



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning and Economic Development Division*

**m e m o r a n d u m**

**TO:** The Urbana Plan Commission

**FROM:** Jeffrey Engstrom, Planner I

**DATE:** March 2, 2007

**SUBJECT:** Plan Case No. 2031-T-07: Request by the Zoning Administrator to amend Table V-1; Table of Uses of the Zoning Ordinance as it pertains to the R-7, University Residential zoning district.

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**Introduction**

The Zoning Administrator is requesting an amendment to the Urbana Zoning Ordinance to amend Section IV-2, concerning the purpose of the R-7 University Residential District, and Table V-1, Table of Uses, concerning the R-7 University Residential zoning district to allow for a broader variety of appropriate uses in this district.

As currently written, the R-7 District only allows the following types of residential uses:

- Bed and Breakfast, Owner Occupied (by conditional use only)
- Boarding or Rooming House
- Community Living Facility
- Home for Adjustment (by special use only)
- Multiple Unit Common Lot Line
- Single Family Dwelling

Relative to other residential districts, the R-7 district is extremely limited in the range of allowable residential and other uses that are permitted. This limited range of uses presents obstacles for redevelopment and adaptive reuse of existing buildings to residential densities and development types that could fit in well within the zone, such as condominium, townhomes, duplexes, and small apartment uses. The proposed text amendment would bring the R-7 zone into greater conformity with other low to mid-density residential districts in Urbana.

Under the proposed amendment, the following additional uses would be permitted by right in the R-7 district:

- Dwelling, Duplex;

- Dwelling, Duplex (Extended Occupancy);
- Dwelling, Single-Family (Extended Occupancy);
- Dwelling, Two-Unit Common-Lot-Line;
- Country Club or Golf Course;
- Lodge or Private Club;
- Institution of an educational, philanthropic, or eleemosynary nature;
- Municipal or Government Building;
- Public Elementary, Junior or Senior High School;
- Public Library, Museum, or Gallery; or
- Public Park.

The following additional uses would be permitted with a Conditional Use Permit:

- Day Care Facility;
- Electrical Substation;
- Athletic Training Facility (Residential).

The following additional uses would be permitted with a Special Use Permit:

- Dwelling, Multi-Family;
- Police Station or Fire Station;
- Principal Use Parking Garage or Lot;
- Professional and Business Office.

In addition to the required newspaper legal notice, staff also sent notification of the proposed amendment to all owners of property zoned R-7, University Residential. Property owners were offered the opportunity to voice the comments in writing or speak at the March 8, 2007 Plan Commission hearing.

## Background

The R-7, University Residential Zoning District is intended to allow the development of fraternity, sorority, dormitory and rooming house uses in close proximity to the University of Illinois (see Exhibit D). There are currently 45 properties zoned R-7, University Residential. The intent of this district is described in part as “*protecting adjacent residential districts from incompatible developments*”. The areas where the R-7 zoning district exists are transition areas between the University and a low density residential neighborhood.

### Current Development Regulations for the R-7, University District

	Min. Lot Size	Min. or Ave. Lot Width	Max. Height	Max. FAR	Min. OSR	Req. Front Yard	Req. Side Yard	Req. Rear Yard
R-7	6,000 sq. ft	60 sq. ft	35 ft	0.50	0.25	15	5	10

The current zoning standards for the district restrict the use and scale of buildings which can be built on properties zoned R-7. Essentially, single family homes or very small dormitories and rooming houses are the only residential uses that can be built within the district. The R-7 district does not allow many of the dwelling types that low and intermediate-density residential district do allow, such as Duplexes and Condominiums. Also excluded are non-residential uses that are allowed in every other residential district, such as Day Care, Libraries, or Public Parks.

***History of the R-7 Zoning District***

The R-7 zoning district was originally created in 1983 (Plan Case 1143-T-82) under the title “R-7, Dormitory District.” The staff report to the Plan Commission in 1983 indicated two primary reasons for this district being created. First, the 1979 revision of the Urbana Zoning Ordinance resulted in several of the fraternities, sororities and dormitories, which had been zoned R-6, High Density, becoming non-conforming when development regulations were changed for that zoning district. Second, the R-6 zoning of fraternities and sororities resulted in “spot” zoning of R-6 in areas zoned predominantly R-2, single-family residential, primarily east of Busey Avenue. For these reasons, the R-7, Dormitory District was created. Essentially, the only uses allowed in the district were fraternities, sororities and dormitories. Approximately ten properties were rezoned to the new R-7, Dormitory District. The majority of these properties were located east of Busey Avenue in areas that were predominantly single-family residential (see Exhibit “C”).

