

**Return to:**

Troy City Clerk  
116 E. Market Street  
Troy, Illinois 62294



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## Ordinance No. 2023 - 43

AN ORDINANCE Amending Certain Sections of Title XV Land Usage  
Chapter 154 Zoning Ordinance of the Troy Municipal Code  
Pertaining to the Neighborhood Commercial – C-1 Zoning District

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ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF TROY, ILLINOIS

THIS 7<sup>TH</sup> DAY OF AUGUST 2023

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**Whereas**, the City of Troy, Madison County, Illinois presently has in force the Zoning Ordinance, which is contained in the Troy Municipal Code as Chapter 154, Ordinance No. 2004-21 adopted August 2, 2004, and as amended from time to time; and

**Whereas**, the Planning Commission has performed a review of the city's Zoning Ordinance, specifically the *Neighborhood Commercial – C-1 Zoning District* and other relevant sections; and

**Whereas**, the Planning Commission has complied with the provisions of *Section 154.143 Amendments* of the Zoning Ordinance by holding a public hearing on July 20, 2023, to consider amending the Zoning Ordinance; and

**Whereas**, as a result of said hearing, the Planning Commission has made a recommendation (Recommendation 2023-10PC) to the City Council that they enact said amendments to the Zoning Ordinance; and

**Whereas**, the City Council has duly considered the matter and the recommendation of the Planning Commission and has determined that the amendment reference herein conforms with the goals, objectives, and policies of the Comprehensive Plan in that the amendments are necessary to encourage and accommodate low-intensity retail, office and personal service uses adjacent to residential areas without disrupting the neighborhood character of the *Neighborhood Commercial – C-1 Zoning District*.

**Now, Therefore, Be It Ordained** by the Mayor and the City Council of the City of Troy, Illinois as follows:

SECTION 1: The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois.

SECTION 2: That certain sections of Chapter 154 Zoning Ordinance of the Code of Ordinances relevant to the *Neighborhood Commercial – C-1 Zoning District* are amended as described in Exhibit A.

SECTION 3: All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to comply with this Ordinance; and to the extent the same cannot be so amended, are hereby repealed to the extent of such inconsistency.

SECTION 4: That if any section or provision of this Ordinance is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall be published in pamphlet form by the authority of the City Council.

***Passed*** by the City Council of the City of Troy, Madison County, Illinois, and approved by the Mayor this 7<sup>th</sup> day of August, 2023.

Aldermen:

Dawson AYE

Italiano AYE

Total:

Flint AYE

Knoll AYE

8 Ayes

Hellrung AYE

Manley AYE

0 Nays

Henderson AYE

Turner AYE


0 Abstain

APPROVED:



David Nonn, Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Thomas, City Clerk

**NEIGHBORHOOD COMMERCIAL –  
C-1 ZONING DISTRICT AMENDMENTS:**

**Exhibit A**  
**Ordinance 2023-43**  
**Page 1**

Additions in *blue*; Deletions are in *red*.

**§ 154.005 DEFINITIONS.**

~~**RETAIL.** Refers to the sale of goods and services directly to the consumer rather than to another business.~~

**RETAIL ESTABLISHMENT.** A business engaged in the sale of any product or merchandise to customers for their own personal consumption or use, not for resale.

~~**UNIPLEX.** A dwelling which has accommodations for two families, divided by a common or party wall, in which each family area is separately owned.~~

**VIDEO GAMING CAFÉ or PARLOR.** A business, deriving more than 50% of their income from video gaming, where the primary or a major focus is video gaming and the sale of or service of alcohol and food secondary. Video gaming establishments must comply with the provisions of the Video Gaming Act (ILCS 230 40/1 *et seq.*) and all rules, regulations, and restrictions imposed by the State Gaming Board.

