

**VILLAGE OF VALMEYER, ILLINOIS
SCHEDULE 3-14: AREA AND BULK REGULATIONS;
PARKING REQUIREMENTS**

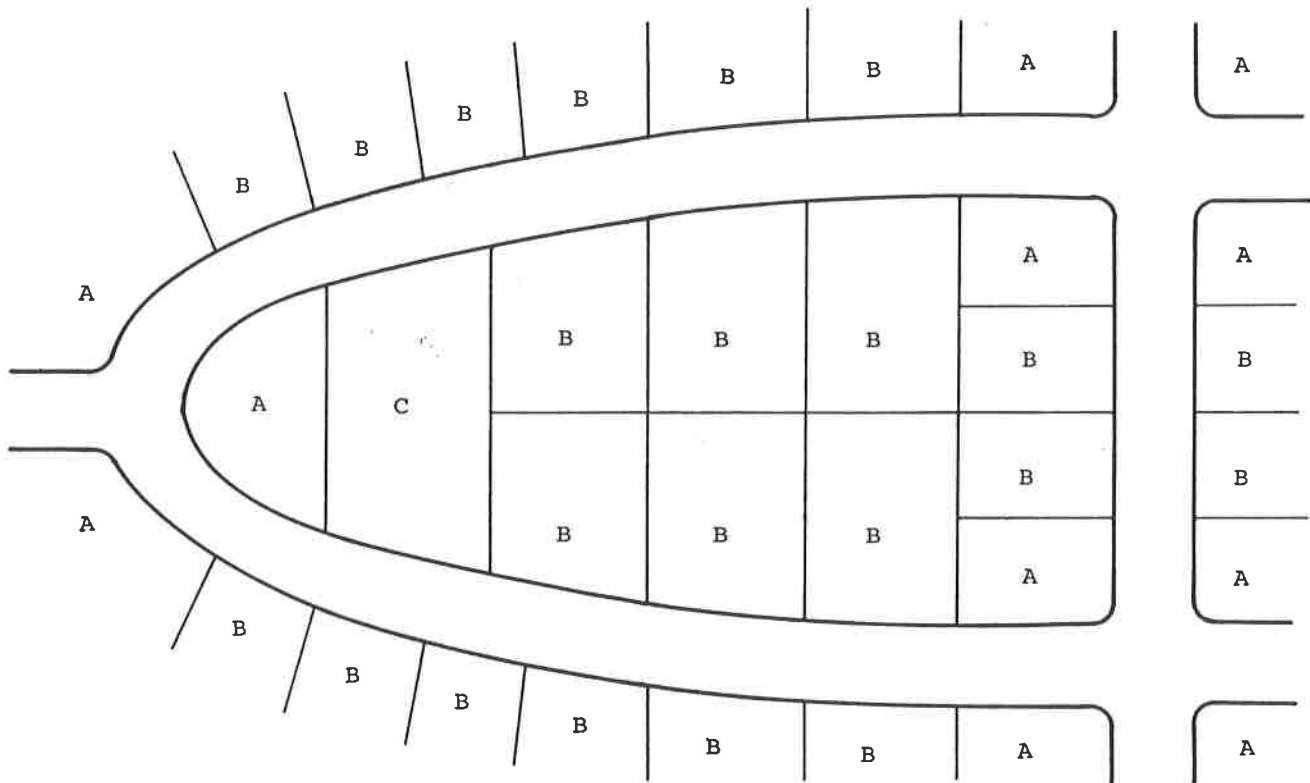
ZONING DISTRICT	MAXIMUM NUMBER OF DWELLING UNITS	MINIMUM LOT SIZE			MINIMUM YARD DIMENSIONS						MAXIMUM COVERAGE PERCENT OF LOT	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	MAXIMUM COVERAGE AREA OF ACCESSORY BUILDING	ACCESSORY BUILDING-MINIMUM DISTANCE					NUMBER OF ACCESSORY BUILDINGS PERMITTED	MINIMUM OFF-STREET 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 STREET	DEPTH OF SIDE YARD ABUTTING A LOT	MINIMUM DISTANCE TO NEAREST PRINCIPAL BUILDING ON ADJACENT LOT	DEPTH OF REAR YARD											
A-1 AGRICULTURAL	1 PER LOT	NONE	NONE	NONE	50 FEET	50 FEET	25 FEET	50 FEET	50 FEET	NONE	35 FEET	*	50 FEET	50 FEET	25 FEET	25 FEET	10 FEET	*		
R-1 SINGLE-FAMILY RESIDENCE	1 PER LOT	10,000 SQ.FT.	80 FEET	125 FEET	20 FEET	20 FEET	10 FEET	20 FEET	40 FEET	25 PERCENT	35 FEET	Note 1	5 FEET	20 FEET	20 FEET	5 FEET	5 FEET	1 PER UNIT	2 PER UNIT	