**1983 Development Regulations for the R-7, Dormitory District**

	Min. Lot Size	Min. or Ave. Lot Width	Max. Height	Max. FAR	Min. OSR	Req. Front Yard	Req. Side Yard	Req. Rear Yard
R-7	6,000 sq. ft	60 sq. ft	80 ft	1.40	0.25	15	5	10

In 1990, the Urbana City Council adopted the Downtown to Campus Plan as an amendment to the City of Urbana Comprehensive Plan. The primary goal of this plan was to preserve the character of the West Urbana neighborhood area by encouraging a better balance of land uses and zoning districts. The Downtown to Campus Plan made specific recommendations to revise the R-7, Dormitory District by; 1) adjusting development requirements for height, setbacks, floor area ratio, and screening; and 2) expand the R-7 district to include more properties meeting the intent of that district.

Plan Case 1366-T-90 was proposed to the Urbana City Council in 1990 to make necessary changes to the R-7 zoning district, as recommended in the Downtown to Campus Plan. The primary changes proposed and adopted in 1990 are summarized as follows:

- Change the name of R-7, Dormitory district to R-7, University Residential Zoning District
- Made rooming houses and community living facilities permitted uses in addition to dormitories (already permitted)

- Made churches, multi-family dwellings, homes for adjustment and tourist homes special uses
- Lowered the maximum height from 80 feet to 45 feet
- Lowered Floor Area Ratio from 1.4 to 0.9
- Made several technical corrections to the ordinance

**1990 Development Regulations for the R-7, University District**

	Min. Lot Size	Min. or Ave. Lot Width	Max. Height	Max. FAR	Min. OSR	Req. Front Yard	Req. Side Yard	Req. Rear Yard
R-7	6,000 sq. ft	60 sq. ft	45 ft	0.90	0.25	15	5	10

The application for the text amendment in 1990 stated that the *“changes to the R-7 district are intended to protect the existing residential uses while limiting the development of inappropriate and incompatible apartment buildings in primarily single-family neighborhoods.”* The staff report to the Plan Commission in 1990 stated that the *“proposed amendment was recommended in the Downtown to Campus Plan in order to prevent new apartment development in the R-4 and R-5 zoned lots in the neighborhood which contain dormitories and rooming houses.”* For this reason, separate plan cases were subsequently submitted to rezone more properties containing fraternities, sororities, rooming houses and dormitories from multi-family zoning to the R-7, University Residential District.

The 1990 amendment to the R-7 district regulations resulted in approximately 35 more properties being rezoned to the district. The additional properties included fraternities and sororities but also rooming houses and some single-family residential lots.

In 2002, Plan Case 1816-T-02 was proposed to eliminate Multi-Family as a special use in the R-7, University District. Although the 1990 amendment to the R-7 zoning district included the provision to allow multi-family apartments to be built with a special use permit, by 2002 there had been no such requests and there were no existing multi-family apartments located in an R-7, University Residential zoning district. The current case would reintroduce the opportunity to have multi-family development in the R-7 district (by special use only) in recognition of changing demands for residential development in the area away from the multi-tenant rooming houses and towards small apartments or converted apartments or townhomes with the potential for fewer overall residents.

*Urbana Comprehensive Plan*

The 2005 Urbana Comprehensive Plan incorporated several neighborhood plans into its Goals & Strategies and Future Land Use Maps. As a result, the 1990 Downtown to Campus Plan “will no longer be used as a stand-alone document” (p. 6). Future Land Use Maps (#8 and #9) of the Comprehensive Plan identify several properties as University Residential within the “Lincoln-Busey Corridor”. Most of them were rezoned to R-7 in 1990.

The 2005 Urbana Comprehensive Plan has the following Goals and Objectives which pertain to the R-7 district:

**Goal 1.0      Preserve and enhance the character of Urbana’s established residential neighborhoods.**

*Objectives*

- 1.2      Encourage investment in older properties to help maintain their appearance and long-term potential.
- 1.4      Promote established neighborhoods close to campus and the downtown as attractive places for people to live.
- 1.5      Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

**Goal 12.0     Preserve the characteristics that make Urbana unique.**

*Objectives*

- 12.1     Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

**Goal 18.0     Promote infill development.**

**Goal 19.0     Provide a strong housing supply to meet the needs of a diverse and growing community.**

*Objectives*

- 19.2     Encourage residential developments that offer a variety of housing types, prices and designs.

## **Issues and Discussion**

The majority of properties currently zoned R-7 are dormitories, sororities, or fraternities and multi-family units rented primarily to University students (Exhibit “F” contains a complete list of uses within the district). As mentioned above, the intent of the R-7 district is 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.* However, if the existing buildings were ever to be redeveloped or adaptively reused they could only be replaced with a single-family home or a very small dormitory. The Zoning Ordinance does not leave any room for an intermediate density use, such as duplexes, condominiums, townhomes, or small apartment buildings.

