



Resolution No. 2024 - 09

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE OF THE 2024 OFFICIAL ZONING MAP**

Whereas, the corporate authorities of the City of Troy shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of the City of Troy for the preceding year (see 65 ILCS 5/11-13-19); and

Whereas, this map published by the corporate authorities shall be the Official Zoning Map; and

Whereas, this map supersedes all prior Official Zoning Maps and is part of the Zoning Ordinance for the City of Troy, Illinois.

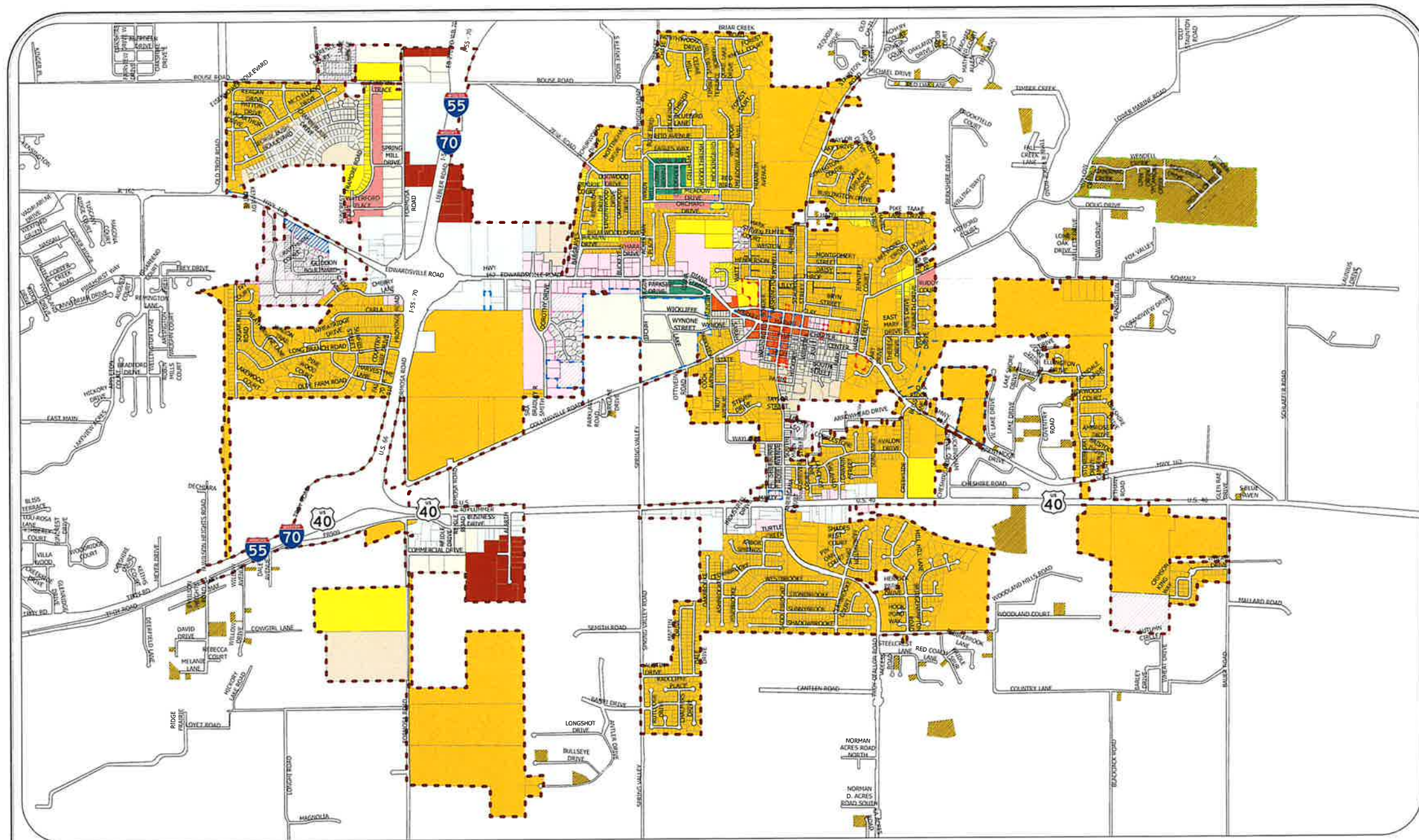
Now Therefore, be it resolved by the City Council of the City of Troy, Illinois that the attached map is authorized and designated as the Official Zoning Map for the City of Troy and shall be retained in the Troy Municipal Building and made available to the public.

