



BASIC ZONING: PURPOSE & PERMITTED USES

The information contained in this document is designed to provide the general public with the basic descriptions and uses of the different zoning districts found within the City of Macomb.

General use of Property

Generally speaking, no building or land shall be erected, moved, altered, used or occupied without conforming to the regulations specified for the district in which it is located. A complete listing of permitted uses within the city is included in Chapter 17, Article VI of the Municipal Code. The full document can be found on the City's website here:

<http://cityofmacomb.com/pdf/Municipal%20Code%202012.pdf>

Additionally, links to updated maps illustrating Zoning maps A (City limits) and B (outside City limits) are also available on the City's website here:

http://cityofmacomb.com/building_zoning.html

The city is divided into the following zoning districts:

- (1) AG-I Agricultural
- (2) R-1 One-Family Residential
- (3) R-2 One-Family Residential
- (4) R-3 Two-Family Residential
- (5) R-4 Multiple-Family Residential
- (6) RMH Residential Mobile Home
- (7) R/OS Recreation/Open Space
- (8) I Institutional
- (9) B-I Local Shopping
- (10) B-2 General Business
- (11) B-3 Downtown Business
- (12) HPO Historic Preservation Overlay
- (13) M-1 Light Manufacturing
- (14) M-2 Heavy Manufacturing
- (15) ASMU Adams Street Mixed Use District
- (16) R3A Limited Multiple Family Residential District

Purpose & Permitted Uses

(Special Conditions & Uses Available in the Municipal Code)

AG-1 Agricultural

Purpose: Recognizing that Macomb, Illinois is the center of an agricultural area which contains some of the world's most productive farmland, the purpose of the agricultural district is to provide for the protection, preservation, and enhancement of the agricultural industry within the city and planning jurisdiction of Macomb, Illinois. Further, it is the intent of the city to provide appropriate mitigation of agricultural uses when such uses are in proximity to urban and particularly residential development.

Permitted uses: Permitted uses within the agricultural district include crop production, open range raising and feeding of livestock, and similar endeavors. A complete listing of permitted uses is provided in Appendix A, Use Matrix. Residential uses are permitted, except manufactured or mobile homes, which are only permitted in the RMH, Residential Mobile Homes District.

R-1 & R-2 One-Family Residential

Purpose: The purpose of the R-1 and R-2 One Family Residential Districts is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-1 and R-2 One-Family Residential Districts include one family residential structures, excluding mobile and manufactured homes.

R-3 Two-Family Residential

Purpose: The purpose of the R-3 Two-Family Residential District is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-3, Two-Family Residential District include one- and two-family residential structures, excluding mobile and manufactured homes.

R-4 Multiple-Family Residential

Purpose: The purpose of the R-4 Multiple-Family Residential districts is to provide appropriate locations for the creation of neighborhood areas for residential living at higher density levels adequately served by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R4 Multiple-Family Residential district include multiple-family residential structures and limited numbers of one- and two-family residential structures, excluding mobile and manufactured homes.

RMH Residential Mobile Home

Purpose: The purpose of the RMH Residential Mobile Home District is to provide appropriate Locations for individual mobile/manufactured homes and mobile/manufactured home parks which are adequately served by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the RMH Residential Mobile Home District include individual mobile/manufactured homes and mobile/manufactured home parks.

R/OS Recreation/Open Space

Purpose: In the interest of providing areas which are reserved for open space and also desiring to protect existing recreational resources and open spaces from future development, the city institutes this district to provide for the adequate supply of recreational lands and to assist with the conservation of significant areas of open space.

Permitted uses: Permitted uses within the Recreation/Open Space (ROS) District include parks, playgrounds, forest preserves, nature centers, artificial lakes, and similar endeavors.

Office/Institutional (O/I) District

Purpose: Recognizing that Macomb is home to Western Illinois University, the County Seat of McDonough County and is a regional medical and commercial center, the Office/Institutional District is primarily intended to provide adequate lands for university campus, professional offices and governmental buildings where such concentrations of uses are desirable.

Permitted uses: Permitted uses within the Institutional District include universities, locally based primary and secondary schools, governmental buildings, medical and professional offices, places of worship, hospitals and other large institutions.

