

# Zoning Definitions

## Section IV-1. Number and Designation of Districts

In order to carry out the purposes of this Ordinance, as specified in Section I-1, by classifying, regulating, and restricting the location of buildings erected or structurally altered for specific uses, by regulating the use of land and structures, by regulating and limiting the height and bulk of buildings and structures hereafter erected or structurally altered, by regulating and determining the area of yards and other open spaces about buildings, by regulating the intensity of the use of land or buildings, and by regulating off-street parking facilities for certain uses, the City of Urbana, Illinois, is hereby divided into 23 zoning districts, which are hereby established as follows:

CCD	Campus Commercial District
CRE	Conservation-Recreation-Education
AG	Agriculture
R-1	Single-Family Residential
R-2	Single-Family Residential
R-3	Single- and Two-Family Residential
R-4	Medium Density Multiple-Family Residential
R-5	Medium High Density Multiple-Family Residential
R-6	High Density Multiple-Family Residential
R-6B	High Density Multiple-Family Residential—Restricted Business
R-7	University Residential
B-1	Neighborhood Business
B-2	Neighborhood Business – Arterial
B-3	General Business
B-3U	General Business – University
B-4	Central Business
B-4E	Central Business – Expansion
IN	Industrial
BYC	Boneyard Creek District
BDR	Business Development and Redevelopment District
MOR	Mixed Office Residential
MIC	Medical Institutional Campus
OP	Office Park

(Ord. No. 8384-25, § 2, 10-17-83; Ord. No. 9091-59, § 1, 11-19-90; Ord. No. 9091-60, § 1, 11-19-90; Ord. No. 9091-61, § 1, 11-19-90; Ord. No. 9091-62, § 1, 11-19-90; Ord. No. 9293-72, § 1, 02-01-93) (Ord. No. 1999-06-045, 06-11-99) (Ord. No. 2002-01-001, 01-07-02)

## Section IV-2. Purpose of Districts

In addition to the general purposes of this Ordinance, as listed in Section I-1, the various zoning districts also serve more specific individual purposes, as follows:

The *CCD, Campus Commercial District* is intended to create a district to provide opportunities for development of a commercial center to serve the east-central University of Illinois campus and neighboring residential areas. The focus of this area of campus as the “gateway” to the University, the presence of a public functions such as the Office of Admissions and Records,

the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area's demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a campus commercial district. (Ord. No. 2002-01-001, 01-07-02)

The *CRE, Conservation-Recreation-Education District* is intended to conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.

The *AG, Agriculture District* is intended to retain in agricultural and other compatible low intensity uses, areas where soil and topographic conditions are suitable for these uses, and into which the intrusion of urban uses would be inappropriate or untimely due to a lack of urban services and facilities.

The *Residential Districts* generally are intended to provide desirable settings for residential development within the several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses. The basic urban services and utilities, including adequate access and utilities, are necessary for these districts.

1. The *R-1, Single-Family Residential District* is intended to provide areas for single-family detached dwellings at low density.
2. The *R-2, Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings.
3. The *R-3, Single- and Two-Family Residential District* is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings.
4. The *R-4, Medium Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at low and medium densities.
5. The *R-5, Medium High Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at densities ranging up to medium high.
6. The *R-6, High Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at densities ranging up to high.
7. The *R-6B, High Density Multiple-Family Residential – Restricted Business District* is intended to provide areas for a compatible mixture of limited business uses and residential development at densities ranging up to high. Both the uses permitted and the regulations on physical development make this district suitable as a buffer between more intensive commercial districts and lower density residential districts.

8. The *R-7, University Residential District* is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. (Ord. No. 8384-25, § 3, 10-17-83, Ord. No. 9091-62, § 2, 11-19-90)

The Business districts generally are intended to provide areas for commercial uses in districts accommodating the range of types, intensity, and physical forms of trade, commercial services, and offices.

