



BELLEVILLE

FAIRVIEW HEIGHTS

O'FALLON

SHILOH

BELLEVILLE

BELLEVILLE



6.7 SQ. MILES

VILLAGE OF SWANSEA
OFFICIAL ZONING MAP
JULY 2024



THOUVENOT, WADE & MOERCHEN, INC.
CORPORATE OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488
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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 = 9,000sq. 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 = 75 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.
WR-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.
WR-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 = 10 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	VARIES
HR 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.
PR PLANNED BUSINESS	MINIMUM LOT SIZE	MINIMUM SETBACKS
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.

AS PER PLANNING COMMISSION AND BOARD OF TRUSTEES APPROVAL