B-1 Local Shopping

Purpose: The purpose of the B-1 Local Shopping District is to provide small scale pedestrian oriented shopping opportunities within close proximity to the residential neighborhood that the district serves.

Permitted uses: Permitted uses in the B-1 Local Shopping District include such small scale uses as retail stores, bakeries, markets, video stores, personal services, professional offices, taverns (without live music or dancing) and automatic teller machines.

B-2 General Business

Purpose: The purpose of the B-2 General Business district is to accommodate areas for general commercial services within the community where sufficient infrastructure is available and where consistent with the Comprehensive Plan.

Permitted uses: Permitted uses in the B-2 General Business District include commercial activities and services including retail stores, offices, restaurants, theaters, commercial recreational centers, and personal services. Additionally, residential dwellings, single-family attached and detached, two family and multiple family uses are also permitted in

B-2. Many uses within B-2 require special use permits. Refer to the Municipal code for more information.

B-3 Downtown Business

Purpose: The purpose of the Downtown Business District is to recognize the distinct character of Macomb's downtown by reinforcing the historical form of the city. The district has a unique physical pattern with buildings built to the lot line and a continuous band of store fronts, which contribute to the district's pedestrian character. These district regulations: 1) prevent development that would be incompatible with-pedestrian orientation of the district, 2) include the common street line, bulk, and architectural features of the district, and 3) eliminate incentives for demolishing existing buildings. The Downtown District is the area bounded by Campbell Street on the east, Calhoun Street on the north, McArthur Street on the west, and Jefferson Street on the south.

Permitted uses: The uses permitted in the B-3 Downtown Business District include businesses catering to the daily shopping needs of city residents as well as services provided in Macomb's role as the seat of McDonough County such as specialty stores that provide retail opportunities with broad market appeal, retail and professional service uses, and financial institutions, as well as residential dwellings (above the first floor) and parking structures.

HPO Historic Preservation Overlay

New construction, alterations, and additions of structures in the B-3 Downtown Business District are subject to design review as described in Chapter 17 of the Municipal Code under the Historic Preservation section.

M-1 Light Manufacturing

Purpose: The purpose of the M-1 Light Manufacturing District is to provide locations within the city which are suitable for light manufacturing and industrial purposes. Certain areas, due to their size or location, may also be appropriate for general commercial uses which would be inappropriate in other areas of the city due to their size and intensity. The district regulations seek to provide opportunities for industrial and manufacturing uses while maintaining the integrity, safety, and enjoyment of Macomb's residential areas.

Permitted uses: The M-1 Light Manufacturing District permits the range of general business uses as well as restricted manufacturing and wholesaling. Uses in this district are restricted to enclosed buildings.

M-2 Heavy Manufacturing

Purpose: The purpose of the M-2 General Manufacturing District is to provide areas suitable for manufacturing and industrial processes. Additionally, the district provides for the placement of selected wholesale/retail products, service businesses, utilities and recreational facilities deemed to not be incompatible with manufacturing uses. The district regulations seek to provide opportunities for industrial, manufacturing, and other appropriate uses while maintaining the integrity, safety, and enjoyment of Macomb's residential areas.

Permitted uses: The M-2 General Manufacturing District is intended for manufacturing uses which require large amounts of space or intensive industrial processes and also for other selected commercial, light industrial or recreational uses considered to be compatible within a general manufactured setting. It is not intended for uses which represent a threat to the health, safety, welfare, or comfort of the residents of the city.

ASMU Adams Street Mixed Use District

Purpose: The purpose of the Adams Street Mixed Use District is to provide this significant entryway to Western Illinois University with appropriate standards and guidelines to assure its quality development and to permit some flexibility given its unique relationships to the university. It is also intended to focus the location of selected commercial and multi-family uses on Adams Street.

Permitted uses: Permitted uses within the ASO Adams Street district include multiple-family residential structures, fraternities and sororities and permitted commercial uses.

R3A Limited Multiple Family Residential District

Purpose: The purpose of the R-3A Limited Multiple Family Residential District is to provide

appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-3A Limited Multiple Family Residential District include up to four family residential structures, excluding mobile and manufactured homes.

For more information pertaining to the different Zoning Districts, please refer to the Municipal Code. Questions can also be forwarded to the Community Development Office at:

Phone: (309) 833-4944

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