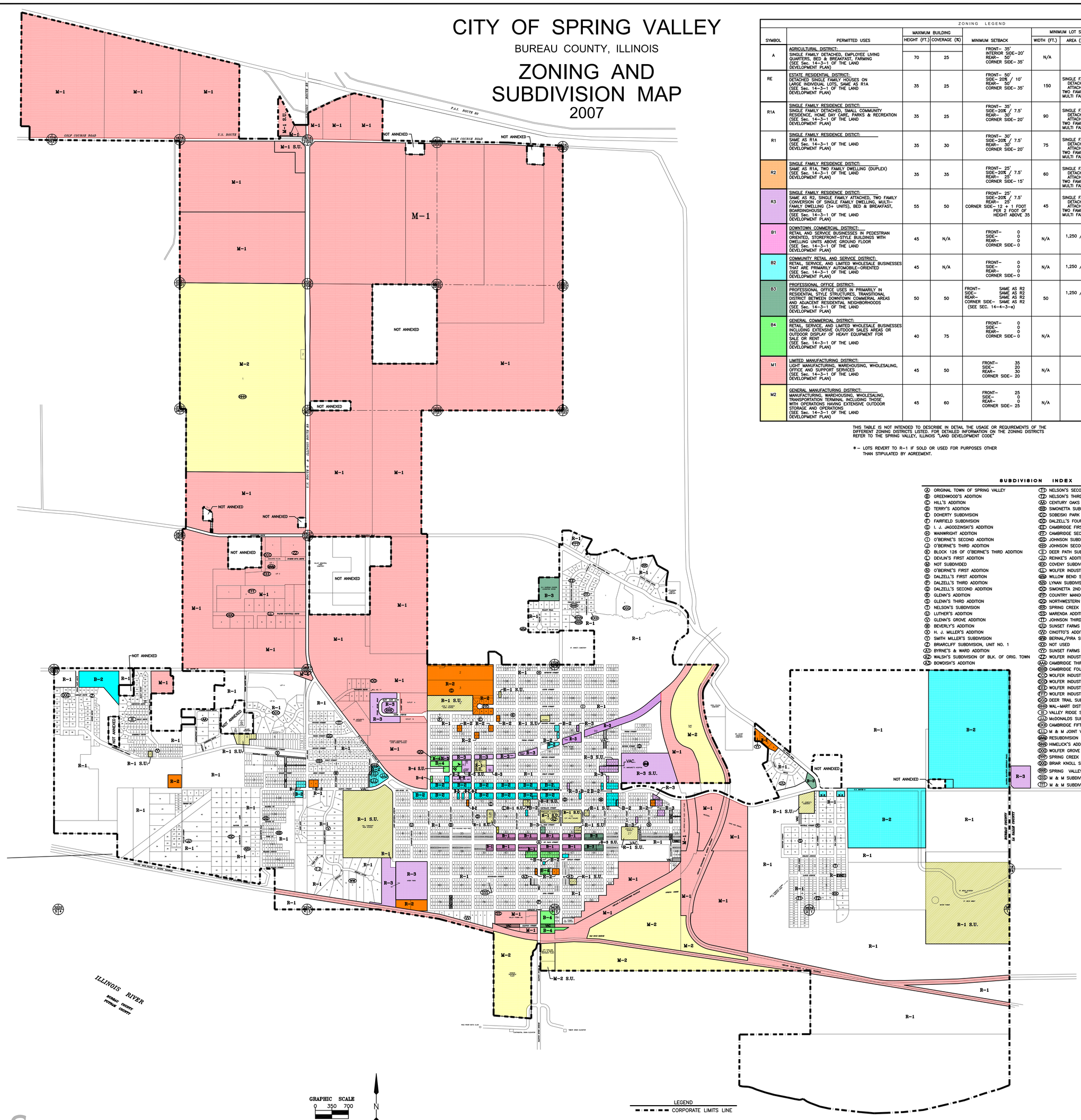
CITY OF SPRING VALLEY

BUREAU COUNTY, ILLINOIS

ZONING AND SUBDIVISION MAP

2007



ZONING LEGEND								
SYMBOL	PERMITTED USES	MAXIMUM BUILDING HEIGHT (FT.)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM SETBACK	MINIMUM LOT SIZE WIDTH (FT.)	MINIMUM LOT SIZE AREA (SQ. FT.)		OFF-STREET PARKING REQUIREMENTS
A	AGRICULTURAL DISTRICT: SINGLE FAMILY DETACHED, EMPLOYEE LIVING QUARTERS, BED & BREAKFAST, FARMING (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	70	25	FRONT- 35' INTERIOR SIDE-20' REAR- 50' CORNER SIDE- 35'	N/A	871,200		N/A
RE	ESTATE RESIDENTIAL DISTRICT: DETACHED SINGLE FAMILY HOUSES ON LARGE INDIVIDUAL LOTS. SAME AS R1A (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	35	25	FRONT- 50' SIDE- 20% / 10' REAR- 50' CORNER SIDE- 35'	150	SINGLE FAMILY DETACHED ATTACHED TWO FAMILY MULTI FAMILY	43,560 43,560 N/A N/A N/A	2 SPACES PER UNIT (SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
R1A	SINGLE FAMILY RESIDENCE DISTICT: SINGLE FAMILY DETACHED, SMALL COMMUNITY RESIDENCE, HOME DAY CARE, PARKS & RECREATION (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	35	25	FRONT- 35' SIDE-20% / 7.5' REAR- 30' CORNER SIDE- 20'	90	SINGLE FAMILY DETACHED ATTACHED TWO FAMILY MULTI FAMILY	12,000 12,000 N/A 6,000 N/A	2 SPACES PER UNIT (SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
R1	SINGLE FAMILY RESIDENCE DISTICT: SAME AS R1A (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	35	30	FRONT- 30' SIDE-20% / 7.5' REAR- 30' CORNER SIDE- 20'	75	SINGLE FAMILY DETACHED ATTACHED TWO FAMILY MULTI FAMILY	7,500 9,000 N/A 3,750 N/A	2 SPACES PER UNIT (SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
R2	SINGLE FAMILY RESIDENCE DISTICT: SAME AS R1A. TWO FAMILY DWELLING (DUPLEX) (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	35	35	FRONT- 25' SIDE-20% / 7.5' REAR- 25' CORNER SIDE- 15'	60	SINGLE FAMILY DETACHED ATTACHED TWO FAMILY MULTI FAMILY	6,000 6,000 N/A 3,750 N/A	2 SPACES PER UNIT (SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
R3	SINGLE FAMILY RESIDENCE DISTICT: SAME AS R2, SINGLE FAMILY ATTACHED, TWO FAMILY CONVERSION OF SINGLE FAMILY DWELLING, MULTI-FAMILY DWELLING (3+ UNITS), BED & BREAKFAST, BOARDINGHOUSE (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	55	50	FRONT- 25' SIDE-20% / 7.5' REAR- 25' CORNER SIDE- 12 + 1 FOOT PER 2 FOOT OF HEIGHT ABOVE 35	45	SINGLE FAMILY DETACHED ATTACHED TWO FAMILY MULTI FAMILY	6,000 6,000 2,500 3,750 1,500	SINGLE FAMILY DETACHED / ATTACHED } 2 SPA. / UNIT TWO FAMILY / MULTI FAMILY } 1.5 SPA. / UNIT (SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
