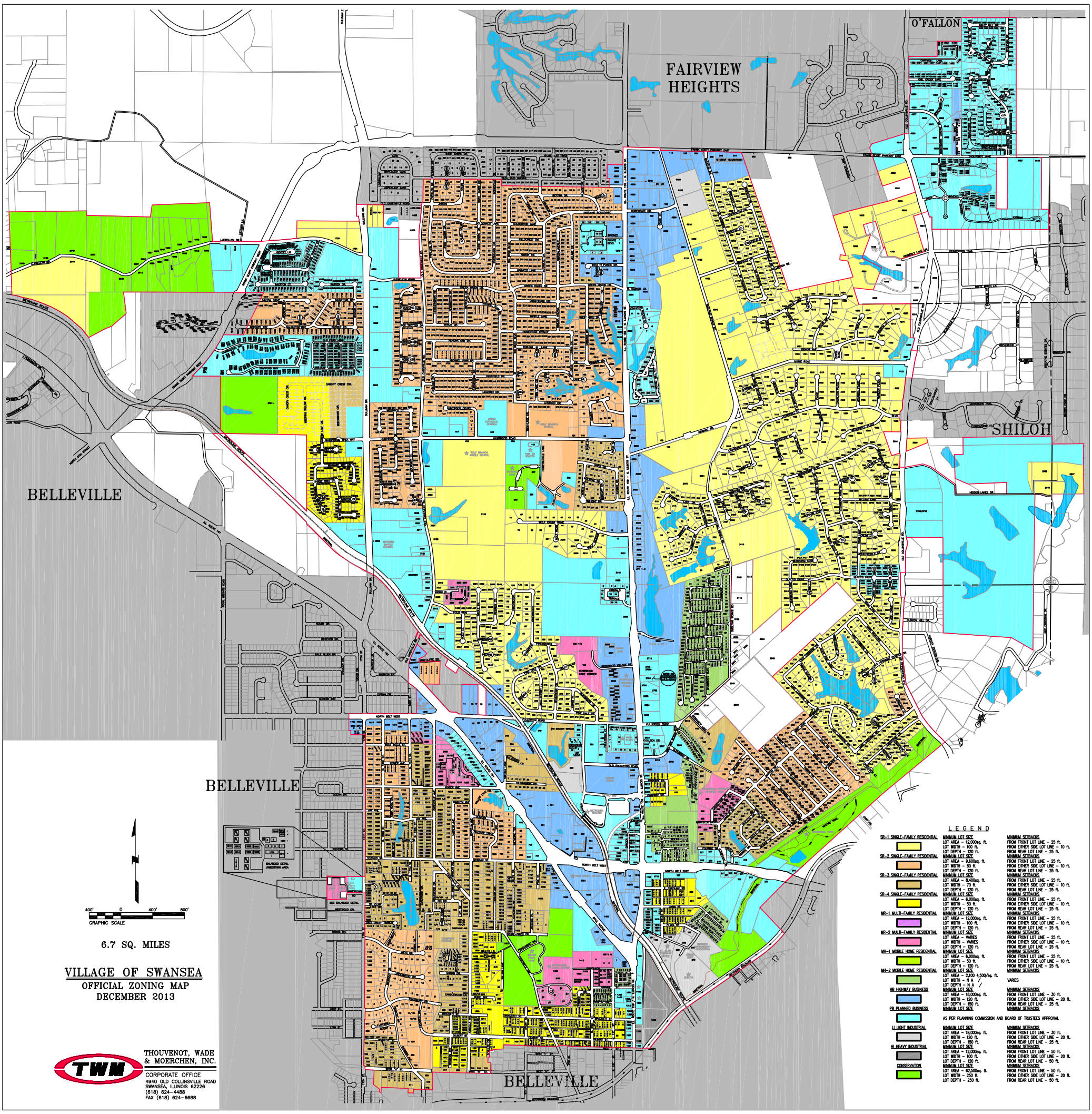
FAIRVIEW HEIGHTS
O'FALLON
SHILOH
BELLEVILLE
BELLEVILLE
BELLEVILLE
400' 0 400' 800'
GRAPHIC SCALE
6.7 SQ. MILES
VILLAGE OF SWANSEA
OFFICIAL ZONING MAP
DECEMBER 2013
THOUVENOT, WADE & MOERCHEN, INC.
CORPORATE OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488
FAX (618) 624-6688
LEGEND
SR-1 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 12,000sq. ft.
LOT WIDTH – 100 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
SR-2 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 9,600sq. ft.
LOT WIDTH – 80 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
SR-3 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 8,400sq. ft.
LOT WIDTH – 70 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
SR-4 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 6,000sq. ft.
LOT WIDTH – 50 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
MR-1 MULTI-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 12,000sq. ft.
LOT WIDTH – 100 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
MR-2 MULTI-FAMILY RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – VARIES
LOT WIDTH – VARIES
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
MH-1 MOBILE HOME RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 6,000sq. ft.
LOT WIDTH – 50 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 25 ft.
FROM EITHER SIDE LOT LINE – 10 ft.
FROM REAR LOT LINE – 25 ft.
MH-2 MOBILE HOME RESIDENTIAL
MINIMUM LOT SIZE
LOT AREA – 2,100 4,500/sq. ft.
LOT WIDTH – N A /
LOT DEPTH – N A /
MINIMUM SETBACKS
VARIES
HB HIGHWAY BUSINESS
MINIMUM LOT SIZE
LOT AREA – 18,000sq. ft.
LOT WIDTH – 120 ft.
LOT DEPTH – 150 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 30 ft.
FROM EITHER SIDE LOT LINE – 20 ft.
FROM REAR LOT LINE – 25 ft.
PB PLANNED BUSINESS
MINIMUM LOT SIZE
MINIMUM SETBACKS
AS PER PLANNING COMMISSION AND BOARD OF TRUSTEES APPROVAL
LI LIGHT INDUSTRIAL
MINIMUM LOT SIZE
LOT AREA – 18,000sq. ft.
LOT WIDTH – 120 ft.
LOT DEPTH – 150 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 30 ft.
FROM EITHER SIDE LOT LINE – 20 ft.
FROM REAR LOT LINE – 25 ft.
HI HEAVY INDUSTRIAL
MINIMUM LOT SIZE
LOT AREA – 12,000sq. ft.
LOT WIDTH – 100 ft.
LOT DEPTH – 120 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 50 ft.
FROM EITHER SIDE LOT LINE – 20 ft.
FROM REAR LOT LINE – 50 ft.
CONSERVATION
MINIMUM LOT SIZE
LOT AREA – 62,500sq. ft.
LOT WIDTH – 250 ft.
LOT DEPTH – 250 ft.
MINIMUM SETBACKS
FROM FRONT LOT LINE – 50 ft.
FROM EITHER SIDE LOT LINE – 20 ft.
FROM REAR LOT LINE – 50 ft.