



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and Members of the Urbana City Council
FROM: Sheila Dodd, Interim Community Development Services Director
Kat Trotter, Planner II
DATE: May 12, 2022
SUBJECT: **An Ordinance Amending the Urbana Zoning Ordinance** (R-7, University Residential Text Amendment / Plan Case 2438-T-22)

Supplementary Memo

On May 2, 2022, the Committee of the Whole considered a text amendment for the R-7, University Residential zoning district, which is intended to preserve current and former Greek houses by allowing residential uses and limited commercial uses in existing buildings in the R-7 district. It would also alter parking requirements and sign regulations in the district. This supplementary memo summarizes the direction given by the Committee of the Whole, and provides some proposed changes based on that direction as well as a new staff recommendation.

Discussion

At the May 2nd meeting, there was discussion about differentiating between the allowable uses on the east and west sides of Lincoln Avenue. Council member Wu suggested that staff consider Lincoln Avenue as the dividing line of the R-7 zoning district, and that commercial uses be permitted in existing buildings only on the west side of Lincoln Avenue. Staff was asked to clarify that parking could be required through the special use permit process and to clarify what it means to reuse an existing building – i.e., what level of exterior changes, interior changes, etc. would constitute “reuse” under the proposed text amendment.

Staff have made changes to the text amendment to address the Council’s concerns. The language has been revised to allow commercial uses in existing buildings only on Lincoln Avenue or west of Lincoln Avenue¹ with a special use permit. Residential uses would still be permitted by-right in existing buildings. Currently, there are seven R-7 properties, all Greek houses, west of Lincoln Avenue. On Lincoln Avenue, there are three religious buildings, one boarding house, seven Greek houses, and one former Greek house, which has been converted to apartments through a Planned Unit Development.

Special Use Permits

Special use permit applications are required to meet three criteria²:

1. That the proposed use is conducive to the public convenience at that location; and

¹ Exhibit L – Revised Commercial Uses Map

² Zoning Ordinance Section VII-4.A. Special Use Procedures

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare; and
3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.

In the revised proposal, any commercial use in the R-7 district would require a special use permit and would be restricted to properties on or west of Lincoln Avenue. Special use permit applications are reviewed by Planning staff, require a public hearing at the Plan Commission, and then require City Council approval. Conditions for approval can be applied to the special use permit to ensure compatibility with the surrounding neighborhood: for example, a special use permit for a café could limit its operating hours, and a special use permit for a hotel could require the operator to lease parking spaces from a nearby parking lot.

To promote reuse and preservation of the existing R-7 buildings, allowing residential conversions as a matter of right would help to remove barriers and add certainty to the project for the applicant. A residential conversion is essentially preserving the original use for which the buildings were designed. In those instances, however, where a commercial use could be introduced, the special use permit process would allow the additional layers of scrutiny required to protect against negative impacts on the neighborhood. Staff has also added text to clarify that parking can be required for commercial uses as a condition of a special use permit.

Parking

Additional parking would not be required for residential uses in existing buildings³. Additional parking could be required for commercial uses through the special use permit process on a case-by-case basis, determined by the expected need for parking, rather than being based on the parking table in the Zoning Ordinance, which often requires more parking than is necessary. Requiring additional on-site parking would also reduce the amount of green/open space on-site, which could degrade the character of the neighborhood.

Certified Housing

The number of Private Certified Houses (dormitories, sororities, fraternities, etc.) for the University of Illinois has declined since 2015. In the last seven years, six of Urbana’s 22 Certified Houses have lost that status; some have become vacant and some have been de-certified. Additionally, there are other Greek houses and rooming houses that are partially or completely vacant, as the property owners have not been able to fully lease them. The proposed text amendment will provide a much better path forward to reuse and preserve these unoccupied and under-occupied buildings.

Reuse of Existing Buildings – Adding Clarifying Text

The intent of the proposed amendment is to allow new uses in the R-7 district only in existing buildings, to help promote the reuse and preservation of historically-significant structures. However, the proposed text did not articulate what would constitute “reuse” of an existing building, so some

³ Requiring minimum on-site parking for residential uses could force developers to build larger apartment units (since the number of available parking spaces would dictate the number of units into which the building could be converted – fewer parking spaces would mean larger units), and requiring parking increases the cost of a project, both of which would reduce the affordability of the project. Requiring parking would also likely increase rent per unit for a residential building.

clarification is necessary. To that end, staff propose prohibiting structural changes to the exterior of buildings and requiring certain exterior changes to be reviewed by the Chair of the Historic Preservation Commission and the Zoning Administrator. This would help clarify what is considered “reuse” of an existing building and help promote the goal of the text amendment: to preserve significant buildings (and their significant features).

[OPTION] Section V-14.C. For new uses in existing buildings, no structural changes may be made to the exterior of the building. In addition, any undertaking that would qualify as a minor or major work according to Table XII-1 must be reviewed and approved by the Chair of the Historic Preservation Commission Chair and the Zoning Administrator to qualify as a reuse of an existing building.