**§ 154.020 ESTABLISHMENT OF DISTRICTS AND ZONING DISTRICT REGULATIONS**

- (A) In order to implement this chapter, and to achieve the objectives in §§ 154.001 through 154.004, the entire municipality is hereby divided into the following zoning districts:

<b>District</b>	<b>Designation</b>
Agricultural Reserve	A-R
Single-Family Residential	R-1
Single-Family Residential	R-1A
Single-Family Residential	R-1E
Two-Family Residential	R-2
Multi-Family Residential	R-3
Manufactured Home	M-H
Neighborhood Commercial	C-1
General Commercial	C-2
Highway Commercial	C-3
<i>Downtown Mixed-use Commercial</i>	C-4
Planned Developments	PD-B and PD-R
Light Industry	I-1
General <i>Industry</i>	I-2

(l) **Neighborhood Commercial - C-1 Zoning District.** The C-1 business district is primarily intended to accommodate low intensity retail, office, and personal service uses adjacent to residential areas within the City of Troy and the 1.5 mile planning radius outside the city limits. The district is established to provide convenient locations for businesses that generally serve the needs of surrounding residents and the immediate community without disrupting the character of the neighborhood in which the use is located. It is not intended to accommodate retail uses that primarily attract passing motorists. Compatibility with nearby residences is paramount and should be reflected in the design and site layout of buildings and structures within the district. The uses in the C-1 district should constitute an integral part of the neighborhood in which they are located and should be a low impact usage.

- (1) All new uses or changes in use in the C-1 zoning district shall require a site plan review.
- (2) Area and bulk regulations: Refer to § 154.032.
- (3) Illumination: Illumination of buildings and structures shall be controlled so as to preclude the spillage of light onto adjoining residential uses, lots, and streets.
- (4) Land uses in a C-1 zoning district:
  - (a) *Permitted uses:* Provided all the use restrictions of this district are observed, the following uses are permitted:
    1. Animal groomers;
    2. Art galleries, libraries, and museums;
    3. Banks, financial institutions (excluding stand-alone ATMs), post offices, government office uses, and other similar uses;
    4. Fitness centers, gyms, and health clubs;
    5. Offices – public, professional or service (no overnight company vehicle parking);
    6. Personal care – barber shops, beauty or nail salons, spas;
    7. Restaurants – sit-down restaurants with or without liquor licenses.
  - (b) *Special uses:* Provided all the use restrictions of this district are observed, the following uses may be allowed by special use permit:
    1. Accessory structures – as part of an approved site plan and in compliance with § 154.031 Accessory Uses
    2. Arcades, pool halls, and similar amusements;
    3. Bars and taverns ;

4. Daycare centers, nursery and preschools, and similar uses;
5. Dry cleaners and laundromats;
6. Medical and dental offices, clinics, urgent care offices (no 24-hour facilities);
7. Residential dwelling units located above street level;
8. Restaurants – carry-out;
9. Retail establishments;
10. Schools – business or commercial;
11. Studios – art, dance, music and similar instructional uses.

(c) *Conditions of use:* All uses and structures in this district shall be subject to the following requirements:

1. Dwelling units are not permitted on the ground floor.
2. Drive-through lanes: Permitted as an accessory use for banks or financial institutions; Permitted in instances where ordering is done remotely and there is no on-site order point.
3. All drive-through establishments shall provide adequate screening, buffering and/or sound abatement to minimize excessive noise and spill-over light. Noise levels shall be 1.5 decibels or less at all property lines.
4. Retail establishments are prohibited from selling age-restricted products in C-1.
5. Video gaming cafes or parlors as defined in § 154.005 are prohibited in C-1. Video gaming machines as an accessory use shall not be visible from the street or located in the front of the premises.
6. Manufacturing prohibited: no manufacturing or processing of material shall occur in the C-1 zoning district for off-premises consumption or use. Only incidental processing may occur on a zoning lot in the C-1 zoning district.
7. Outside building or storage: not permitted in C-1.
8. Restricted business hours: Businesses in this district may be open to the public or receive deliveries from 6:00 a.m. to 10:00 p.m. Sunday through Thursday and from 6:00 a.m. to 11:00 p.m. Friday and Saturday.