R-2 SINGLE-FAMILY RESIDENCE	1 PER LOT	8,000 SQ.FT.	70 FEET	115 FEET	20 FEET	20 FEET	5 FEET	10 FEET	40 FEET	25 PERCENT	35 FEET	Note 2	5 FEET	20 FEET	20 FEET	5 FEET	5 FEET	1 PER UNIT	2 PER UNIT	
R-3 SINGLE-FAMILY RESIDENCE	1 PER LOT	5,000 SQ.FT.	45 FEET	115 FEET	20 FEET	20 FEET	5 FEET	10 FEET	20 FEET	25 PERCENT	35 FEET	Note 3	5 FEET	20 FEET	20 FEET	5 FEET	5 FEET	1 PER UNIT	2 PER UNIT	
R-4 SINGLE-FAMILY RESIDENCE	1 PER 1,500 SQ.FT. OF LOT AREA	6,000 SQ.FT.	50 FEET	100 FEET	20 FEET	20 FEET	5 FEET	10 FEET	20 FEET	40 PERCENT	35 FEET	N/A	5 FEET	20 FEET	20 FEET	5 FEET	5 FEET	0	1 PER UNIT	
B-1 DOWNTOWN BUSINESS	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	100 PERCENT	35 FEET	*	NONE	50 FEET	NONE	NONE	NONE	*	NONE	
B-2 AUTO BUSINESS	NONE	20,000 SQ.FT.	100 FEET	150 FEET	50 FEET	50 FEET	10 FEET	20 FEET	20 FEET	50 PERCENT	35 FEET	*	NONE	50 FEET	50 FEET	10 FEET	20 FEET	*	1 PER 300 SQ.FT. BUSINESS AREA	
I-1 INDUSTRIAL	NONE	NONE	100 FEET	100 FEET	50 FEET	50 FEET	25 FEET	50 FEET	25 FEET	40 PERCENT	40 FEET	*	NONE	50 FEET	50 FEET	25 FEET	25 FEET	*	1 PER EMPLOYEE PER SHIFT	