Not all buildings in the R-7 district are local or national landmarks, but many of them could very easily be designated as such. Staff feels that relying on the existing administrative review process for local landmarks would apply well to all of the R-7 properties and would prevent unwelcome exterior changes to the buildings. In addition, for properties in the Lincoln-Busey Corridor, any exterior changes must also comply with the Lincoln-Busey Corridor Design Guidelines⁴, and are subject to review by the Design Review Board.

Miscellaneous Other Changes

Other changes have also been made to the Table of Uses and R-7 Zoning Description Sheet:

- The “Hotel/Motel” use was moved from the “Permitted Uses: Residential” section to the “Special Uses: Residential” section of the zoning description sheet.
- The notes section of the zoning description sheet was revised to show the correct symbol (‡) for uses permitted by-right or with a special use permit in existing buildings only.
- Some potentially incompatible uses, including “Dry Cleaning or Laundry Establishment” and “Banquet Facility” were removed from the Table of Uses.
- Other uses, including “Library, Gallery or Museum,” “Health Club/Fitness,” and “Microbrewery” were added to the Table of Uses as special uses in existing buildings on or west of Lincoln Avenue.

Summary of Findings

1. The Zoning Administrator proposes a text amendment to the Zoning Ordinance to amend the Urbana Zoning Ordinance to allow for residential, commercial, and public uses in existing buildings located in the R-7, University Residential zoning district.
2. The proposed amendment will modify Articles IV and V of the Urbana Zoning Ordinance to allow all residential and limited commercial uses in existing buildings in the R-7, University Residential zoning district.
3. The proposed amendment will modify Article VIII of the Urbana Zoning Ordinance to craft parking requirements for existing and proposed uses in the R-7, University Residential zoning district.

⁴ [Lincoln Busey Corridor Design Guidelines](#), Ordinance No. 2009-01-004

4. The proposed amendment will modify Article IX of the Urbana Zoning Ordinance to allow for signs for commercial uses in the R-7, University Residential zoning district.
5. The proposed amendment would allow for residential uses in all existing buildings in the R-7, University Residential zoning district, constructed on or before [date ordinance is passed].
6. The proposed amendment would allow for commercial uses, as shown in Table V-I., in existing buildings on or west of Lincoln Avenue in the R-7, University Residential zoning district, constructed on or before [date ordinance is passed]. Non-residential uses in existing buildings would require a special use permit.
7. The proposed amendment is consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan to preserve and enhance the character of established residential neighborhoods, encourage development that promotes walkability and different modes of transportation, and encourage a mix of land use types to achieve a balanced growing community.
8. The proposed amendment conforms to the notification and other requirements for Zoning Ordinances as required by the State Zoning Act (65 ILCS 5/11-13-14).

Options

The City Council has the following options in Plan Case 2438-T-22:

1. Approve the text amendment as presented;
2. Approve the text amendment as modified by specific suggested changes; or
3. Deny the amendment.

Staff Recommendation

On April 21, 2022, the Plan Commission unanimously recommended that City Council **APPROVE** the proposed text amendment to the Zoning Ordinance, while directing staff to address their outstanding concerns regarding sign regulations for the final proposal. Staff has made changes to that end.

On May 2, 2022, the Committee of the Whole directed staff to differentiate between the east and west sides of Lincoln Avenue, clarify the reuse of existing buildings, and clarify the parking requirements for commercial uses through the special use permit process. Staff has made additional changes to address these concerns, and recommends approval of the revised text amendment.

Attachments:

- Ordinance Attachment A: Revised Zoning Ordinance Text Amendment Language
- Exhibit L: Revised Commercial Uses Map
- Exhibit M: Revised R-7 Zoning Description Sheet
- Exhibit N: Table XII-1 Level of Review for Contributing Properties

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE

(R-7, University Residential Text Amendment / Plan Case 2438-T-22)

WHEREAS, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana (“City”), which is also known as the Urbana Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Zoning Administrator has submitted a petition to amend the Zoning Ordinance to allow for limited residential, commercial and public uses in existing buildings located in the R-7, University Residential zoning district; and

WHEREAS, said petition was presented to the Plan Commission as Plan Case No. 2438-T-22; and

WHEREAS, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held public hearings on the petition on April 7 and April 21, 2022; and

WHEREAS, the Plan Commission voted four ayes and zero nays on April 21, 2022, to forward Plan Case No. 2438-T-22 to the City Council with a recommendation for approval of the proposed amendment; and

WHEREAS, the amendments described herein conform to the goals, objectives and policies of the 2005 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The following provisions of the Urbana Zoning Ordinance are hereby amended and as amended shall read as set forth in Ordinance Attachment A, which is attached hereto and incorporated herein by reference:

- A. Article IV, "Districts and Boundaries," Section IV-2, "Purpose of Districts,"
- B. Article V, "Use Regulations," Table V-1, "Table of Uses,"
- C. Article V, "Use Regulations," New Section V-14, "Additional Use Regulations in the R-7 District,"
- D. Article VIII, "Parking and Access," Section VIII-5, "Amount of Parking Required,"
- E. Article IX, "Sign and OASS Regulations."

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2022.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2022.

Diane Wolfe Marlin, Mayor

Ordinance Attachment A

Section IV-2. Purpose of Districts

R-7 *University Residential*

...