1. The *B-1, Neighborhood Business District* is intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently.
2. The *B-2, Neighborhood Business-Arterial District* is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high-density residential uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated by the City's adopted Comprehensive Plan and related amendments.
3. The *B-3, General Business District* is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the city.
4. The *B-3U, General Business-University District* is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high-density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow buildings that are compatible with the size and scale of the University's buildings.
5. The *B-4, Central Business District* is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density.
6. The *B-4E, Central Business Expansion District* is to provide areas in proximity to Downtown Urbana for a wide range of retail business, office, and service uses. This District is also intended to allow high density residential uses to insure an adequate supply of housing for persons who desire to reside near Downtown. The development regulations in this District are designed to encourage the construction of new buildings that are comparable with the size and scale of the buildings allowed in the B-4 Central Business District and which are also sensitive to nearby residential neighborhoods. The B-4E District is not intended to replace the existing B-4 zoning in Downtown Urbana but is to supplement it by encouraging the expansion of Downtown Urbana with new, attractive, and well-landscaped buildings and off-street parking lots. The purpose of this District is to accommodate the growth of Downtown Urbana with new developments that provide landscaping, setbacks, and off-street parking greater than that required in the B-4 District and less than that required in the B-3, General Business District. (Ord. No. 9293-72, § 2, 02-01-93)

The *IN, Industrial District* is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable

effects, are permitted by right; more intensive industrial uses which may have wider-reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.

The *BYC, Boneyard Creek District* is a special district that is superimposed over other districts that lie along the Boneyard Creek through the City of Urbana. This special district is intended to allow appropriate use of the property, according to the district in which it is located, while also protecting and enhancing the drainage ways as a means of watershed management, and as a recreational and open space resource.

The *BDR, Business Development and Redevelopment District* is a special district superimposed over the downtown area and is intended to promote high density residential development.

The *MOR, Mixed Office Residential District* is intended to provide areas for a limited variety of business, office, and residential land uses in proximity to low density residential dwellings in order to promote the economic viability and preservation of older residential structures while protecting the aesthetic and residential character of the area. The development regulations and permitted uses make this district suitable for properties which may no longer be viable as strictly residential uses but are located in a residential setting. This district is intended to encourage the adaptive re-use of these older residential structures as an incentive to preserve and extend the useful life of such structures while also allowing compatible new development. The MOR District is also intended to promote the conservation of buildings and neighborhoods, which in combination or individually, are of unique community and neighborhood significance.

The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites that need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected. (Ord. No. 8384-25, § 3, 10-17-83; Ord. No. 9091-59, § 2, 11-19-90; Ord. No. 9091-60, § 2, 11-19-90; Ord. No. 9091-61, § 2, 11-19-90; Ord. No. 9091-62, § 2, 11-19-90; Ord. No. 9293-72, § 1, 02-01-93)

The *MIC, Medical Institutional Campus District* is intended as an overlay district to assist and encourage the development of the medical institutional and complementary land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multi-block common ownership of lands, have developed a long-range master site plan, and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion, and interconnecting system of above and below ground corridors. At present, the Carle Foundation is the only medical institution landowner with these qualities that define a campus style and development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands within the boundaries of the area described herein will constitute the Special District. All special regulations created by this Special District will only be applicable and in force on properties that are or will be developed as a hospital or related medical use and their support uses. To the extent properties within this Special District are not, or will not, be developed with a Medical Related Use, the special regulations created by this Special District shall not apply and the use of such property shall be regulated by the property's underlying zoning district, unless the property is rezoned to MIC per Article XI of the Urbana Zoning Ordinance.