- (5) Additional parking requirements: In addition to off-street parking and loading requirements in § 154.080-154.090, the following parking regulations shall apply in C-1:
- (a) *Cross-access between adjacent lots.* Where parking lots for separate uses are adjacent to one another and the opportunity for connected cross-access exists, such access is encouraged and may be required when feasible. Cross-access should be done in a logical manner that results in a safe and efficient circulation between adjacent parking areas and is subject to plan approval.
  - (b) *Mixed-use developments:* Parking for residential dwelling units is encouraged to be in the rear of the development and may be required when feasible.
- (6) Signage: Signs must be attached to the building. Maximum size of signage is 1/100th (1%) of the plan building area, but in no case shall this area be greater than 15 square feet. Sign lighting must be off during hours when business is closed.
- Illumination of graphics is permitted, subject to the following requirements:
- (a) Neon lighting is prohibited.
  - (b) No graphic shall have blinking, flashing, or fluttering lights which have a changing light intensity, brightness, or color. Beacon lights are prohibited.
  - (c) The illumination area shall be included in graphic areas allowances.
  - (d) The light from any illuminated graphic shall be shaded, shielded or directed so as to avoid a nuisance to persons on adjacent property or create a traffic hazard.
  - (e) No exposed reflective-type bulb and no strobe light or incandescent lamp which exceeds 15 watts or equivalent shall be used in the exterior surface of any graphic in such a manner as to expose the face of the bulb, light, or lamp to any public street or adjacent property.
  - (f) Movement prohibited. No graphic which revolves, rotates, or mechanically moves in any manner shall be permitted.
  - (g) Electronic message center signs (EMCS) are prohibited.
- (7) Trash disposal facilities: All outside trash or disposal facilities within the C-1 zoning district shall be located in the rear of the zoning lot and the building on the lot. Each building shall have its own centrally located disposal area, regardless of the number of tenants in the building. All such facilities shall be appropriately screened from adjoining properties

and in a manner that is compatible with the building site design for the zoning lot. Any such outdoor trash or disposal system must be maintained to avoid the existence of litter or the dispersal of trash outside the enclosure or the zoning lot. The accumulation of litter or trash is not permitted.

- (8) Utilities: All utilities from the property line onto the property will be installed underground. All utilities at the property line with building frontage on any side will be installed underground regardless of their current conditions. Local public utility facilities shall be adequately screened with landscaping, fencing or walls, or any combination thereof, or shall be placed underground, or shall be enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening the facilities shall be submitted to the Planning Commission for review. No building permit shall be issued until the Planning Commission has approved the plans.

#### **§ 154.031 ACCESSORY USES.**

(B) General standards.

- (1) In all R-1 and R-2 districts and the existing residential uses in the C-4 district, accessory structures shall be limited to 900 square feet and one-story (15 feet) for permanent structures and 600 square feet and one-story (15 feet) for temporary or portable structures. However, the height of the accessory structures shall not exceed the height of the principal structure.

*Exception:* On single-family residential lots two acres and larger, accessory structures may have a maximum square footage of 80% of the ground floor area of the principal structure not to exceed 2,500 square feet, may be no more than one-story, and have a maximum height of 24 feet.

- (2) In all R-1 and R-2 zoning districts and the existing residential uses in the C-4 district, the maximum number of detached accessory structures shall be limited to two per lot with a combined square footage of 900 square feet. However, the combined square footage of the accessory structures shall not exceed the total square footage of the principal structure or use served.

- (C) *Specifically prohibited accessory uses.* The following accessory uses are strictly prohibited unless expressly permitted in particular zoning district(s):
- (1) Use of an accessory structure as a dwelling.
  - (2) Use of accessory structures being used as the principal building for any office or business.  
~~(Also see § 154.056)~~ (Also see § 154.046).
  - (3) Use of an accessory structure in any part of a home occupation. (Also see § 154.049).
  - (4) Use of any trailer type structure that when originally manufactured was used for the transportation of goods or any trailer type structure that when originally manufactured was used for human occupation.
- (D) *Limitations.* See schedules (§§ 154.032 and 154.033) for limitations and schedule listings located at the end of this chapter.

