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Troy, Illinois

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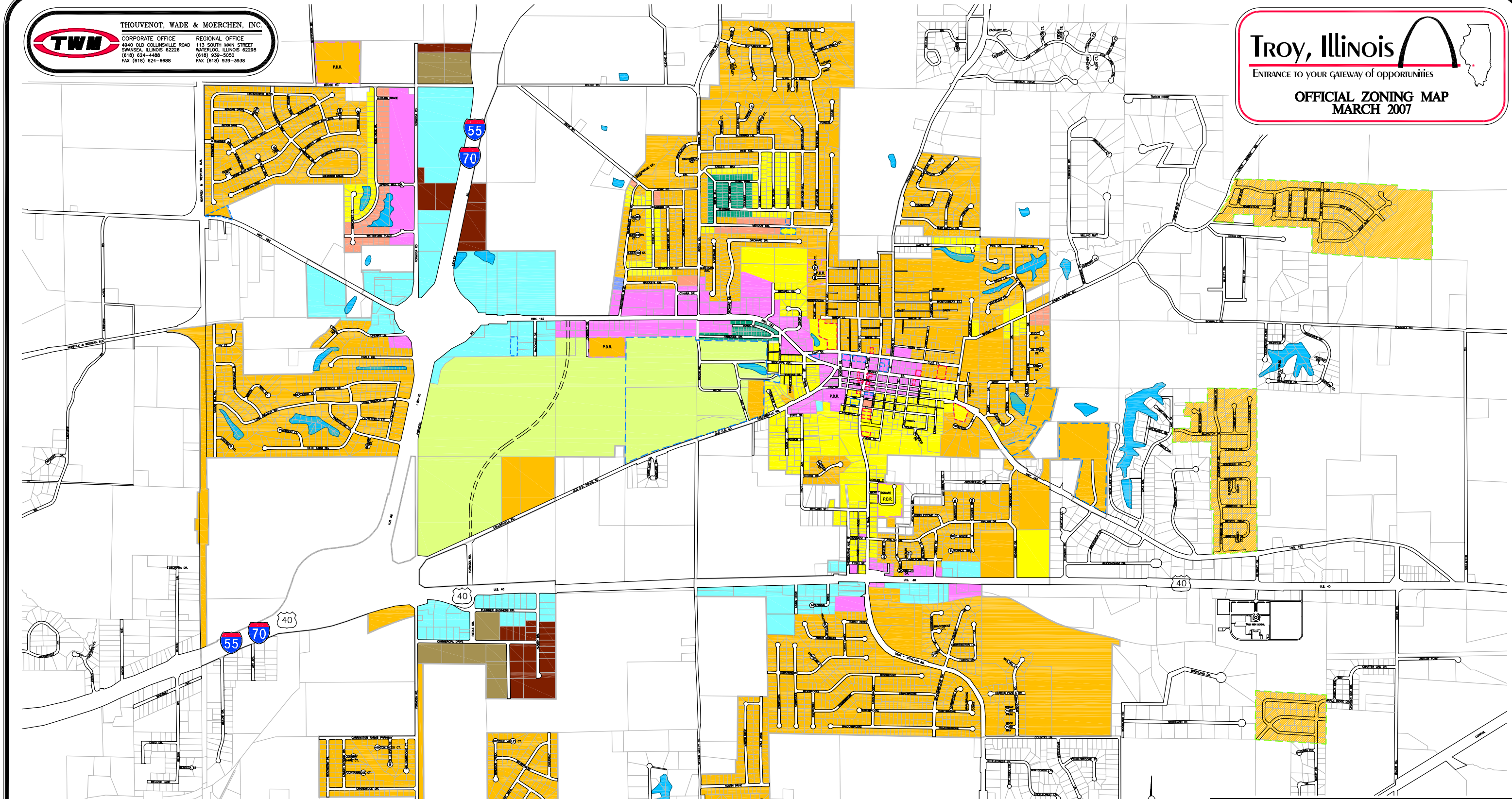
OFFICIAL ZONING MAP
MARCH 2007