B1	DOWNTOWN COMMERCIAL DISTRICT: RETAIL AND SERVICE BUSINESSES IN PEDESTRIAN ORIENTED, STOREFRONT-STYLE BUILDINGS WITH DWELLING UNITS ABOVE GROUND FLOOR (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	45	N/A	FRONT- 0 SIDE- 0 REAR- 0 CORNER SIDE- 0	N/A	1,250 / DWELLING UNIT		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
B2	COMMUNITY RETAIL AND SERVICE DISTRICT: RETAIL, SERVICE, AND LIMITED WHOLESALE BUSINESSES THAT ARE PRIMARILY AUTOMOBILE-ORIENTED (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	45	N/A	FRONT- 0 SIDE- 0 REAR- 0 CORNER SIDE- 0	N/A	1,250 / DWELLING UNIT		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
B3	PROFESSIONAL OFFICE DISTRICT: PROFESSIONAL OFFICE USES IN PRIMARILY IN RESIDENTIAL STYLE STRUCTURES, TRANSITIONAL DISTRICT BETWEEN DOWNTOWN COMMERIAL AREAS AND ADJACENT RESIDENTIAL NEIGHBORHOODS (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	50	50	FRONT- SAME AS R2 SIDE- SAME AS R2 REAR- SAME AS R2 CORNER SIDE- SAME AS R2 (SEE SEC. 14-4-3-e)	50	6,000 1,250 / DWELLING UNIT		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
B4	GENERAL COMMERCIAL DISTRICT: RETAIL, SERVICE, AND LIMITED WHOLESALE BUSINESSES INCLUDING EXTENSIVE OUTDOOR SALES AREAS OR OUTDOOR DISPLAY OF HEAVY EQUIPMENT FOR SALE OR RENT (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	40	75	FRONT- 0 SIDE- 0 REAR- 0 CORNER SIDE- 0	N/A	10,000		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
M1	LIMITED MANUFACTURING DISTRICT: LIGHT MANUFACTURING, WAREHOUSING, WHOLESALING, OFFICE AND SUPPORT SERVICES (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	45	50	FRONT- 35 SIDE- 20 REAR- 30 CORNER SIDE- 20	N/A	N/A		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)
M2	GENERAL MANUFACTURING DISTRICT: MANUFACTURING, WAREHOUSING, WHOLESALING, TRANSPORTATION TERMINAL INCLUDING THOSE WITH OPERATIONS HAVING EXTENSIVE OUTDOOR STORAGE AND OPERATIONS (SEE Sec. 14-3-1 OF THE LAND DEVELOPMENT PLAN)	45	60	FRONT- 25 SIDE- 0 REAR- 0 CORNER SIDE- 25	N/A	N/A		(SEE Sec. 14-5-2 OF THE LAND DEVELOPMENT PLAN)

THIS TABLE IS NOT INTENDED TO DESCRIBE IN DETAIL THE USAGE OR REQUIREMENTS OF THE DIFFERENT ZONING DISTRICTS LISTED. FOR DETAILED INFORMATION ON THE ZONING DISTRICTS REFER TO THE SPRING VALLEY, ILLINOIS "LAND DEVELOPMENT CODE"

* – LOTS REVERT TO R-1 IF SOLD OR USED FOR PURPOSES OTHER THAN STIPULATED BY AGREEMENT.

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LEGEND

CORPORATE LIMITS LINE

S.U. SPECIAL USE

INDICATES R-1 SPECIAL USE

CHAMLIN & ASSOCIATES

PERU ILLINOIS MORRIS

		REVISIONS DATE	BY	REVISIONS DATE	BY	REVISIONS DATE	BY		
DRAWN BY: L.A.G.	CAD/.DWG: 2007-ZONE							SCALE: 1"= 700'	SHEET 1
CHECKED BY: L.D.G.	DATE: 10/25/07							FILE NO.: 16009.00Y-1	OF 1