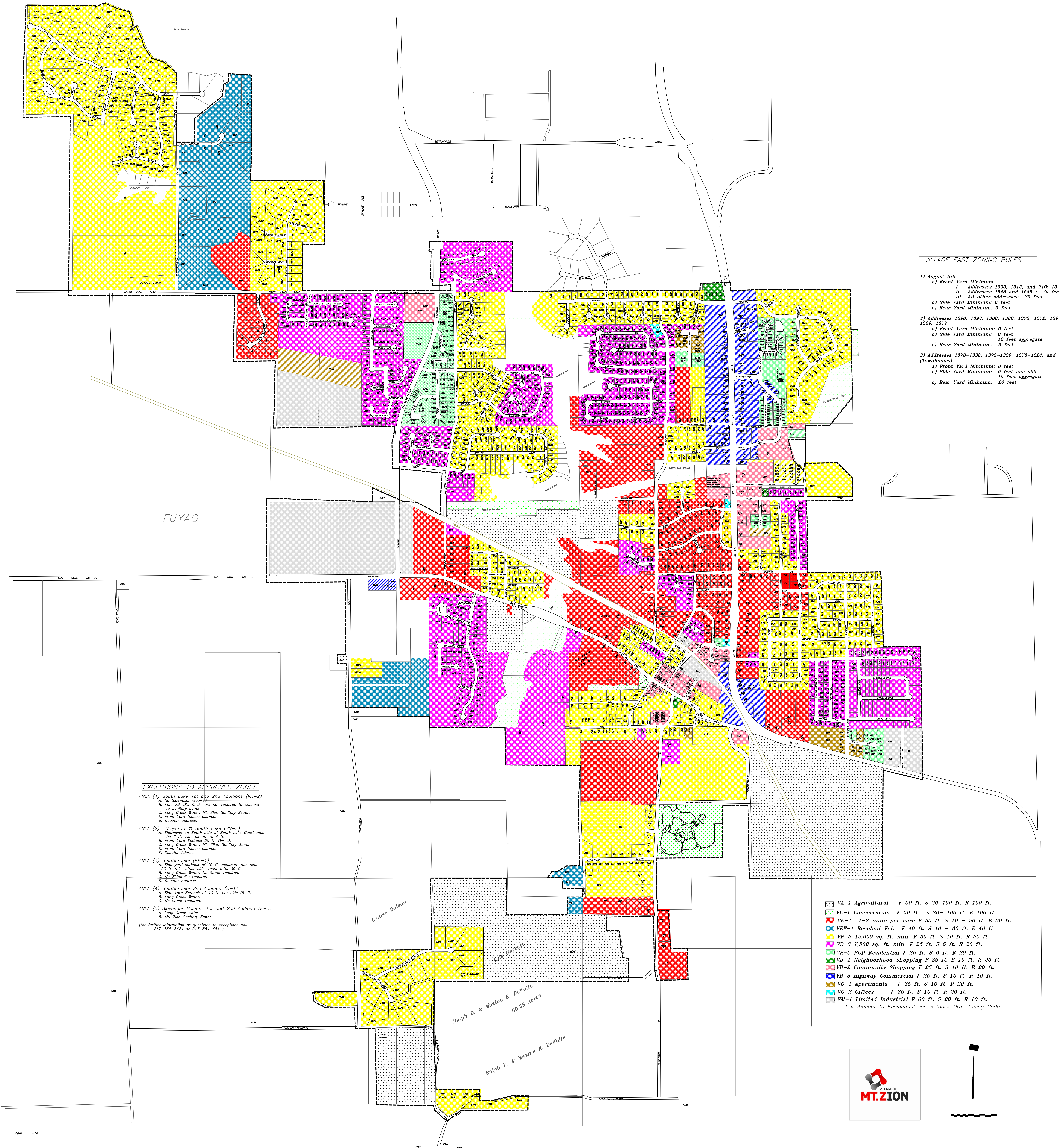


MAP OF ZONING  
VILLAGE OF MT. ZION



VILLAGE EAST ZONING RULES

- 1) August Hill
  - a) Front Yard Minimum
    - i. Addresses 1505, 1512, and 215: 15 ft.
    - ii. Addresses 1543 and 1545: 20 feet
    - iii. All other addresses: 25 feet
  - b) Side Yard Minimum: 6 feet
  - c) Rear Yard Minimum: 5 feet
- 2) Addresses 1398, 1392, 1388, 1382, 1378, 1372, 1397, 1389, 1377
  - a) Front Yard Minimum: 0 feet
  - b) Side Yard Minimum: 0 feet
  - c) Rear Yard Minimum: 5 feet
- 3) Addresses 1370-1338, 1373-1339, 1378-1324, and 1321 (Townhomes)
  - a) Front Yard Minimum: 8 feet
  - b) Side Yard Minimum: 0 feet one side, 10 feet aggregate
  - c) Rear Yard Minimum: 20 feet

EXCEPTIONS TO APPROVED ZONES

- AREA (1) South Lake 1st and 2nd Additions (VR-2)  
A. No Sidewalks required.  
B. Lots 29, 30, & 31 are not required to connect to sanitary sewer.  
C. Long Creek Water, Mt. Zion Sanitary Sewer.  
D. Front Yard fences allowed.  
E. Decatur address.
- AREA (2) Craycroft @ South Lake (VR-2)  
A. Sidewalks on South side of South Lake Court must be 6 ft. wide all others 4 ft.  
B. Front Yard Setback 25 ft. (VR-3)  
C. Long Creek Water, Mt. Zion Sanitary Sewer.  
D. Front Yard fences allowed.  
E. Decatur address.
- AREA (3) Southbrooke (RE-1)  
A. Side yard setback of 10 ft. minimum one side 20 ft. min. other side, must total 50 ft.  
B. Long Creek Water, No Sewer required.  
C. No Sidewalks required.  
D. Decatur Address.
- AREA (4) Southbrooke 2nd Addition (R-1)  
A. Side Yard Setback of 10 ft. per side (R-2)  
B. Long Creek Water.  
C. No sewer required.
- AREA (5) Alexander Heights 1st and 2nd Addition (R-3)  
A. Long Creek water.  
B. Mt. Zion Sanitary Sewer.
- (for further information or questions to exceptions call: 217-864-5424 or 217-864-4811)

VA-1 Agricultural	F 50 ft. S 20-100 ft. R 100 ft.
VC-1 Conservation	F 50 ft. S 20- 100 ft. R 100 ft.
VR-1 1-2 units per acre	F 35 ft. S 10 - 50 ft. R 30 ft.
VR-1 Resident Est.	F 40 ft. S 10 - 80 ft. R 40 ft.
VR-2 12,000 sq. ft. min.	F 30 ft. S 10 ft. R 25 ft.
VR-3 7,500 sq. ft. min.	F 25 ft. S 6 ft. R 20 ft.
VR-5 PUD Residential	F 25 ft. S 6 ft. R 20 ft.
VB-1 Neighborhood Shopping	F 35 ft. S 10 ft. R 20 ft.
VB-2 Community Shopping	F 25 ft. S 10 ft. R 20 ft.
VB-3 Highway Commercial	F 25 ft. S 10 ft. R 10 ft.
VO-1 Apartments	F 35 ft. S 10 ft. R 20 ft.
VO-2 Offices	F 35 ft. S 10 ft. R 20 ft.
VM-1 Limited Industrial	F 60 ft. S 20 ft. R 10 ft.

\* If Adjacent to Residential see Setback Ord. Zoning Code