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 COMMON AREAS) IN SQ. FT.	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD REQUIREMENTS								MAXIMUM HEIGHT OF PRINCIPAL BUILDING	MAXIMUM PERCENTAGE OF LOT COVERAGE	ACCESSORY BUILDINGS – MINIMUM DISTANCE TO				
			AREA IN SQ. FT. OR ACRES	WIDTH AT BUILDING LINE	DEPTH OF LOT	DEPTH OF REAR YARD	DEPTH OF FRONT YARD	DEPTH OF SIDE YARD	DEPTH OF REAR YARD FOR ACCESSORY BUILDING	DEPTH OF FRONT YARD FOR ACCESSORY BUILDING	DEPTH OF SIDE YARD FOR ACCESSORY BUILDING	HEIGHT OF ACCESSORY BUILDING			PRINCIPAL BUILDING	PRINCIPAL BUILDING	PRINCIPAL BUILDING	SIDE LOT LINE	REAR LOT LINE
"A-1" AGRICULTURAL DISTRICT	1 PER ACRE	NONE	1 ACRE	150 FEET	200 FEET	50 FEET	50 FEET	50 FEET	50 FEET	50 FEET	15 FEET	35 FEET	50 FEET	50 FEET	50 FEET	50 FEET	50 FEET	5 FEET	5 PER UNIT
"R-1" LOW DENSITY RESIDENTIAL	1 PER LOT	1,400 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	10,000 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	80 FEET	125 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	30 FEET	15 FEET	10 FEET	N/A	20 FEET	5 FEET	5 FEET	5 PER UNIT
"R-2" MEDIUM DENSITY RESIDENTIAL	2 PER LOT	800 SQ. FT. FOR EACH SINGLE FAMILY RESIDENCE	7,500 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	70 FEET	100 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	30 FEET	15 FEET	10 FEET	N/A	20 FEET	5 FEET	5 FEET	5 PER UNIT
"R-3" HIGH DENSITY RESIDENTIAL	2 PER 1,500 SQ. FT. OF LOT AREA	800 SQ. FT. FOR EACH SINGLE FAMILY RESIDENCE	5,000 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	50 FEET	100 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	40 FEET	35 FEET	15 FEET	10 FEET	N/A	20 FEET	5 FEET	5 PER UNIT
"B-1" HOME BUSINESS	1 PER LOT	840 SQ. FT.	7,500 SQ. FT.	50 FEET	100 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	40 FEET	35 FEET	15 FEET	10 FEET	N/A	20 FEET	5 FEET	5 PER UNIT
"B-2" LOCAL BUSINESS	NONE	360 SQ. FT.	10,000 SQ. FT.	80 FEET	125 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	40 FEET	35 FEET	15 FEET	10 FEET	N/A	20 FEET	10 FEET	10 FEET	SEE SECTION 8
"B-3" GENERAL BUSINESS	NONE	360 SQ. FT.	23,000 SQ. FT.	100 FEET	100 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	40 FEET	35 FEET	15 FEET	10 FEET	N/A	20 FEET	10 FEET	10 FEET	SEE SECTION 8
"B-4" HIGHWAY BUSINESS	NONE	360 SQ. FT.	23,000 SQ. FT.	100 FEET	100 FEET	20 FEET	20 FEET	12 FEET	24 FEET	20 FEET	10 FEET	40 FEET	35 FEET	15 FEET	10 FEET	20 FEET	10 FEET	10 FEET	SEE SECTION 8
"B-5" LIGHT INDUSTRIAL	NONE	360 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	40 FEET	35 FEET	15 FEET	10 FEET	20 FEET	10 FEET	10 FEET	SEE SECTION 8
"B-6" HEAVY INDUSTRIAL	NONE	360 SQ. FT.	43,560 SQ. FT.	150 FEET	150 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	40 FEET	35 FEET	15 FEET	10 FEET	20 FEET	10 FEET	10 FEET	SEE SECTION 8

*OF THE TOTAL 1,200 SQ. FT. AT LEAST 800 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.

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