Dated this 18th day of March, 2024.

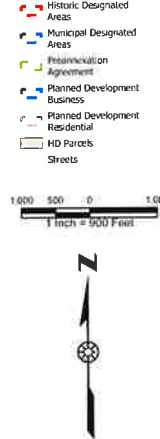
By David Nonn
David Nonn, Mayor

Attest Kimberly Thomas
Kimberly Thomas, City Clerk





OFFICIAL ZONING MAP
MARCH 2024



| ZONING DISTRICT | MINIMUM DISTRICT SIZE | MINIMUM NUMBER OF DWELLING UNITS | MINIMUM DWELLING UNIT AREA OR COMMERCIAL TENANT UNIT IN SQ. FT. | AREA IN ACRES | MINIMUM FRONT YARD SETBACK | MINIMUM REAR YARD SETBACK | MINIMUM SIDE YARD SETBACK | MINIMUM FRONT SETBACK | MINIMUM DEPTH OF LOT | MINIMUM DEPTH OF BUILDING | MINIMUM DEPTH OF PRINCIPAL BUILDING | MINIMUM DEPTH OF ACCESSORY BUILDING | MINIMUM DISTANCE TO NEAREST PRINCIPAL BUILDING OR ACCESSORY BUILDING | MINIMUM DEPTH OF REAR YARD | MINIMUM COVERAGE OF PERCENT OF LOT | MAXIMUM SIZE OF PRINCIPAL BUILDING | MAXIMUM HEIGHT OF PRINCIPAL BUILDING | MAXIMUM HEIGHT OF ACCESSORY BUILDING | MINIMUM PRINCIPAL BUILDING | FRONT YARD SETBACK | SIDE YARD SETBACK | REAR YARD SETBACK | MINIMUM SIDE STREET PARKING | |
|----------------------------------|-----------------------|----------------------------------|---|----------------|----------------------------|---------------------------|---------------------------|-----------------------|----------------------|---------------------------|-------------------------------------|-------------------------------------|--|----------------------------|------------------------------------|------------------------------------|--------------------------------------|--------------------------------------|----------------------------|--------------------|-------------------|-------------------|-----------------------------|---------------------|
| 15-1' AGRICULTURAL RESERVE | N/A | 1 PER ACRE | N/A | 1 ACRE | 150 FEET | 150 FEET | 50 FEET | 30 FEET | 25 FEET | 50 FEET | 50 FEET | 50 FEET | 25 FEET | 50 FEET | 10% | N/A | 25 FEET | 35 FEET | 20 FEET | 50 FEET | 50 FEET | 50 FEET | 2 PER UNIT | |
| 15-1A' SINGLE FAMILY RESIDENTIAL | 5 ACRES | 1 PER LOT | * 1,200 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES | 11,000 SQ. FT. | 85 FEET | 125 FEET | 30 FEET | 30 FEET | 10 FEET | 20 FEET | 25 FEET | 25 FEET | 20 FEET | 25 FEET | 30% | N/A | 35 FEET | 15 FEET | 10 FEET | N/A | 35 FEET | 5 FEET | 5 FEET | 2 PER UNIT |
| 15-1B' SINGLE FAMILY RESIDENTIAL | 5 ACRES | 1 PER LOT | * 1,200 SQ. FT. FOR ALL SINGLE FAMILY RESIDENCES | 11,000 SQ. FT. | 75 FEET | 110 FEET | 30 FEET | 30 FEET | 10 FEET | 20 FEET | 25 FEET | 25 FEET | 20 FEET | 25 FEET | 30% | N/A | 35 FEET | 15 FEET | 10 FEET | N/A | 30 FEET | 5 FEET | 5 FEET | 2 PER UNIT |