## **§ 154.084 LOCATION OF PARKING.**

- (C) Mixed-use districts.
- (1) Residential uses.
    - (a) Parking in the rear yard is encouraged and may be required when feasible.
    - (b) All off-street parking shall be designed with a clearly marked and safe path from the parking area to a building entrance.

ZONING DISTRICT	MINIMUM DISTRICT SIZE	MAXIMUM NUMBER OF DWELLING UNITS	MINIMUM DWELLING UNIT AREA OR COMMERCIAL TENANT SPACE IN SQ. FT.	MINIMUM LOT SIZE			MINIMUM YARD DIMENSIONS					MAXIMUM COVERAGE IN PERCENT OF LOT	MAXIMUM SIZE OF PRINCIPAL BUILDING	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	MAXIMUM HEIGHT OF ACCESSORY BUILDING	ACCESSORY BUILDINGS - MINIMUM DISTANCE TO:				MINIMUM OFF-STREET PARKING
				AREA IN SQ. FT. OR ACRES	WIDTH AT BUILDING LINE	MEAN DEPTH IN LINEAL FEET	DEPTH OF FRONT YARD	DEPTH OF SIDE YARD ABUTTING A STREET	DEPTH OF SIDE YARD ABUTTING A LOT	DISTANCE TO NEAREST PRINCIPAL BUILDING ON ADJACENT LOT	FRONT LOT LINE					SIDE LOT LINE ADJACENT TO A STREET	SIDE LOT LINE	REAR LOT LINE		
C-1 NEIGHBORHOOD COMMERCIAL	1 acres 2 acres	N/A	200 sq. ft. 11,000 sq. ft. 12,000 sq. ft. for corner lots 105,000-11,250 sq. ft. for remaining lots		85 feet 90 feet	125 feet	30 feet	30 feet	12 feet if a side yard is provided; 20 feet-lots abutting residential; Zero lot lines permitted for single buildings with multiple tenant spaces	24 feet	40% 60% (bldg/ park)	2,500 sq. ft. 35 feet 1-story or 25 ft. above grade				SEE SECTION 154.020(I) NOT PERMITTED				See Sections 154.020(I) and 154.087
C-2 GENERAL COMMERCIAL	5 acres	N/A	350 sq. ft.	22,500 sq. ft.	150 feet	150 feet	30 feet	30 feet	12 feet	24 feet	50%	25,000 sq. ft.	2 stories above grade	20 feet	10 feet	N/A	30 feet	10 feet	10 feet	See Section 154.087
C-3 HIGHWAY COMMERCIAL	10 acres	N/A	350 sq. ft.	22,500 sq. ft.	150 feet	150 feet	50 feet	30 feet	12 feet	24 feet	50%	N/A	3 stories or 50 ft. max.	20 feet	10 feet	N/A	50 feet	10 feet	10 feet	See Section 154.087
CONTACT THE BUILDING AND ZONING DEPT. FOR REQUIREMENTS																				
C-4 DOWNTOWN MIXED-USE COMMERCIAL																				
I-1 LIGHT INDUSTRY	3 acres	N/A	350 sq. ft.	43,560 sq. ft.	150 feet	150 feet	50 feet	50 feet	25 feet	50 feet	50%	N/A	3 stories or 50 ft. max.	35 feet	10 feet	50 feet	50 feet	25 feet	25 feet	See Section 154.087
I-2 GENERAL INDUSTRY	3 acres	N/A	350 sq. ft.	43,560 sq. ft.	150 feet	150 feet	50 feet	50 feet	25 feet	50 feet	60%	N/A	3 stories or 50 ft. max.	35 feet	10 feet	50 feet	50 feet	25 feet	25 feet	See Section 154.087

\* Of the total 1,200 sq. ft. at least 850 sq. ft. is required to be on ground level.

