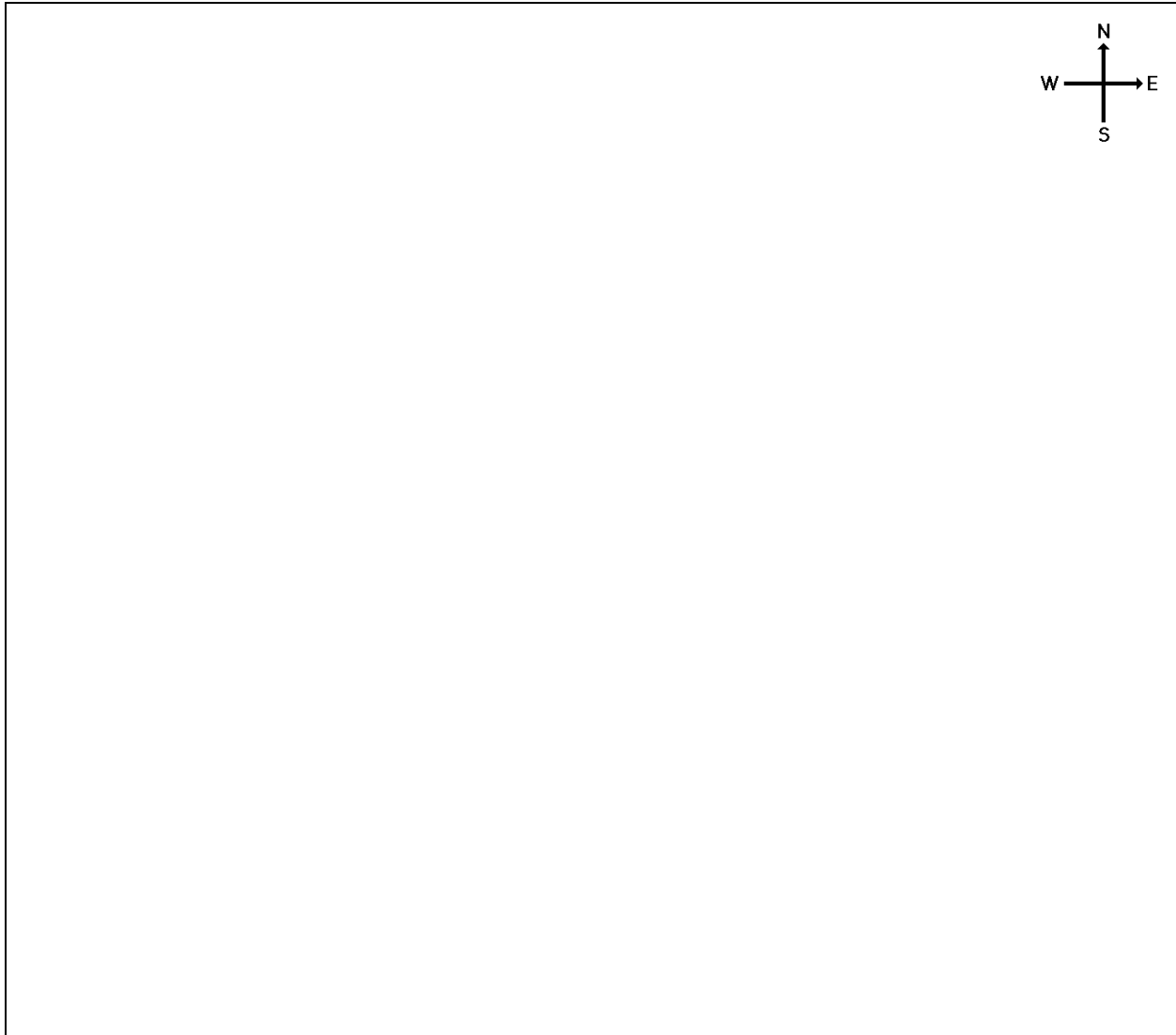




## DRAWING "A"

The dimensions of the lot or tract of land, the exact location of all existing buildings and structures, dimensions, distances to center of road and to property or tract lines, water supply and sewage disposal system, are shown on the drawing below. (Also show auto parking area if no garage is shown.) Existing building and structures are marked "X". Proposed buildings and structures are marked "P". Make all measurements carefully. (May draw below or attach.)



**Gross Floor Area:** \_\_\_\_\_

**Note to Applicant:** Location of buildings or structures must be staked out on property as shown above. Construction must not be started until permit is issued. Any work authorized by permit but not substantially started within 12 months shall require a new permit. No changes in location as shown above maybe made without first contacting Administrative Officer/Zoning Enforcement Officer: (309)525-3799 or e-mail: [zoning@mercercountyil.org](mailto:zoning@mercercountyil.org)

**Zoning Officer Notes:**

Minimum bulk requirements in feet for lot size and width; front, side, and rear yard setback; ground floor living maximum lot coverage area as follows:

District	Lot		Set Backs				Ground	
	Size (Sq. Feet)	Lot Width (Feet)	Front	Side	Rear	Height (Stories)	Floor Area/Dwelling	Lot Coverage
AG-1	653,400 (15 acre)	150	40	10	20	35' 2.5	825	20%
AG-2	15,000	100	40	10	20	50'	600	80%
R-1	43,560 (1 acre)	150	40	10	20	35' 2.5	825	20%
R-2	15,000	100	30	10	20	50' 4	600	30%
R-3	10,000	70	30	7	20	35' 2.5	600	30%
R-4	2,100	25	10	10 (1 Side)	5	50' 2.5	600	45%
C-1	10,000	100	40	10	10	50'	600	80%
I-1	15,000	100	40	10	10	50'	600	80%

Additional bulk requirements:

6.6:01: No building, structure, nor solid fence exceeding 2' -0" in height shall be erected or structurally altered so that any part thereof is nearer than 100 feet to the centerline of a State or Federal Aid Highway, or County Highway, or nearer than 75 to the centerline of any Township or Road District Highway. If there is conflict between setback regulations and the front yard regulations, the setback regulations shall govern.

6.6:02: The regulations shall not be interpreted to reduce the buildable width or depth of a lot in single ownership subdivided and recorded by a law at the time of the passage of this Resolution to less than 35 feet. In locations where the building line restrictions set forth herein will create an undue hardship or in locations wherein the majority of existing buildings are not in conformity with these restrictions, appeals may be made for a variation in which the setback regulations may be modified.

6.6:03: On corner lots where a lot is adjoined by streets on two or more sides, each side adjoined by a street shall be considered a front yard for purposes of set- back requirements.