* Any accessory building shall be by special use permit only.

Maximum height of any accessory building shall not exceed height of principal building.

Note 1 – accessory building area shall not exceed 30% of total dwelling and garage area.
 Note 2 – accessory building area shall not exceed 10% of total dwelling and garage area.
 Note 3 – accessory building area shall not exceed 30% of dwelling living space area.

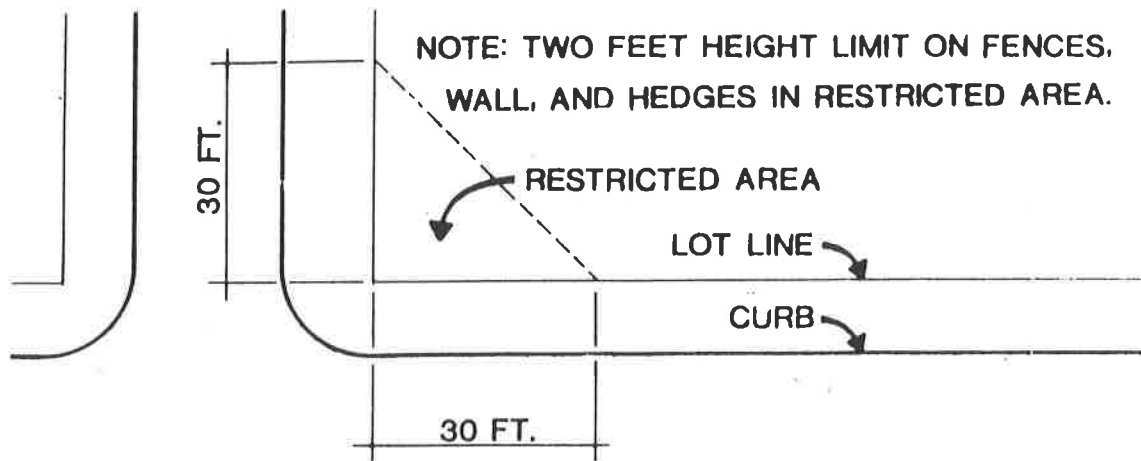
FIGURE 4



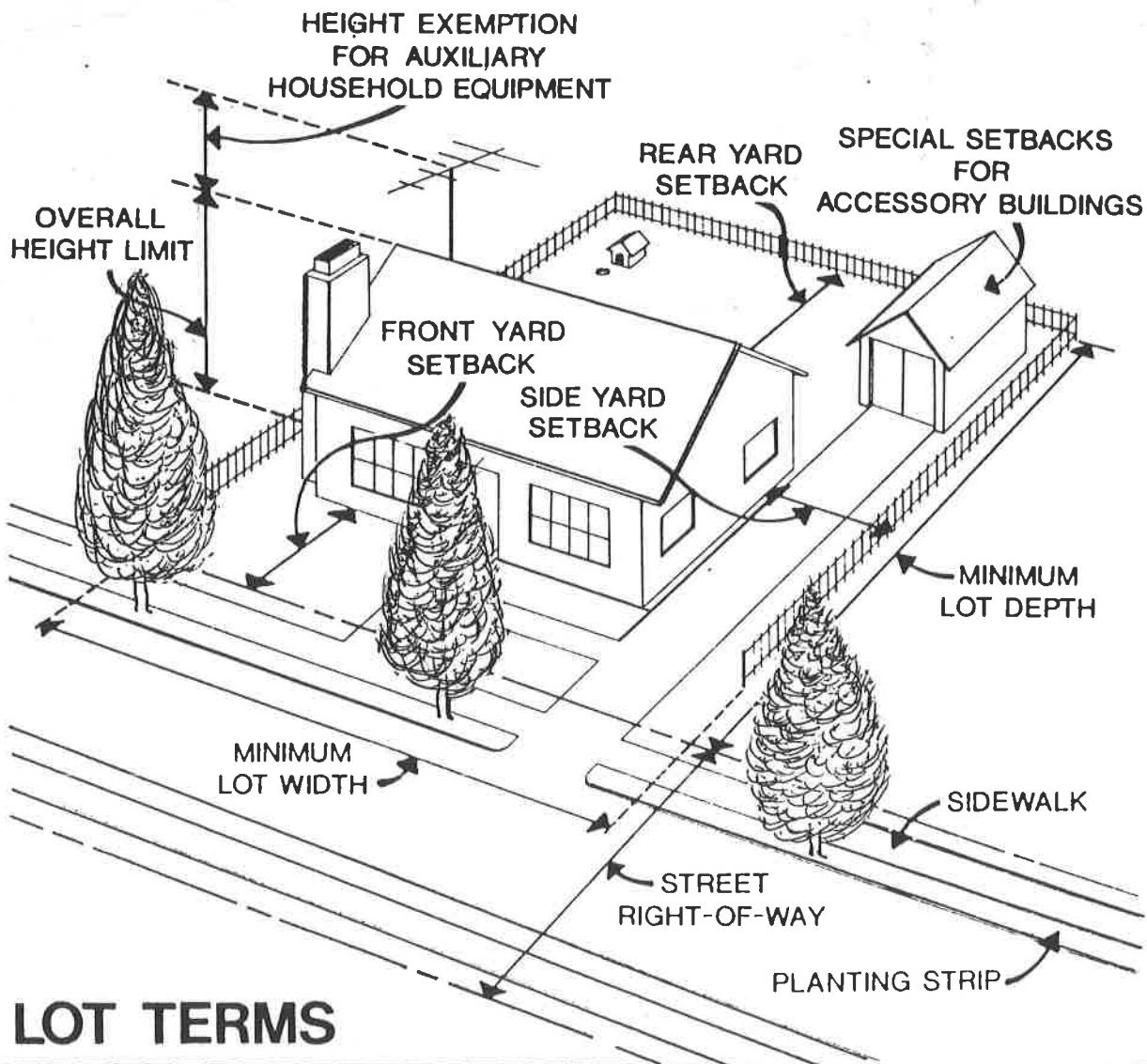
- A - CORNER LOT
- B - INTERIOR LOT
- C - THROUGH LOT

LOTS , CORNER

FIGURE 1



CORNER RESTRICTIONS



LOT TERMS

