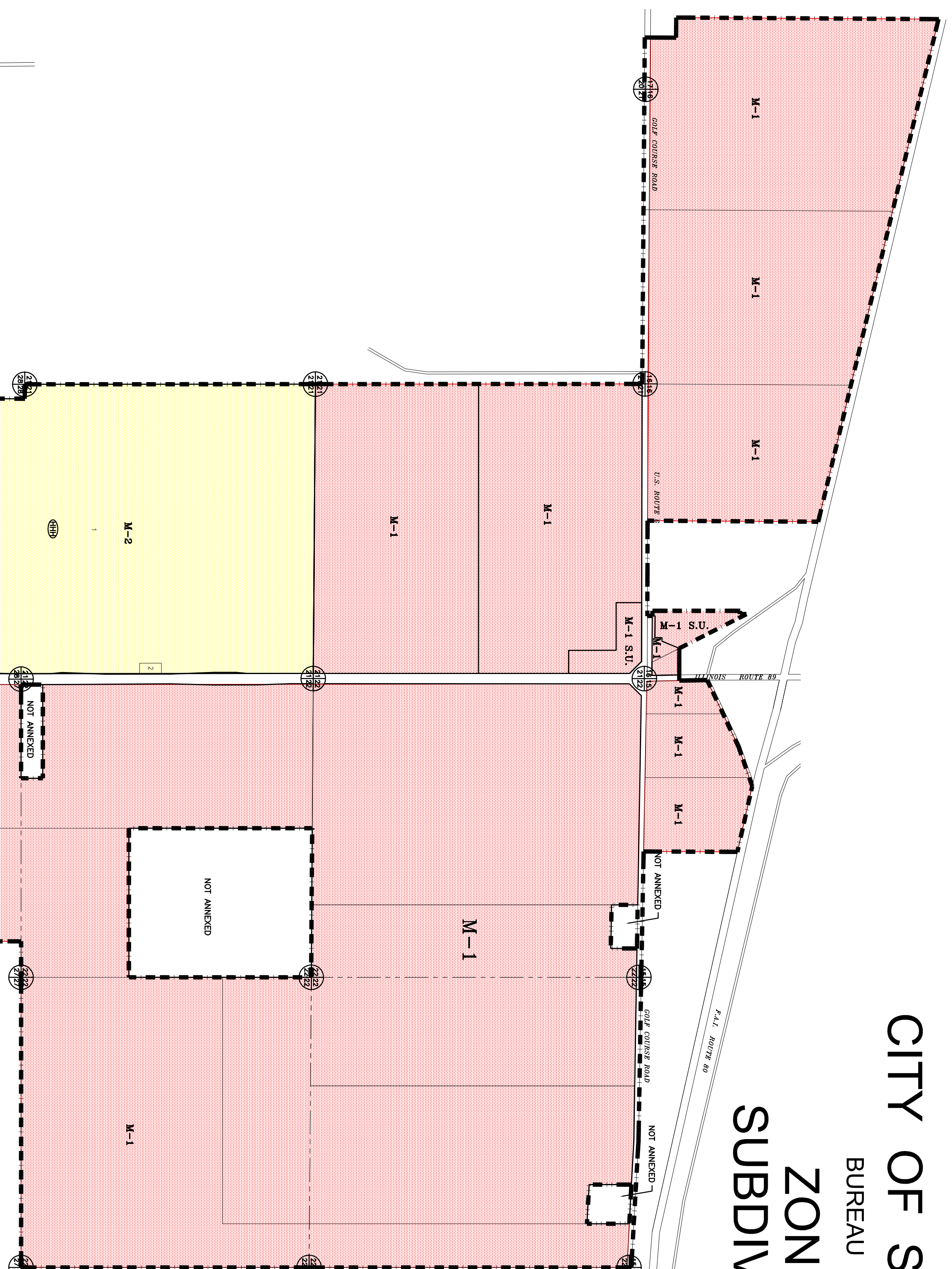


CITY OF SPRING VALLEY BUREAU COUNTY, ILLINOIS ZONING AND SUBDIVISION MAP 2014

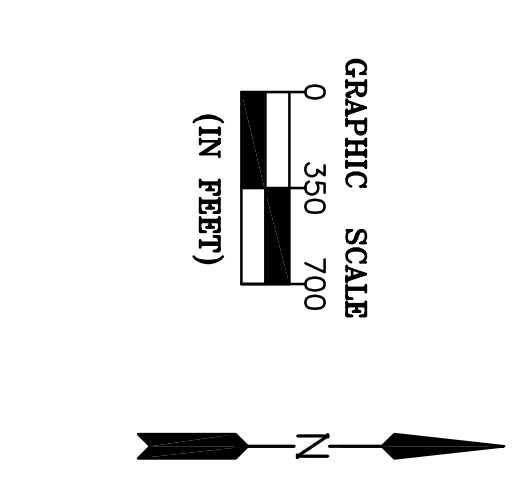
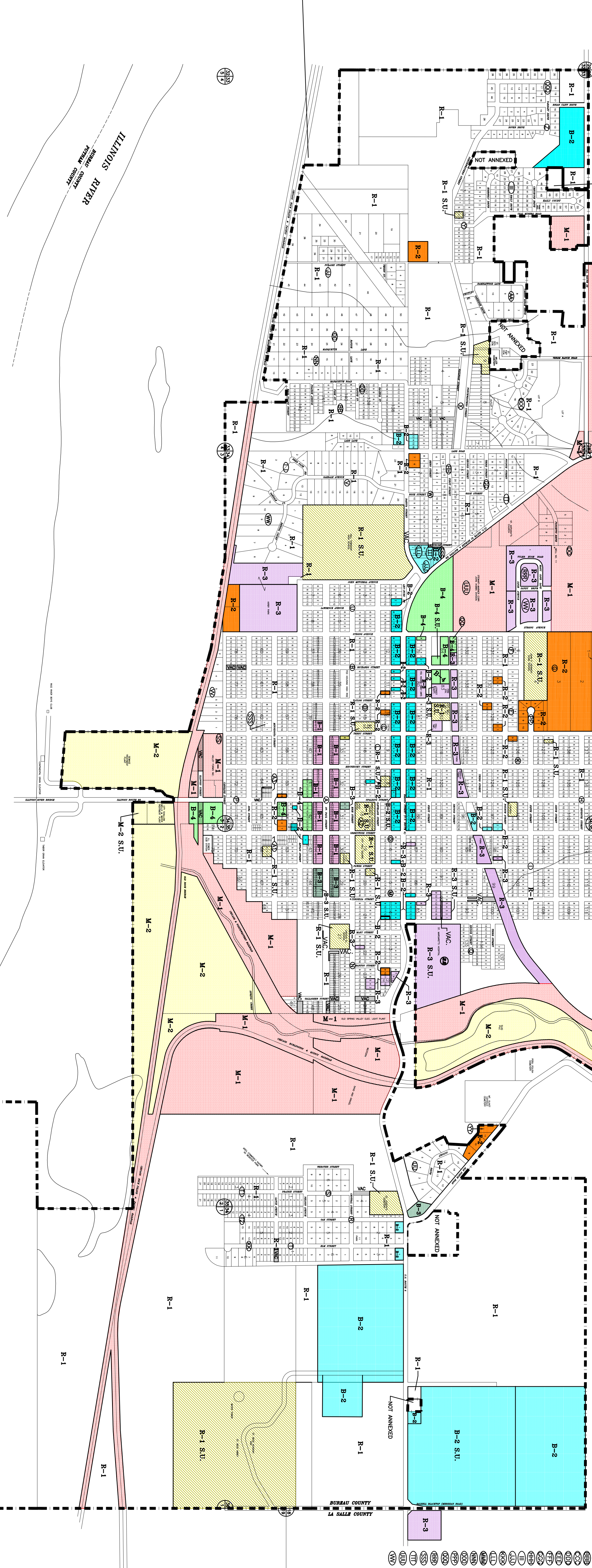


ZONING LEGEND		MINIMUM LOT SIZE		OFF-STREET PARKING	
SYMBOL	PERMITTED USES	MINIMUM BUILDING HEIGHT (FT) (COVERED %)	MINIMUM SETBACK	WIDTH (FT)	AREA (SQ. FT.)
A	AGRICULTURAL, UNDISTRICT	70	FRONT - 30' REAR - 20' CORNER SIDE - 35'	N/A	971,200
RE	SINGLE FAMILY RESIDENCE, PERMITTED USES (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	25	FRONT - 50' REAR - 20' CORNER SIDE - 35'	150	2 SPACES PER UNIT
R1A	RESIDENTIAL SINGLE FAMILY UNITS ON CORNER LOTS (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	25	FRONT - 50' REAR - 20' CORNER SIDE - 35'	150	2 SPACES PER UNIT
R1	SINGLE FAMILY RESIDENCE, DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	35	FRONT - 30' REAR - 20' CORNER SIDE - 30'	75	2 SPACES PER UNIT
R2	SINGLE FAMILY RESIDENCE, DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	35	FRONT - 20' REAR - 20' CORNER SIDE - 15'	60	2 SPACES PER UNIT
R3	SINGLE FAMILY RESIDENCE, DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	50	FRONT - 20' REAR - 20' CORNER SIDE - 15'	45	2 SPACES PER UNIT
B1	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	45	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	1,250' / DWELLING UNIT
B2	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	45	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	1,250' / DWELLING UNIT
B3	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	50	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	1,250' / DWELLING UNIT
B4	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	40	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	10,000
M1	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	45	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	N/A
M2	COMMERCIAL RETAIL AND SERVICE DISTRICT (SEE SEC. 14-5-1.1 OF THE LAND DEVELOPMENT PLAN)	45	FRONT - 0' REAR - 0' CORNER SIDE - 0'	N/A	N/A

THIS MAP IS NOT INTENDED TO ASSIGN OR WITHIN THE LIMITS OR REQUIREMENTS OF THE DIFFERENT ZONING DISTRICTS LISTED FOR DETAILED INFORMATION OF THE ZONING DISTRICTS REFER TO THE SPRING VALLEY, ILLINOIS LAND DEVELOPMENT CODE.

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LEGEND
--- CORPORATE LIMITS LINE
S.U. SPECIAL USE
INDICATES R-1 SPECIAL USE

REVISIONS	DATE	BY	SCALE	SHEET
1	1609.00-1	1	1"	1