**§ 154.033 SCHEDULE: PERMITTED AND SPECIAL USES.**

**Permitted and Special Uses in the Zoning Classifications**

(P = Permitted Use, S = Special Use)

	A-R	R-1	R-1A	R-1E	R-2	R-3	M-H	C-1	C-2	C-3	C-4	I-1	I-2
Accessory uses	P	P	P	P	P	P	P	See Section 154.020(I)	P	P	P	P	P
Agricultural uses	P			P									
Ambulance and paramedic services									P	P			
Amusement establishments	P								P	P			
Antique stores									P	P	P		
Apparel stores									P	P	P		
Arboretums and botanical gardens	P												
Archery ranges, indoor									P	P			
Architectural and planning services									P	P			
Art and school supply stores									P	P			
Art galleries or museums									P	P	P		
Asphalt plants													P
ATMs									P	P	P		
Auditoriums										P			
Auto accessory stores									P	P	P		
Auto dealers, new or used									P	P			
Auto laundries and car washing facilities									P	P			
Auto leasing facilities									P	P			
Auto service facilities (major repairs, towing etc.)*										P		P	P
Auto service facilities (minor repairs, tune ups, oil changes, etc.)									P	P			
Bakeries									P	P	P		
Banks									P	P	P		
Barber shops/beauty salons/spas									P	P	P		
Bars, taverns, lounges and wineries									P	P	P		
Bicycle shops (sales, rental and repair)									P	P	P		
Billiard and pool halls									P	P	P		
Boat sales and service									P	P			
Book stores									P	P	P		
Bowling alleys									P	P			
Building materials and products sales and service, no outside storage									P	P	P	P	P
Bus passenger stations									P	P			
Business and office machine sales and services									P	P	P		
Camera stores									P	P	P		
Camper/motor home sales and leasing*										P		P	P
Candy and confectionery stores									P	P	P		
Cannabis dispensary									S	S			
Catering									P	P	P		
Cemeteries	P												

	A-R	R-1	R-1A	R-1E	R-2	R-3	M-H	C-1	C-2	C-3	C-4	I-1	I-2
China and glassware stores								See Section 154.020(i)	P	P	P		
Churches	S	S	S	S	S	S			P	P	P		
Clothing and costume rental shops									P	P			
Clubs and lodges									P	P			
Coffee shops									P	P	P		
Concrete plants													P
Condominiums						P					S		
Contractor and construction yards*												P	P
Convalescent and nursing homes									P	P	S		
Convenience stores with gas pumps									P	P			
Convenience stores without gas pumps									P	P	P		
Convention centers										P			
Craft and hobby stores									P	P	P		
Dairies and creameries													P
Dairy product stores									P	P	P		
Dance halls										P			
Daycare centers, nurseries and preschools		S	S	S	S	S			P	P	P		
Department stores									P	P			
Discount stores									P	P			
Drapery stores									P	P			
Dress making stores									P	P			
Driving ranges	P								S	S			
Drug stores									P	P	P		
Dry cleaners									P	P	P		
Electrical repairs services*									P	P		P	P
Employment agencies									P	P			
Engineering and surveying services									P	P			
Equipment rental and leasing services with indoor storage									P	P			
Equipment rental services with outdoor storage*									P	P		P	P
Exterminator services									P	P			
Fairgrounds and exhibition grounds	P									S		S	S
Farm and hydraulic equipment sales and service*										P		P	P
Fitness centers, gyms, health clubs									P	P	P		
Flea markets - enclosed within a building*									P	P		P	P
Flea markets - open										S		S	S
Floral shops									P	P	P		
Food stores including delicatessens									P	P	P		
Funeral parlors									P	P			
Furniture stores									P	P	P		
Garage displays										P		P	P
Garages - federal, state, county or municipal*												P	P
Gift shops									P	P	P		
Golf courses, miniature size									P	P			
Golf courses, regulation size	P	S	S	S	S	S							
Government uses of the City of Troy	P				S	S			P	P			
Grain elevators													P