J. The Residential Districts generally are intended to provide desirable settings for residential uses within 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. Basic urban services and utilities, including adequate access and utilities, are necessary for these 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. The R-7 district also allows some business uses within existing structures. The district is intended to encourage the adaptive re-use of existing older structures.

Table V-1. Table of Uses

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
Agriculture																				
Agriculture, Cropping	P	P	P	P	P	P	P		P								P		P	P
Agriculture, General									P								P			
Artificial Lake of one (1) or more acres	C	C	C	C	C	C			C								C			C
Commercial Breeding Facility									P											C
Farm Chemicals and Fertilizer Sales Including Incidental Storage and Mixing of Blending Fertilizer																			P	P
Farm Equipment Sales and Service									P			P							P	C
Feed and Grain (Sales only)									C			P	P	C	C					
Garden Shop									C	P	P	P	P	P	P			P		
Grain Storage Elevator and Bins									C											C
Livestock Sales Facility and Stockyards									C											C
Mineral Extraction, Quarrying, Topsoil Removal and Allied									S								S			C
Plant Nursery or Greenhouse									P	C	C	P	C	P	P		S	P		
Roadside Produce Sales Stand									P			P	P							
Public and Quasi-Public																				
Church, Temple or Mosque	S	S	S	P	P	P	P	S	S	P	P	P	P	P	P		S	P	C	
Correctional Institution or Facility												S		S	S				S	S
Electrical Substation	S	S	S	C	C	C	C		S	C	C	P		P	P				P	P
Elementary, Junior High School, or Senior High School	P	P	P	P	P	P			P					S			P			
Fairgrounds****									S											
Farmer's Market												P		P	P		S			
Hospital or Clinic					S	S			S			S	S	S	S				S	
Institution of an Educational or Charitable Nature	S	S	S	P	P	P	P		S	P	P	P	P	P	P		S	P	C	
Library, Museum or Gallery	S	S	S	P	P	P	P	S		P	P	P	P	P	P		P	P		
Methadone Treatment Facility					S	P			S			P	P	P	P				P	
Municipal or Government Building	C	C	C	P	P	P	P		C	P	P	P	P	P	P		P	P	P	P
Nonprofit or Governmental, Educational and Research Agencies												C	C	C	C	S	P		P	P
Park	P	P	P	P	P	P	P		S	P	P	P	P	P	P		P	P	P	P
Police Station or Fire Station			S	S	S	S	S		S	P	P	P	P	P	P	S			P	P
Principal Use Parking Garage or Lot				S	S	S	S				P	P	P	P	P			S	P	P
Public Maintenance and Storage Garage												P					P		P	P
Public or Commercial Sanitary Landfill****									S											C
Radio or Television Tower and Station									S			C	C	S	S				C	C
Sewage Treatment Plant or Lagoon****									S								S			C
University/College												P	P	P	P	P	P		P	
Utility Provider											S	P	P	P	P				P	P
Water Treatment Plant****									S										S	C

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
Business																				
<i>Adult Entertainment</i>																				
Adult Entertainment Uses												P		P						
<i>Cannabis Business</i>																				
Craft Grower									S			P	P	P	P				P	P
Cultivation Center (Non-Medical)									S										P	P
Dispensary (Non-Medical)											S	P	P	P	P				P	
Infuser												P	P*	P*	P				P	P
Processor																			P	P
Transporter																			P	P
<i>Food Sales and Service</i>																				
Bakery (Less than 2,500 square feet)								P	S†		P	P	P	P	P	P	S		C	C
Banquet Facility											C	C	P	P	P	P	P		C	P
Café or Deli							C	S†			C	P	P	P	P	P	S		P	C
Catering Service								S†			C	P	P	P	P	P	P		C	P
Confectionery Store							P	S†			P	P	P	P	P	P	S		P	
Convenience Store							C	S†			S	P	P	P	P	P	S		P	P
Fast-food Restaurant											C	C	P	P	P	P				C
Meat and Fish Market								S†			P	P	P	P	P	P	S		S	
Liquor Store								S†				C	P	P	P	P				
Restaurant							C	S†			C	P	P	P	P	P	S		C	C
Supermarket or Grocery Store							C	S†			**	P	P	P	P	P				
Tavern or Night Club								S†					P	P	P	P				C
Wholesale Produce Terminal																			P	P
<i>Medical Cannabis</i>																				
Medical Cannabis Cultivation									S										S	P
Medical Cannabis Dispensary												P		P					P	
<i>Personal Services</i>																				
Ambulance Service												P	P	P	P				P	P
Barber/Beauty Shop							P	S†			P	P	P	P	P	S			P	P
Dry Cleaning or Laundry Establishment											S	P	P	P	P	P	S			C
Health Club/Fitness							C	S†			*	P	P	P	P	P	S		P	P
Laundry and/or Dry Cleaning Pickup							P				S	P	P	P	P	P	S			P
Massage Therapist								S†			P	P	P	P	P	P			P	
Medical Carrier Service												P	P	P	P				P	P
Mortuary					C	C	C				C	P	P	P	P	P			P	
Movers													P						P	P
Pet Care/Grooming							P	S†			P	P	P	P	P	P			P	
Self-Service Laundry							C				P	P	P	P	P	P				
Shoe Repair Shop							P	S†			P	P	P	P	P	P	S		P	
Tailor and Pressing Shop							P	S†			P	P	P	P	P	P	S		P	
<i>Professional and Financial Services</i>																				
Bank/Savings and Loan Association							P	S†			P	P	P	P	P	P	S		P	P
Check Cashing Service							P				C	P	P	P	P	P			P	P
Copy and Printing Service							P	S†			P	P	P	P	P	P	S		P	P
Express Package Delivery Distribution Center																			P	P
Packaging/Mailing Service											C	P	P	P	P	P	S		P	
Professional and Business Office				S	C	C	P	S†			P	P	P	P	P	P	S		P	P
Vocational, Trade or Business School									C				P	P	P	P		P	P	C

