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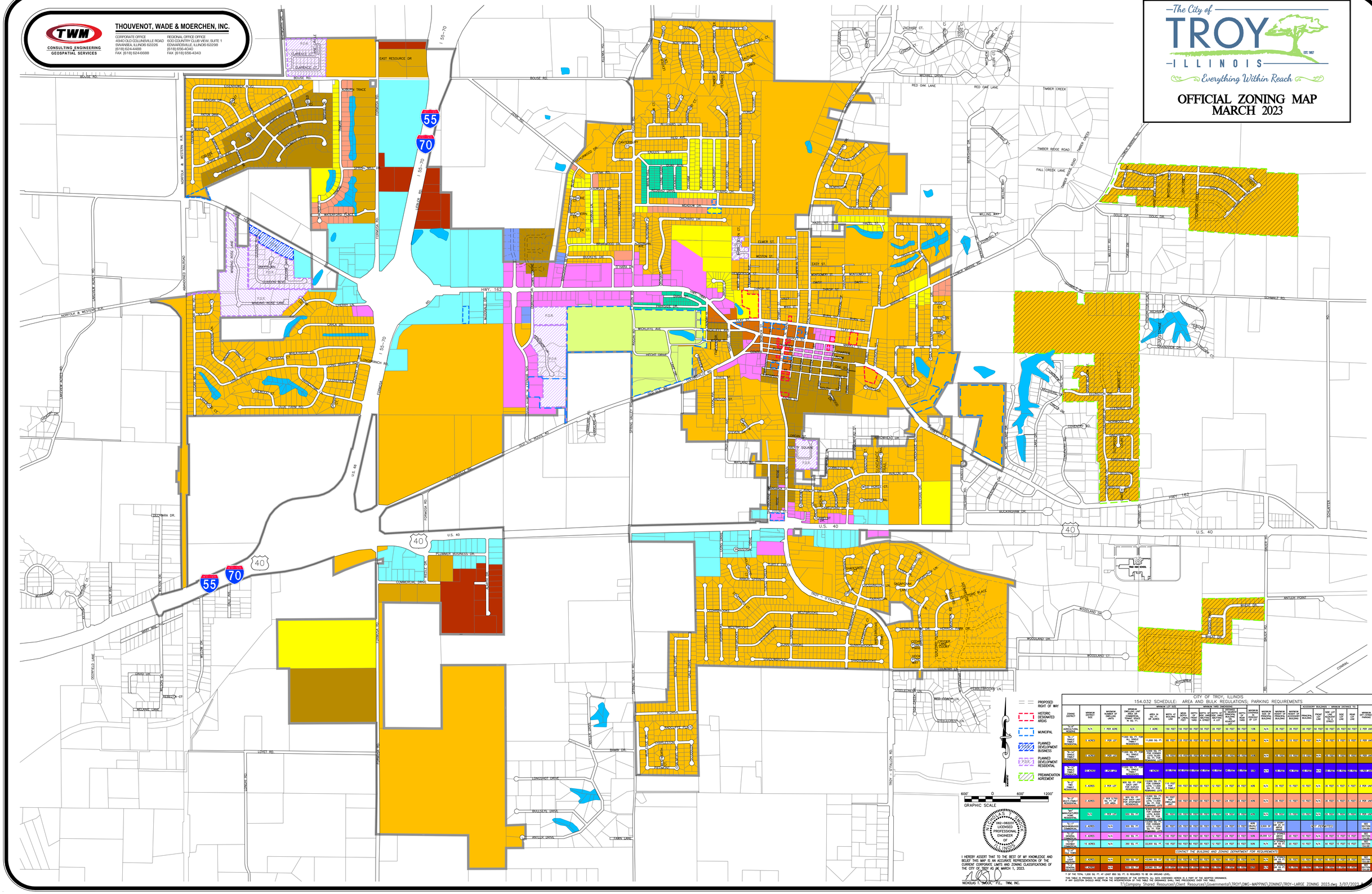
The City of
TROY
ILLINOIS
Everything Within Reach
EST. 1867

OFFICIAL ZONING MAP
MARCH 2023



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, 2023.

NICHOLAS T. SMICK, P.E., TWM, INC.

