

City of Galesburg, Illinois
Legend and Summary of Zoning Regulations

Symbol	District	Minimum Setback – Ft.			Minimum Lot Width – Ft.	Minimum Lot Area – Sq. Ft.	Minimum Lot Area per Family – Sq. Ft.			Maximum Height (Feet)
		Front	Each Side	Rear			Single Family	Two Family	Multiple Dwellings	
AG	Agriculture	75'	50'	50'	500'	435,600 (10 acres)	435,600 (10 acres)	4	4	35'
B1	Neighborhood Business	20'	6	20'	NONE ①	NONE	7,500	4	4	35'
B2	General Business	②	③	③	NONE ①	NONE	7,500	4	4	45'
B3	Central Business	③	③	③	NONE	NONE	④	4	NONE ⑤	100' ⑥
CPD	Comprehensive Planned Development	SEE ORDINANCE FOR PERMITTED USES, REGULATIONS AND PROCEDURES								
ER	Estate Residential	30'	10'	30'	150' 100' 80'	43,560 ⑦ 20,000 ⑧ 18,000 ⑨	18,000	4	4	35'
I	Institutional	20'	10'	20'	50'	7,500	7,500	4	4	72' ⑩
M1	Light Industrial	③	③	③	NONE	NONE	④	4	4	45'
M2	Heavy Industrial	③	③	③	NONE	NONE	④	4	4	100' ⑪
O	Office	25'	5'	25'	50'	6,000	6,000	4	4	35'
R1A	Single Family	30'	10'	30'	70'	9,000	9,000	4	4	35'
R1B	Single Family	25'	5'	25'	60'	7,500	7,500	4	4	35'
R1C	Single Family Attached	30'	10'	30'	50'	6,000	6,000	②	②	35'
R2	Two Family	25'	5'	25'	60'	7,500	7,500	3,750	②	35'
R3A	Multiple Family	20'	5'	25'	50'	6,000	6,000	3,000	2,000	45'
R3B	Multiple Family	20'	5'	25'	50'	6,000	6,000	3,000	1,500	45'

- ① NO PUBLIC WATER OR PUBLIC SEWER SERVICE AVAILABLE
② PUBLIC WATER AVAILABLE, BUT NO PUBLIC SEWER AVAILABLE
③ PUBLIC WATER AND PUBLIC SEWER SERVICE AVAILABLE
④ NOT PERMITTED IN THIS DISTRICT
⑤ WHEN ADJACENT TO "R" DISTRICT BUILDING SET BACK ONE FOOT FOR EACH SEVEN FEET OF BUILDING HEIGHT
⑥ IF SET BACK IS PROVIDED WHERE NOT REQUIRED, IT MUST BE AT LEAST 5 FEET WIDE
⑦ 3,000 SQUARE FEET PER DWELLING FOR ATTACHED SINGLE FAMILY DWELLINGS NOT TO EXCEED MORE THAN THREE DWELLINGS IN A BUILDING
⑧ ONLY MULTI-FAMILY DWELLINGS OWNED AND/OR ASSOCIATED WITH CARL SANDBURG COLLEGE OR KNOX COLLEGE ALLOWED
⑨ SINGLE FAMILY DWELLINGS SHALL HAVE A MINIMUM LOT WIDTH OF 60 FEET
⑩ ONLY ALLOWED ON SECOND STORY OR ABOVE
⑪ ONLY ALLOWED FOR RESIDENT WATCHMEN AND CARETAKER EMPLOYED ON THE PREMISES

SEE TEXT OF ORDINANCE FOR SPECIFIC REGULATIONS, VARIATIONS AND EXCEPTIONS

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DATE OF REVISION	REVISED BY	DATE APPROVED BY CITY COUNCIL
January 10, 2024	CITY ENGINEERING DIVISION	February 5, 2024