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2	
<i>Retail Trade</i>																					
Antique or Used Furniture Sales and Service								S‡		*		P	P	P	P	S		P			
Appliance Sales and Service										P	P	P	P	P	P						
Art and Craft Store and/or Studio							P	S‡		*	P	P	P	P	P	S		P			
Bicycle Sales and Service							C	S‡		*	P	P	P	P	P	S		P			
Building Material Sales (All Indoors Excluding												P	P	P	P	P			P	P	
Clothing Store							P	S‡		*	P	P	P	P	P	S		P			
Department Store												P	P	P	P						
Drugstore							P	S‡		S	P	P	P	P	P	S		P			
Electronics Sales and Service							P	S‡		P	P	P	P	P	P	S		P			
Firearm Store†												S								S	
Florist							P	S‡		P	P	P	P	P	P	S		P	P		
Hardware Store								S‡		P	P	P	P	P	P			P	P		
Heating, Ventilating, Air Conditioning Sales and Service										C	P	P	P	P	P				P	P	
Jewelry Store							P	S‡		P	P	P	P	P	P	S		P			
Monument Sales (Excluding Stone Cutting)												P	P	P	P						
Music Store							P	S‡		P	P	P	P	P	P	S		P			
Office Supplies/Equipment Sales and Service								S‡				P	P	P	P			P	P		
Pawn or Consignment Shop								S‡				P		P	P						
Pet Store								S‡		*	P	P	P	P	P			P			
Photographic Studio and Equipment Sales and Service							P	S‡		*	P	P	P	P	P	S		P	P	P	
Shoe Store							P	S‡		*	P	P	P	P	P	S		P			
Sporting Goods							C			*	P	P	P	P	P	S		P			
Stationery, Gifts, or Art Supplies							P	S‡		P	P	P	P	P	P	S		P			
Tobacconist							P			P	P	P	P	P	P			P			
Variety Store							P	S‡		P	P	P	P	P	P	S		P			
Video Store							P	S‡		**	P	P	P	P	P	S		P			
All Other Retail Stores							C	S‡		S	C	P	P	P	P			C	C		
<i>Recreation</i>																					
Athletic Training Facility							C					P	P	P	P			P			
Bait Sales									C			P		P	P		C				
Bowling Alley												P	P	P	P						
Camp or Picnic Area****									P								C				
Commercial Fishing Lake									C								C				
Country Club or Golf Course	P	P	P	P	P	P	P		P								C				
Dancing School										*		P	P	P	P	S		P			
Driving Range									P			P					C				
Gaming Hall *****												P		P	P						
Lodge or Private Club	C	C	C	C	P	P			C	C	C	P	P	P	P		C	C			
Miniature Golf Course									P			P					C				
Outdoor Commercial Recreation Enterprise (Except Amusement Park)****									C			P	P	P	P		C				
Pool Hall												P	P	P	P	S		P			
Private Indoor Firing Range††									S								S		S		
Private Indoor Recreational Development									C			P	P	P	P	S	C	P			
Resort or Organized Camp****									C								C				
Riding Stable****									P								C				
Theater, Indoor								S‡		S		P	P	P	P			P			
Theater, Outdoor****									C		C										