*MIC Special District Described:* The regulation herein after established by this ordinance will be effective in the following described lands in the City of Urbana, County of Champaign, State of Illinois generally described as those within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street, more particularly described as follows:

Beginning at the intersection of the east Right-of-Way line of Lincoln Avenue with the centerline of the Consolidated Rail Corporation mainline track; thence, northerly, along said east Right-of-Way line, 684.6 feet to the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line, 627.0 feet to the west Right-of-Way line of Busey Avenue; thence, northerly, along said west Right-of-Way line, 20.00 feet to the westerly extension of the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line and the extensions thereof, 762.96 feet to the east Right-of-Way line of Orchard Street, said point also being 60.00 feet northerly of the northwest corner of a tract conveyed to The Carle Foundation by a Deed dated June 26, 1958 and recorded on June 27, 1958 in Book 599 at Page 172, as Document No. 612079 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along the extension of said north Right-of-Way line of Church Street, 466.33 feet, to the northerly extension of the east Right-of-Way line of McCullough Street; thence southerly, along said east Right-of-Way line and the extensions thereof, 749.60 feet to the south Right-of-Way line of University Avenue; thence westerly, along the south right-of-way line of University Avenue, 10.45 Feet, to the northeast corner of a tract conveyed to The Carle Foundation by a deed dated May 19, 1982 and recorded March 10, 1983 in Book 1314 at Page 794 as Document No. 83R3466 in the Office of the Recorder, Champaign County, Illinois; thence, southerly, along the east line of said tract, and the southerly extension thereof, 273.61 feet to a point on a north line of a tract conveyed to The Carle Foundation by a deed dated January 27, 1982 and recorded February 1, 1982 as Document No. 82R1375 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along said north line, 15.73 feet, to a northeast corner of said tract; thence, southerly along the east line of said tract, and the southerly extension thereof, 159.00 feet to the centerline of the Consolidated Railway Company mainline track; thence northwesterly, along said centerline, to the Point of Beginning. And in addition, two properties north of Church Street on the west side of Orchard Street, commonly known as 701 and 703 North Orchard, legally described as follows: Lots 1 and 2 in M.W. & G.W. Busey's Subdivision of Lot B, City of Urbana, Champaign County, Illinois. The properties at 701 and 703 N. Orchard Street will be developed for patient families/support members. A guesthouse is an overnight residence to provide respite for family and support members to patients in serious conditions at Carle Hospital. (Ord. No. 2001-10-117, 07-16-01)

*Applicability:* The Special District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus which are those properties lying within the area described above. For such properties the underlying zoning districts and regulations will remain in effect, will govern the permitted use or uses of such properties and will appear on the official City of Urbana Zoning Map until such time as the City of Urbana issues a building permit to the property's owner of record for the development of said property for a medical related use, as that term is defined in this Ordinance. Upon the owner's receipt of such a building permit, the subject property will automatically convert to the MIC zoning district. If the owner does not commence construction under the terms of said building permit within one (1) year of its issuance, the MIC zoning will revert to the original zoning in effect as of the date of this Ordinance. Unless otherwise specified within these regulations all other standards and requirements of the Urbana Zoning Ordinance remain in effect. Uses in the

Medical Institutional Campus District are for the purpose of definition considered nonresidential uses. Annual updates of the Official Zoning Map of the City of Urbana shall reflect the change in zoning. (Ord. No. 9596-48, § 1, 12-4-95)

The *OP, Office Park District* is intended to provide areas for office complexes and office parks along or in proximity to arterial streets. These areas are intended to serve as employment centers for adjacent or nearby residential neighborhoods, and as buffers between those neighborhoods and arterial street traffic. The development regulations in the district are designed to encourage quality development with a “campus-like” appearance. In addition to office uses, some low intensity commercial uses are permitted by right to provide convenient goods and services for employees and patrons of the office uses. Higher intensity commercial uses are generally prohibited to prevent the traffic congestion associated with such uses. A few higher intensity commercial uses that may provide convenient goods and services to those workers and patrons of the office uses are permitted if they meet conditional or special use criteria designed to insure compatibility with the district. Low intensity manufacturing uses that can be compatible with and often have important linkages to office uses are permitted by right or as a special use, depending on the scale of the proposed development.