPLE RESIDENCE	80 FEET (90 FEET FOR A SINGLE UNIT)	120 FEET	30 FEET	30 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	30 FEET	8 FEET	2 PER UNIT
"R-4" MOBILE HOME	1 PER LOT	960 SQ. FT.	4,500 SQ. FT. OR 1/10 ACRE (ON 1 FEET WIDE STRIP ADJACENT TO ROAD)	60 FEET	110 FEET	25 FEET	20 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	20 FEET	8 FEET	2 PER UNIT
"B-1" LOCAL COMMERCIAL	NONE	384 SQ. FT.	4,500 SQ. FT. OR 1/10 ACRE (ON 1 FEET WIDE STRIP ADJACENT TO ROAD)	60 FEET	110 FEET	30 FEET	30 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	30 FEET	10 FEET	SEE SECTION 8
"B-2" GENERAL COMMERCIAL	NONE	384 SQ. FT.	20,000 SQ. FT.	100 FEET	150 FEET	30 FEET	30 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	30 FEET	10 FEET	SEE SECTION 8
"B-3" HIGHWAY COMMERCIAL	NONE	384 SQ. FT.	20,000 SQ. FT.	100 FEET	150 FEET	30 FEET	30 FEET	10 FEET	34 FEET	20 FEET	40ft	35 FEET	10 FEET	N/A	30 FEET	10 FEET	SEE SECTION 8
"M-1" LIGHT INDUSTRIAL	NONE	384 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	50 FEET	50 FEET	20 FEET	50 FEET	50 FEET	60ft	35 FEET	20 FEET	50 FEET	50 FEET	50 FEET	SEE SECTION 8
"M-2" GENERAL INDUSTRIAL	NONE	384 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	50 FEET	50 FEET	20 FEET	50 FEET	50 FEET	60ft	35 FEET	20 FEET	50 FEET	50 FEET	50 FEET	SEE SECTION 8

*IF THE TOTAL 1,500 SQ. FT. OF LIGHT AND SQ. FT. IS REQUIRED TO BE ON GROUND LEVEL.

I HEREBY ASSERT THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS AN ACCURATE REPRESENTATION OF THE CURRENT CORPORATE LIMITS AND ZONING CLASSIFICATIONS OF THE CITY OF TROY AS OF MARCH 1, 2007.

CITY ENGINEER, PAUL K. HOMANN, P.E.

LICENSED PROFESSIONAL ENGINEER 39746 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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