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
<i>Transportation</i>																				
Airport****									C										C	C
Air Freight Terminal									S										C	C
Heliport****									C										C	S
Motor Bus Station												P		P	P				P	P
Railroad Yard and Freight Terminal																			C	P
Taxi Service											C	P	C	C	P				P	P
Truck Terminal****/Truck Wash																			P	P
<i>Veicular Sales and Service</i>																				
Automobile Accessories (New)							C			C	C	P	P	P	P					
Automobile Salvage Yard (Junkyard)																				S
Automobile, Truck, Trailer or Boat Sales or Rental												P							P	P
Automobile/Truck Repair												P		C					P	P
Car Wash												P	P						P	C
Gasoline Station										S	C	P	C	C	C				P	P
Mobile Home Sales												P								
Towing Service												S							C	P
Truck Rental												P							P	P
Truck Stop												S								P
<i>Miscellaneous Business</i>																				
Auction Sales (Non-Animal)												P	P	P	P					
Aviation Sales, Service or Storage									C										P	P
Cemetery****									C								C			
Commercial Planned Unit Development (See Section XIII-3)											D	D	D	D	D	D			D	D
Construction Yard									C										C	P
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C	C	P	P	P	P				P	P
Crematorium									C			C	C							
Day Care Facility (Non-Home Based)	C	C	C	C	C	C	C			P	P	P	P	P	P	S	P	P	C	C
kennel****									C										P	P
Lawn Care and Landscaping Service										C	C	P	P	P	P				P	P
Lumber Yard																			P	P
Mail Order Business (less than 10,000 square feet of gross floor area)										C	P	P	P	P	P				P	P
Mail Order Business (greater than 10,000 square feet of gross floor area)												P	S						P	P
Medical Cannabis Dispensary												P		P						P
Mixed-Use Planned Unit Development (See Section XIII-3)				D	D	D	D	D		D	D	D	D	D	D	D		D	D	
Radio or TV Studio									C	C	C	P	P	P	P				P	P
Shopping Center - Convenience								S		S	S	P	S	S	S	S			P	P
Shopping Center - General												P	S	S	S	S				
Self-Storage Facility												C							P	P
Warehouse																			P	P
Wholesale Business												P	P	C	C				P	P
Veterinary Hospital - Large Animal****									C										C	C
Veterinary Hospital - Small Animal****									C			C	C						P	C

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2	
Residential																					
Assisted Living Facility				C	P	P	P	P ₊			P	C	P	C	C			P			
Bed and Breakfast Inn								P ₊		P	P	P	P	P	P			P			
Bed and Breakfast, Owner Occupied	C	C	C	C	C	C	C	C		P	P	P	P	P	P			P			
Boarding or Rooming House				P	P	P	P	P			P		P	P	P			P			
Dormitory				P	P	P	P	P			P		P	C	C			P			
Dwelling, Community Living Facility, Category I	P	P	P	P	P	P	P	P	P	C	P		P					P			
Dwelling, Community Living Facility, Category II		C	P	P	P	P	P	P		C	P	P	P	P	P			P			
Dwelling, Community Living Facility, Category III				P	P	P	P	P		C	P	P	P	P	P			P			
Dwelling, Duplex***		C	P	P	P	P	P	P ₊		C	P		P					P			
Dwelling, Duplex (Extended Occupancy)***		C	P	P	P	P	P	P ₊		C	P		P					P			
Dwelling, Home for Adjustment				S	P	P	P	S			P	P	P	P	P			S			
Dwelling, Loft								P ₊		P	P	P	P	P	P		S	P			
Dwelling, Multifamily				P	P	P	P	P ₊		C	P	S	P	P	P	S	S	P			
Dwelling, Multiple-Unit Common-Lot-Line***				P	P	P	P	P		S	C		P	P	P						
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	P		P					P			
Dwelling, Single-Family (Extended Occupancy)	P	P	P	P	P	P	P	P	P	C	P		P					P			
Dwelling, Transitional Home, Category I		C	C	P	P	P	P	C		C	P	P	P	P	P			C			
Dwelling, Transitional Home, Category ii		S	S	C	P	P	P	S		S	P	P	P	P	P			S			
Dwelling, Two-Unit Common-Lot-Line***		C	P	P	P	P	P	P ₊			P							P			
Hotel or Motel								S ₊	C			P	P	P	P					P	
Mobile Home Park (See Section VII-2)									S												
Mobile Home in approved Mobile Home Park									P												
Nursing Home				C	P	P	P	P ₊			P	C	P	C	C						
Residential Planned Unit Development (See Section XIII-3)		D	D	D	D	D	D	D								D		D			
Industrial																					
Bookbinding											C	C	C	C	C				P	P	
Building Paper, Paper Containers and Similar Products Manufacturing																				P	
Chemicals and Allied Product Manufacturing																				S	
Confectionery Products Manufacturing and Packaging											C	C	C	C	C				P	P	
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																			C	P	
Electronics and Related Accessories - Applied Research and Limited Manufacturing												C	P	C	C				P	P	
Engineering, Laboratory, Scientific, and Research Instruments Manufacturing												C	C	C	C				P	P	
Grain Mill Products Manufacturing and Packaging																				P	
Household and Office Furniture Manufacturing																			P	P	
Industrial PUD																			D	D	
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing																			C	P	

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	RE	MOR	IN-1	IN-2
<i>Industrial (Cont.)</i>																				
Light Assembly Manufacturing, 50,000 gross square feet or less																			P	P
Light Assembly Manufacturing, more than 50,000 gross square feet																			C	P
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing																			C	P
Manufacturing and Processing of Athletic Equipment and Related Products														C					C	P
Manufacturing and Processing of Plastic Products, Including Blow-Molding or Injection-Molding																				P
Mechanical Measuring and Controlling Instruments Manufacturing																			C	P
Medical Cannabis Cultivation Center									C										S	P
Microbrewery								S†			S	P		P	P				P	P
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products																			C	P
Motion Picture Production Studio										S	C	C	C	C	C				C	P
Motor Vehicles Parts and Accessories Manufacturing																			C	P
Musical Instruments and Allied Products Manufacturing																			C	P
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																			P	P
Optical Instruments and Lenses Manufacturing																			C	P
Photographic Equipment and Supplies Manufacturing																			C	P
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing												C	C	C	P				P	P
Recycling Center																			S	S
Signs and Advertising Display Manufacturing															C	C			C	P
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing												C	C	C	C				C	P
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the Following: Drugs, Chemicals Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products																			P	P
Watches, Clocks and Clockwork Operated Devices Manufacturing																			C	P
Wool, Cotton, Silk and Man-made Fiber Manufacturing																			C	P
All Other Industrial Uses																			S	S