CITY OF TROY, ILLINOIS

154.032 SCHEDULE: AREA AND BULK REGULATIONS; PARKING REQUIREMENTS

ZONING DISTRICT	MINIMUM DISTRICT SIZE	MAXIMUM DWELLING UNIT LIMITS	MINIMUM DWELLING UNIT SIZE; MINIMUM TENANT SPACE IN SQ. FT.	MINIMUM LOT SIZE: AREA IN SQ. FT. OR ACRES	WIDTH AT BUILDING LINE	MEAN DEPTH IN LINEAR FT.	DEPTH OF FRONT YARD	DEPTH OF REAR YARD	DEPTH OF SIDE YARD	DEPTH OF SIDE YARD ADJOINING A STREET	MINIMUM YARD DIMENSIONS: DEPTH OF REAR YARD ADJOINING A LOT	DEPTH OF REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM PRINCIPAL BUILDING	MAXIMUM ACCESSORY BUILDING	ACCESSORY BUILDINGS — MINIMUM DISTANCE TO: PRINCIPAL BUILDING	FRONT LOT LINE	SIDE LOT LINE (ALLEY TO A STREET)	REAR LOT LINE	MINIMUM OFF-STREET PARKING
"A-1" AGRICULTURAL RESERVE	N/A	1 PER ACRE	N/A	1 ACRE	150 FEET	150 FEET	50 FEET	25 FEET	50 FEET	25 FEET	50 FEET	50 FEET	10ft	N/A	35 FEET	35 FEET	20 FEET	50 FEET	25 FEET	50 FEET
"R-1" SINGLE FAMILY RESIDENTIAL	5 ACRES	1 PER LOT	1100 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	11,000 SQ. FT.	85 FEET	25 FEET	30 FEET	25 FEET	12 FEET	20 FEET	25 FEET	25 FEET	37ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"R-2" SINGLE FAMILY RESIDENTIAL	5 ACRES	1 PER LOT	1100 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	8,500 SQ. FT. FOR SINGLE FAMILY RESIDENCES; 9,500 SQ. FT. FOR TWO FAMILY	60 FEET	25 FEET	30 FEET	25 FEET	12 FEET	20 FEET	25 FEET	25 FEET	37ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"R-3" SINGLE FAMILY RESIDENTIAL	5 ACRES	1 PER LOT	1100 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	7,500 SQ. FT. FOR SINGLE FAMILY RESIDENCES; 8,500 SQ. FT. FOR TWO FAMILY	60 FEET	25 FEET	30 FEET	25 FEET	12 FEET	20 FEET	25 FEET	25 FEET	37ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"R-4" SINGLE FAMILY RESIDENTIAL	5 ACRES	1 PER LOT	1100 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	6,500 SQ. FT. FOR SINGLE FAMILY; 7,500 SQ. FT. FOR TWO FAMILY	50 FEET	25 FEET	30 FEET	25 FEET	12 FEET	20 FEET	25 FEET	25 FEET	40ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"R-5" SINGLE FAMILY RESIDENTIAL	5 ACRES	2 PER LOT	800 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	13,000 SQ. FT. FOR SINGLE FAMILY LOTS; 17,000 SQ. FT. FOR TWO FAMILY LOTS	115 FEET FOR SINGLE FAMILY; 130 FEET FOR TWO FAMILY	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	40ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"R-6" MULTI-FAMILY RESIDENTIAL	5 ACRES	1 PER 5,700 SQ. FT. OF LOT AREA	800 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES	13,000 SQ. FT. FOR SINGLE FAMILY; 17,000 SQ. FT. FOR TWO FAMILY; 1 ACRE FOR APARTMENT RESIDENCES	115 FEET FOR SINGLE FAMILY; 130 FEET FOR TWO FAMILY	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	40ft	N/A	35 FEET	15 FEET	10 FEET	N/A	30 FEET	5 FEET	2 PER UNIT
"M-1" MANUFACTURING RESTRICTED	N/A	1 PER 8,700 SQ. FT. OF LOT AREA	500 SQ. FT.	1 ACRE	150 FEET	150 FEET	50 FEET	25 FEET	50 FEET	25 FEET	50 FEET	50 FEET	N/A	N/A	35 FEET	15 FEET	10 FEET	N/A	25 FEET	5 FEET	1 PER EMPLOYEE
"M-2" MANUFACTURING GENERAL	N/A	1 PER 8,700 SQ. FT. OF LOT AREA	500 SQ. FT.	1 ACRE	150 FEET	150 FEET	50 FEET	25 FEET	50 FEET	25 FEET	50 FEET	50 FEET	N/A	N/A	35 FEET	15 FEET	10 FEET	N/A	25 FEET	5 FEET	1 PER EMPLOYEE
"B-1" NEIGHBORHOOD COMMERCIAL	2 ACRES	N/A	500 SQ. FT.	10,000 SQ. FT.	100 FEET	25 FEET	25 FEET	30 FEET	12 FEET	24 FEET	25 FEET	30ft	3,500 SF	1/2 OF PRINCIPAL BUILDING	1/2 OF PRINCIPAL BUILDING	NOT PERMITTED				SEE SECTION 154.07
"B-2" GENERAL COMMERCIAL	5 ACRES	N/A	500 SQ. FT.	22,000 SQ. FT.	150 FEET	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	30ft	35,000 S.F.	1/2 OF PRINCIPAL BUILDING	1/2 OF PRINCIPAL BUILDING	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
"B-3" HIGHWAY ORIENTED BUSINESS	10 ACRES	N/A	500 SQ. FT.	22,000 SQ. FT.	150 FEET	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	50ft	N/A	1/2 OF PRINCIPAL BUILDING	1/2 OF PRINCIPAL BUILDING	10 FEET	N/A	30 FEET	10 FEET	10 FEET
"B-4" CBD	CONTACT THE BUILDING AND ZONING DEPARTMENT FOR REQUIREMENTS																			
"B-5" LOW INTENSITY BUSINESS	5 ACRES	N/A	1100 SQ. FT.	43,560 SQ. FT.	150 FEET	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	50ft	N/A	N/A	1/2 OF PRINCIPAL BUILDING	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
"B-6" GENERAL BUSINESS	10 ACRES	N/A	1100 SQ. FT.	43,560 SQ. FT.	150 FEET	50 FEET	30 FEET	30 FEET	12 FEET	24 FEET	25 FEET	50ft	N/A	N/A	1/2 OF PRINCIPAL BUILDING	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET

* OF THE TOTAL 1,200 SQ. FT. AT LEAST 850 SQ. FT. IS REQUIRED TO BE ON GROUND LEVEL.

THIS TABLE IS PROVIDED TO ASSIST IN THE COMPARISON 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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