VALMEYER

NEW TOWN

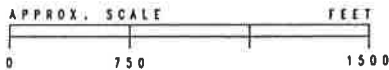
ZONE DISTRICT MAP



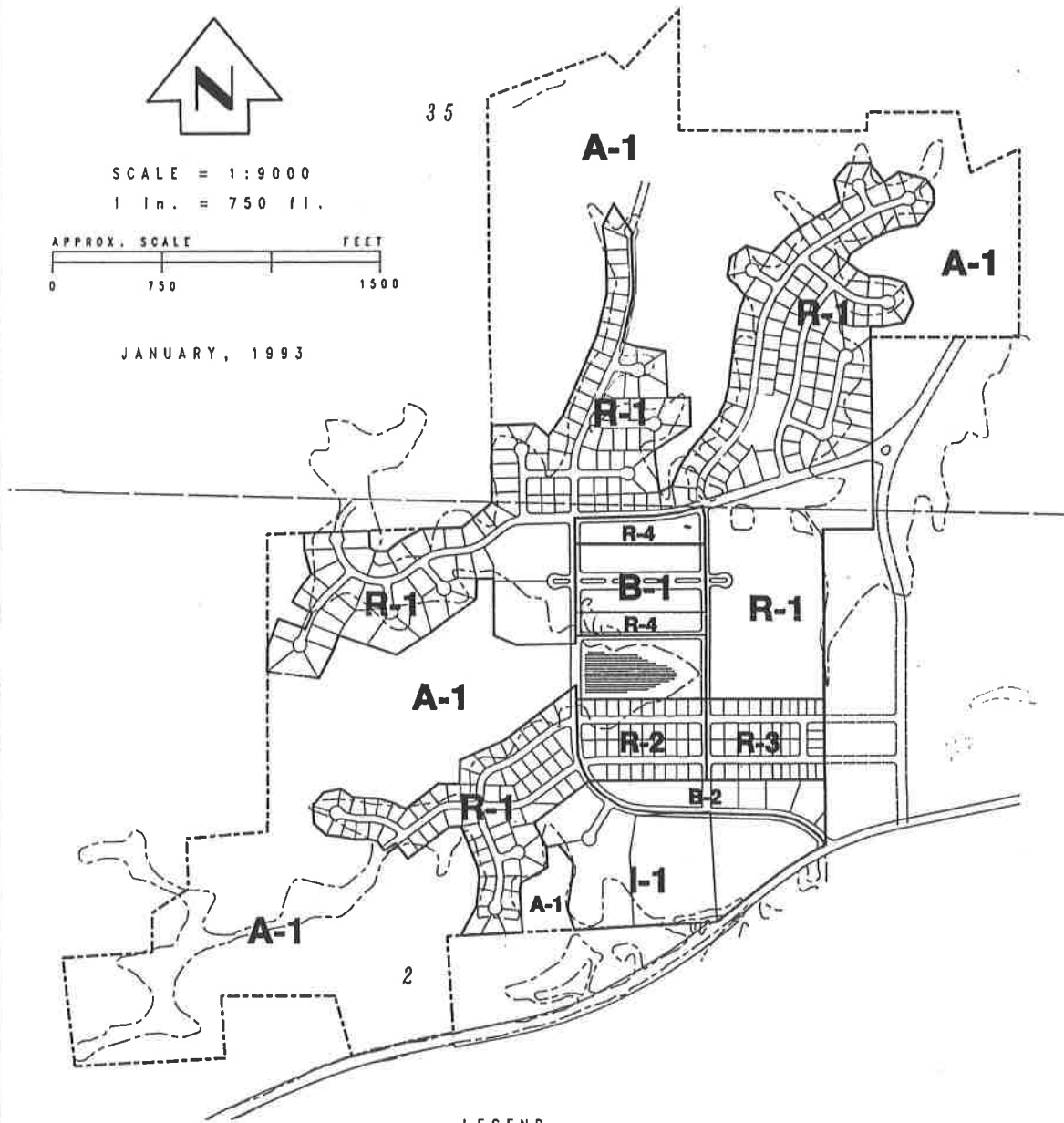
Southwestern Illinois Metropolitan
and Regional Planning Commission



SCALE = 1:9000
1 in. = 750 ft.



JANUARY, 1993



LEGEND

- Parcel and Road Lines
- Proposed Roads
- Corporate Limits
- Zone District Boundaries
- Tree Line
- Public Land Survey Section Lines

- Public Land Survey Township Lines
- Proposed Lake

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Single-Family Residential
- R-4 Multi-Family Residential
- B-1 Downtown Business
- B-2 Auto Business
- I-1 Industrial
- A-1 Agricultural