Table V-1 Notes:
* Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor, and by conditional use when the gross square footage is greater than 3,500 square feet per floor.
** Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor, and by special use when the gross square footage is greater than 3,500 square feet per floor.
*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units
****See Table VII-1 for Standards for Specific Conditional Uses
***** The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.
† See Section VII-5.D for Standards for Firearm Stores
†† See Section VII-5.E Standards for Private Indoor Firing Ranges
‡ See Section V-14. Additional Use Regulations in the R-7 District

...

(New Section) Section V-14. Additional Use Regulations in the R-7 District

To encourage the reuse of existing buildings in the R-7 district, the following apply:

- A. All residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed].
- B. All non-residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed], if the property is located on or west of Lincoln Avenue, and if a special use permit is granted.
- C. **[OPTION]** For new uses in existing buildings, no structural changes may be made to the exterior of the building. In addition, any undertaking that would qualify as a minor or major work according to Table XII-1 must be reviewed and approved by the Chair of the Historic Preservation Commission Chair and the Zoning Administrator to qualify as a reuse of an existing building.

Section VIII-5. Amount of Parking Required

M. *R-7, University Residential District Parking Requirements.* Parking requirements shall be calculated for individual uses permitted in the R-7, University Residential District, as specified below:

- 1. No additional parking is required for new uses in existing buildings. However, parking for commercial uses may be required as a condition of a special use permit.
- 2. For additions onto existing buildings, and for new buildings, parking is required at the rate provided in Table VIII-7.

Article IX. Sign and OASS Regulations

Signs for multi-family residential and commercial uses in the R-7 district shall be regulated by the Zoning Ordinance language for freestanding signs, property sale and rental signs and multiple family residential identification signs.

...

7. *Sandwich Boards*: Shall be placed within the 30 feet directly in front of a business. Shall not be located in the traveled roadway or block pedestrian traffic. Shall be moved indoors at the end of business hours. Shall not exceed eight square feet in area and four feet in height

Sandwich boards shall be allowed in the following districts:

B-1, B-2, B-3, B-3U, B-4, B-4E, CCD, MOR, R-7

...

Table IX-1. Standards for Freestanding Signs¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign²	Location of Sign
B-1, Neighborhood Business CRE, Conservation, Recreation and Education District	One sign per business, except that no freestanding sign is permitted if a projecting or roof sign exists on the lot. If a lot has two frontages, one sign per frontage is permitted.	32 square feet;	12 feet tall if beyond 15 feet from a public right-of-way;	Minimum setback of eight feet from public rights-of-way.
B-2, Neighborhood Business Arterial	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet if combined or monument ^{2,3}	6 feet tall if located 8 to 15 feet from a public right-of-way	
R-7, University Residential	One sign per business frontage.	10 square feet	8 feet tall	
MOR, Mixed Office Residential CCD, Campus Commercial District B-3U, General Business –University	One sign per business frontage, except that no freestanding sign is permitted if a projecting or roof sign exists on the same frontage.	32 square feet	8 feet tall	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet; 75 square feet if combined or monument ^{2,3}	16 feet tall if beyond 15 feet from a public right-of-way; 8 feet tall if located 8 to 15 feet from a public right-of-way	

¹ For buildings with multiple businesses, refer to Table IX-9, Freestanding Shopping Center Signs.

² If a freestanding sign in the B-3, General Business, or IN-1 and IN-2, Industrial, zone is: (1) directed toward the users of an interstate highway; (2) within 2,000 feet of the center line of an interstate highway; and (3) more than 75 feet from the boundary of any residential zoning district; then the sign's maximum height may be increased to 75 feet, and its maximum size may be increased to 150 square feet.

³ Combined and Monument Signs: If a property has two business frontages, a single sign may be constructed with a larger maximum area as defined in Table IX-1. Monument signs (as defined in Section IX-2.O) may be constructed with a larger maximum area as defined in Table IX-1.

Table IX-7. Standards for Property Sale and Rental Signs

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign²	Location of Sign
R-1 and R-2 Single-Family Residential R-3, Single and Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business R-7, University Residential	One per apartment building or dwelling ¹	10 square feet	10 feet	
AG, Agriculture	One per 660-foot frontage	32 square feet	15 feet	Signs shall conform to the setback requirements for structures in the applicable districts.
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3U, General Business University CCD, Campus Commercial District MOR, Mixed Office Residential	One per frontage ¹			
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One per frontage ¹			

¹ An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter.

² Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed. (Ord. No. 2011-02-007, 2-21-2011)



Table IX-10. Standards for Multi-Family Residential Identifications Signs¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign	Illumination
R-4, R-5, & R-6 Multiple-Family Residential R-6B, Restricted Business MOR, Mixed Office Residential R-7, University Residential	One per property	12 square feet			
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3, General Business B-3U, General Business University CCD, Campus Commercial District B-4, Central Business B-4E, Central Business Expansion	One per frontage	20 square feet	5 feet for freestanding signs	Minimum 10-foot setback from public rights-of-way	External only

¹ (Ord. No. 2011-02-007, 2-21-2011)

Exhibit L - Revised Commercial Uses Map

Legend

-  Residential uses by-right in existing buildings
-  Commercial uses in existing buildings with SUP

Aerial_2020

Residential uses permitted in all existing buildings.

Commercial uses in existing buildings on or west of Lincoln Avenue are permitted, if a special use permit is granted.

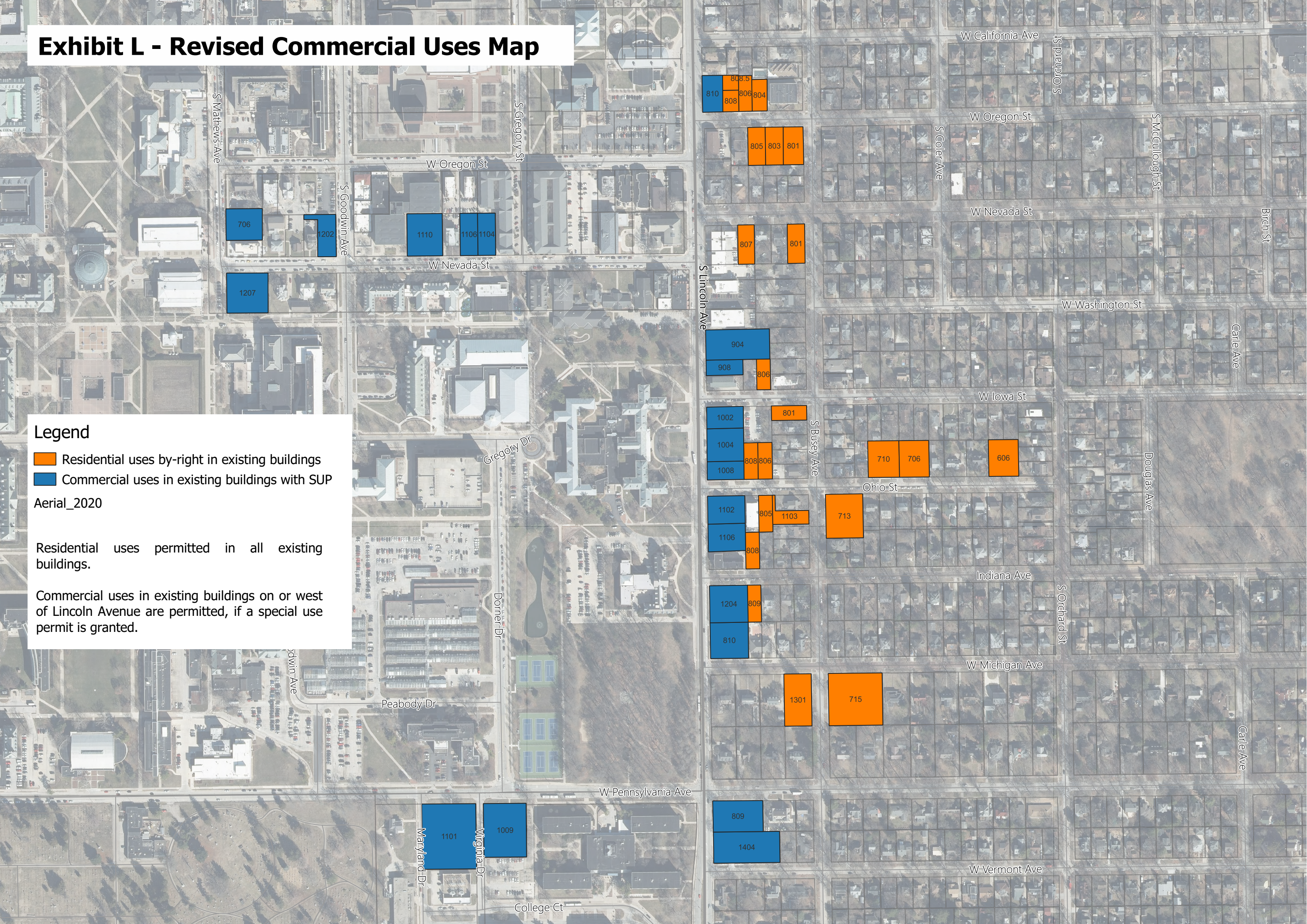


EXHIBIT M - Revised R-7 Zoning Description Sheet



R-7 – UNIVERSITY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-7 Zoning District is as follows:

"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. The R-7 district also allows some business uses within existing structures. The district is intended to encourage the adaptive re-use of existing older structures. (Ordinance No. 8384-25, § 3, 10-17-83) (Ordinance No. 9091-62, § 2, 11-19-90)"

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-7 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Residential