	A-R	R-1	R-1A	R-1E	R-2	R-3	M-H	C-1	C-2	C-3	C-4	I-1	I-2
Grocery stores and supermarkets								See Section 154.020(i)	P	P			
Hardware stores									P	P	P		
Home appliances stores									P	P	P		
Home occupations		P	P	P	P	P	P				P		
Hospitals										P			
Hotels and motels									S	P			
Ice and dry ice plants													P
Ice cream stores									P	P	P		
Internet service provider facilities									P	P			
Jewelry stores									P	P	P		
Kennels	P												
Laboratories										P		P	P
Landscaping services*									P	P		P	P
Laundromats									P	P			
Laundry and dry cleaning plants													P
Locksmiths									P	P			
Lumber yards with outbuildings*												P	P
Machine shops*										P		P	P
Machinery sales and service*										P		P	P
Mail order houses										P			
Manufacturing and industrial activities including, fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging, and storage of materials, products and goods that can be wholly, within enclosed buildings													P
Manufacturing of clothing and fabrics, and printing and finishing of textiles and fibers into fabric goods													P
Manufacturing of petroleum products, chemicals and natural or liquid gases													P
Manufacturing of pharmaceutical products, including compounding of cosmetics and toiletries													P
Manufacturing of plastic, rubber, steel and wood products, etc.													P
Manufacturing or assembly of boats, firearms, machinery and hardware products and vehicles													P
Manufacturing or assembly of medical equipment, drafting optical and musical instruments, watches, clocks, toys, games, and electronic apparatus and computer equipment													P
Manufacturing or storage of food, including beverage blending or bottling, bakery products, candy manufacturing, fruit or vegetable processing or canning of food products													P
Meat markets									P	P	P		
Meat processing plants (packing and processing of meats, poultry and animals)												P	P

	A-R	R-1	R-1A	R-1E	R-2	R-3	M-H	C-1	C-2	C-3	C-4	I-1	I-2
Medical and dental clinics								See Section 154.020(i)	P	P			
Meeting halls									P	P	P		
Microwave and radar tower installations												P	P
Mobile or manufactured home sales										P		S	S
Mobile or manufactured homes							P						
Modular homes		P	P	P									
Monument manufacturing*										P		P	P
Monument sales									P	P			
Motor vehicle repair and service facilities (buses, tractor trailers, etc.)*												P	P
Motor vehicle sales, new and used (buses, tractors, etc.)												P	P
Motorcycle sales									P	P			
Movie theaters - indoor									P	P			
Multiple family dwellings						P					S		
Music stores									P	P	P		
Newspaper and periodical publishing									P	P		P	P
Nurseries and greenhouses*	P								P	P		P	P
Office supply and stationery stores									P	P	P		
Offices utilizing more than two company vehicles and/or outside storage									P	P			
Offices with no more than two company vehicles									P	P	P		
Package liquor stores									P	P			
Paint and wallpaper stores									P	P	P		
Parks with outdoor illumination	P								P	P			
Parks without outdoor illumination	P	P	P	P	P	P	P		P	P	P		
Pet shops									P	P			
Photography studios										P			
Planned developments	S	S	S	S	S	S			S	S	S	S	S
Post offices										P			
Printing and copying services									P	P	P		
Public libraries										P			
Public utility company yards - no production*												P	P
Racetracks	P												
Radio, television, stereo and electronic sales										P			
Recreation and entertainment - indoor									P	P	P		
Recreation and entertainment - outdoor									P	P			
Research and development of certain commodities*												P	P
Restaurants (high turnover, fast food)									P	P			
Restaurants (low turnover, sit down, no drive-thru)									P	P	P		
Retirement and assisted living centers						S			P	P	S		
Schools - colleges, universities, technical and trade schools	S								S	S			
Schools - elementary and high school	S	S	S	S	S	S			P	P			
Sharpening and grinding businesses									P	P		P	P