| 15-1C' TWO FAMILY RESIDENTIAL | 5 ACRES | 2 PER LOT | 900 SQ. FT. FOR EACH UNIT FOR CORNER LOTS, 1,200 SQ. FT. FOR REMAINING LOTS | 13,000 SQ. FT. | 110 FEET | 100 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 40% | N/A | 35 FEET | 15 FEET | 10 FEET | N/A | 30 FEET | 5 FEET | 5 FEET | 2 PER UNIT |
| 15-1D' MULTIFAMILY RESIDENTIAL | 3 ACRES | 1 PER 5,750 SQ. FT. CITY AREA | 900 SQ. FT. FOR EACH UNIT FOR APARTMENT RESIDENCES | 13,000 SQ. FT. | 50 FEET | 100 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 40% | N/A | 35 FEET | 15 FEET | 10 FEET | N/A | 30 FEET | 5 FEET | 5 FEET | 2 PER UNIT |
| 15-1E' MULTIFAMILY RESIDENTIAL | N/A | 1 PER LOT | 900 SQ. FT. | 13,000 SQ. FT. | 50 FEET | 100 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 40% | N/A | 35 FEET | 15 FEET | 10 FEET | N/A | 30 FEET | 5 FEET | 5 FEET | 2 PER UNIT |
| 15-1F' NEIGHBORHOOD COMMERCIAL | 2 ACRES | N/A | 300 SQ. FT. | 13,000 SQ. FT. | 90 FEET | 145 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 60% | 3,000 SQ. FT. | 1 STORY OR 25 FT. MAX | 20 FEET | 10 FEET | N/A | 30 FEET | 10 FEET | 10 FEET | SEE SECTION 154.081 |
| 15-1G' GENERAL COMMERCIAL | 5 ACRES | N/A | 350 SQ. FT. | 21,500 SQ. FT. | 150 FEET | 150 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 50% | 25,000 SQ. FT. | 2 STORIES OR 35 FT. MAX | 20 FEET | 10 FEET | N/A | 30 FEET | 10 FEET | 10 FEET | SEE SECTION 154.081 |
| 15-1H' HIGHWAY COMMERCIAL | 10 ACRES | N/A | 300 SQ. FT. | 21,500 SQ. FT. | 150 FEET | 150 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 50% | N/A | 2 STORIES OR 35 FT. MAX | 20 FEET | 10 FEET | N/A | 30 FEET | 10 FEET | 10 FEET | SEE SECTION 154.081 |
| 15-1I' INDUSTRIAL | 3 ACRES | N/A | 350 SQ. FT. | 43,500 SQ. FT. | 150 FEET | 150 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 60% | N/A | 4 STORIES OR 45 FT. MAX | 35 FEET | 10 FEET | 30 FEET | 50 FEET | 25 FEET | 25 FEET | SEE SECTION 154.081 |
| 15-1J' OFFICE | 5 ACRES | N/A | 350 SQ. FT. | 43,500 SQ. FT. | 150 FEET | 150 FEET | 30 FEET | 30 FEET | 12 FEET | 24 FEET | 25 FEET | 25 FEET | 24 FEET | 25 FEET | 60% | N/A | 4 STORIES OR 45 FT. MAX | 35 FEET | 10 FEET | 30 FEET | 50 FEET | 25 FEET | 25 FEET | SEE SECTION 154.081 |

OF THE TOTAL 1,200 SQ. FT. AT LEAST 250 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.



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, 2024.

Thomas L. Cissel
TOM L. CISSSEL, P.E., PTOE, LEED AP, OATES ASSOCIATES, INC.
THE ZONING ADMINISTRATOR FROM THE CITY OF TROY SHOULD BE CONTACTED FOR ANY ADDITIONAL OR UPDATED ZONING MODIFICATIONS AND THEIR RESPECTIVE LOCATIONS.