Assisted Living Facility‡
Bed and Breakfast Inn‡
Boarding or Rooming House
Dormitory
Dwelling, Duplex‡
Dwelling, Duplex (Extended Occupancy) ‡
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Home for Adjustment‡
Dwelling, Loft‡
Dwelling, Multifamily‡
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (Extended Occupancy)
Dwelling, Transitional Home, Category I‡
Dwelling, Two-Unit Common-Lot-Line‡
Nursing Home‡

SPECIAL USES:

Residential

Hotel or Motel‡

Public and Quasi-Public

Church, Temple or Mosque
Library, Museum or Gallery‡

Business – Professional and Financial Services

Bank/Savings and Loan Association‡
Copy and Printing Service‡
Professional and Business Office‡

Business – Personal Services

Barber/Beauty Shop‡
Health Club/Fitness‡
Massage Therapist‡
Pet Care/Grooming‡
Shoe Repair Shop‡
Tailor and Pressing Shop‡

Business – Food Sales and Services

Bakery‡
Café or Deli‡
Catering Service‡
Confectionary Store‡
Convenience Store‡
Meat and Fish Market‡

Business – Retail Trade

Antique or Used Furniture Sales and Service‡
Art and Craft Store and/or Studio‡
Bicycle Sales and Service‡
Clothing Store‡
Drugstore‡
Electronic Sales & Service‡
Florist‡
Hardware Store‡
Jewelry Store‡
Music Store‡
Office Supplies/Equipment Sales and Service‡
Pawn or Consignment Shop‡

Pet Store‡
Photographic Studio and Equipment Sales and Service‡
Shoe Store‡
Stationary, Gifts or Art Supplies‡
Variety Store‡
Video Store‡
All Other Retail Stores‡
Liquor Store‡
Restaurant‡
Supermarket or Grocery Store‡
Tavern or Night Club‡

Recreation

Theater, Indoor‡

Industrial

Microbrewery‡

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

Mixed-Use Planned Unit Development (See Section XIII-3)

Residential

Residential Planned Unit Development (See Section XIII-3)

CONDITIONAL USES:

Residential

Bed and Breakfast, Owner Occupied Dwelling, Transitional Home, Category II

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

‡ See Section V-14. Additional Use Regulations in the R-7 District

DEVELOPMENT REGULATIONS IN THE R-7 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-7	6,000	60	35	0.50	0.35	15 ⁹	5 ¹⁸	10 ¹⁸

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹⁸ – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1. Buffer Yards, and Table VI-2. Landscaping Buffer.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
Planning Division
400 South Vine Street, Urbana, Illinois 61801
(217) 384-2440 phone | Email: Planning@urbanaininois.us
City Website: www.urbanaininois.us

EXHIBIT N - Table XII-1: Level of Review for Contributing Properties

Table XII-1: Level of Review for Contributing Properties			
	Exempt Undertakings	COA Required	
		Minor Works (Administrative review)	Major Works (HPC review)
Description of undertaking			
<i>Building ordinary maintenance</i> made in kind and using like materials:			
Architectural features, repair of existing	X		
Masonry repointing with compatible mortar		X	
Painting previously painted surfaces, regardless of paint colors	X		
Roof cladding, with like materials		X	
All other exterior building maintenance and repairs		X	
<i>Site ordinary maintenance</i> made in kind and using like materials:			
Access drives	X		
Outdoor storage, replacement of existing	X		
Steps (not attached to buildings)	X		
Structural landscape features		X	
Walkways	X		
All other repairs of site improvements		X	
<i>Building changes and new construction</i> , including:			
Access ramps/lifts - erection, alteration, removal		X	
Architectural features and details		X	
Awnings		X	
Building additions			X
Construction of new buildings (other than accessory)			X
Decorative glass (colored, leaded, or beveled)			X
Doors (except storm doors)		X	
Gutters and downspouts (integral and attached)		X	
Mailboxes	X		
Painting of unpainted material, such as masonry, copper, and wood		X	
Porches, decks, and attached steps (including enclosing)			X
Roofs, including roof lines and materials			X
Satellite dishes		X	
Shutters		X	
Siding, removal of non-original synthetic siding		X	
Siding (other)			X
Signs and interpretative displays (permanent)			X
Storm doors and storm windows	X		
Windows (except storm windows and window screens)			X
Window screens	X		

All other new construction and changes to buildings			X
	Exempt Undertakings	COA Required	
		Minor Works (Administrative review)	Major Works (HPC review)
<i>Site changes and new construction, including:</i>			
Accessory buildings (less than 100 sq. ft. in area)	X		
Accessory buildings (greater than 100 sq. ft. in area)			X
Access drives			X
Air conditioner condenser units		X	
Fences		X	
Landscape planting beds and gardens	X		
Mechanical and electrical service equipment		X	
Parking lots			X
Patios		X	
Signs (permanent)			X
Signs (temporary)	X		
Walkways		X	
Walls and screens (as landscape features)		X	
All other site modifications			X
<i>Demolition, removal, and relocation of buildings and other structures:</i>			
Accessory structures (less than 100 sq. ft. in area)		X	
Accessory structures (greater than 100 sq. ft. in area)			X
Fences (non-historic)		X	
Fences (historic)			X
All other demolition, removal, and relocation			X