	A-R	R-1	R-1A	R-1E	R-2	R-3	M-H	C-1	C-2	C-3	C-4	I-1	I-2
Shoe and clothing repair and alteration shops								See Section 154.020(i)	P	P	P		
Shoe store									P	P			
Shopping centers, malls and outlet malls										P			
Single-family dwellings		P	P	P							S		
Skating rinks - indoor									P	P			
Specialized living accommodations					S	P							
Sporting facilities - indoor									P	P			
Sporting goods stores									P	P	P		
Stadiums	P									P		S	S
Storage units, public*										P		P	P
Swimming pools, private		S	S	S	S	S			P	P	S		
Swimming pools, public									P	P			
Taxi garages*										P		P	P
Telecommunications facilities and towers												P	P
Tire, battery and other automotive and light duty vehicle accessory services									P	P			
Tobacco shops									P	P	P		
Towing services*										P		P	P
Townhouses						P					S		
Toy stores									P	P	P		
Transit or transportation facilities (no storage yard)										P			
Travel centers (auto and truck)										S		S	S
Two family dwellings					P						S		
<del>Uniplexes</del>					P						S		
Utility substations	P	S	S	S	S	S	S					P	P
Veterinary services with outdoor pens	P									S			
Veterinary services without outdoor pens									P	P			
Video rental and sales stores									P	P			
Warehousing and storage where no more than four loading docks take up 25% or less of exterior wall area*												P	P
Wholesale establishments where no more than four loading docks take up 25% or less of exterior wall area*												P	P
Wineries without vineyards										P	P		
Wineries with vineyards	P												

\* C-1 – No outside storage permitted;

C-4 – No outside storage on commercial or mixed-use lots;

C-2, C-3, I-1 and I-2 – No outside storage without privacy screening installed as per Section 154.061.

(Ord. 2022-22 passed 6-20-22)

RECOMMENDATION NO. 2023 ~ 10PC

***Of the Planning Commission of the City of Troy, Illinois Recommending  
Amendments to Certain Sections of the Code of Ordinances Pertaining to the  
C-1 Neighborhood Commercial Zoning District and its Designated Permitted and Special Uses***

**WHEREAS**, the Planning Commission of the City of Troy has reviewed certain sections of Chapter 154 Zoning Ordinance and believes that the proposed changes are necessary to encourage and accommodate low intensity retail, office, and personal service uses adjacent to residential areas without disrupting the neighborhood character of the area; and

**WHEREAS**, the Planning Commission met on July 20, 2023 to consider amending certain sections of the Code of Ordinances pertaining to the C-1 Neighborhood Commercial Zoning District and the designated permitted and special uses. A copy of the proposed amendments (See Exhibit A) and certification by the City Clerk regarding publication of the hearing notice are incorporated by reference; and

**WHEREAS**, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application (See Exhibit B); and

**WHEREAS**, the Planning Commission has considered the factors as described in Section 154.143 Amendments of the Code of Ordinances; and

**WHEREAS**, following the testimony, the members of the Planning Commission voted as recorded below:

Adams <u>ABSTAIN</u>	Curtis <u>YES</u>	Reiter <u>YES</u>	<u>8</u> Yeas
Bogue <u>YES</u>	Lawrenz <u>YES</u>	Stone <u>YES</u>	<u>0</u> Nays
Compton <u>YES</u>	Lybarger <u>YES</u>	Talbert <u>YES</u>	<u>1</u> Abstains

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS**, that the amendment for the following: Amending Section 154.020(I) Neighborhood Commercial - C-1 Zoning District and other sections pertaining to the Neighborhood Commercial - C-1 zoning district as specified in Exhibit A

☐ Is Not Recommended

☒ Is Recommended with the following stipulations, if noted:

A copy of this recommendation is presented to the City Council; the original shall be filed with the City Clerk.

**ADOPTED** this 20<sup>th</sup> day of July, 2023.

By   
Chairman, Planning Commission

Attest   
Secretary, Planning Commission