The “7” in R-7 does not refer to density. In fact, the R-7 district is more restrictive than the adjacent R-4 and R-2 districts it is meant to protect. It allows for fewer uses, and has the same development regulations as R-4. Instead of being the highest density district, R-7 is intended to act as a buffer. To the west of the district are high-density, University-related uses. To the east are single-family homes,

some of which are rented to students, while others are owner-occupied. In order to provide a true transition between the two, intermediate uses appear to be appropriate.

Allowing intermediate-density development (i.e., duplexes and small multi-family buildings), can create opportunities for additional appropriate developments in the R-7 district. Property owners will have less incentive to let substandard properties continue to deteriorate. The following uses are requested to be allowed in the R-7 district: Duplex and Two-Unit Common-Lot-Line (permitted by right); and Multi-Family Dwelling (permitted with a Special Use Permit).

In addition to allowing intermediate-intensity residential uses, it is appropriate to allow extended-occupancy homes in the R-7 district. Extended occupancy uses are permitted in every other residential district, and there is no particular reason to exclude such uses from the areas surrounding the University. Also, Homes for the Aged are allowed as a Conditional Use in intermediate-density uses (R-4 and higher). It would be consistent to allow these uses in R-7 with a CUP.

Other uses permitted in the R-1 and R-2 districts are currently not allowed in the R-7 district. These uses do not appear contradictory to the intent of the district, nor are they incompatible with surrounding zones. The Zoning Administrator is requesting these uses be allowed with the same permissiveness as in the R-4, Medium-Density Multi-Family Residential District, as this is the district with the most similar development regulations.

All of these changes are summarized in Exhibit D: Changes to Table V-1.

In order to facilitate these changes, it is recommended that the purpose of the R-7 district be amended. The existing language specifies that the district is to contain only dormitories and rooming houses. This is not completely consistent with the current allowed uses or the proposed additional uses. City staff are recommending the following change to Section IV-2 Paragraph J (8) of the Zoning Ordinance:

8. The *R-7, University Residential District* is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses and other compatible housing types, ~~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.

Another factor to consider is a City Council directive for staff to pursue design review for the Lincoln-Busey Corridor. If enacted, this program will work similarly to the Mixed-Office-Residential District in that certain types of exterior changes and new construction are reviewed under adopted design review standards. This will ensure that buildings in the Lincoln-Busey corridor will not be incompatible with the single-family homes to the east of Busey Avenue. Extension of design review to the Lincoln-Busey Corridor is a part of the Planning Division work plan for 2007.

## **Summary of Staff Findings**

1. The proposed amendment would assist in the administration of the Urbana Zoning Ordinance.
2. The R-7 district was created in 1983 with the stated purpose of allowing dormitories, fraternities and sororities on the edge of the University of Illinois campus to conform to the Zoning Ordinance.
3. The R-7 zoning district requirements were amended in 1990 in response to recommendations from the Downtown to Campus Plan.
4. Although it is intended to serve as a transition district between the University and lower density residential areas, R-7 does not permit residences of intermediate density.
5. The proposed amendment will permit duplexes, two-unit common-lot-line, and multi-family properties in the R-7 district, to conform to the purpose of providing a transition from intense University uses to the single-family residences.
6. The proposed amendment will permit Single-Family (Extended Occupancy) and Duplex (Extended Occupancy) uses in the R-7 district, which is consistent with Extended Occupancy uses being allowed in every other residential district.
7. The proposed amendment would allow for additional housing opportunities for residents of the R-7 district, including condominium, duplex, townhouse, and small apartment dwelling types.
8. The proposed amendment will permit several non-residential uses in the R-7 district which are allowed in similar residential districts.
9. The proposed amendment of the R-7 district's intent is required for compatibility with residential uses that are currently permitted, as well as proposed additional uses.
10. The proposed amendment will further the City of Urbana's goals, policies, and implementation strategies concerning the preservation of neighborhood character and diversity of housing types as expressed through the Comprehensive Plan and the Zoning Ordinance.

## **Options**

The Plan Commission has the following options for recommendation to the Urbana City Council. In Plan Case 2031-T-07, the Plan Commission may:

- a. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as presented herein; or
- b. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. forward this case to City Council with a recommendation for denial of the proposed text amendment to the Zoning Ordinance.

### **Staff Recommendation**

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Commission recommend **APPROVAL** of the proposed Zoning Ordinance text amendment, as presented herein.

Attachments:	Exhibit A	Petition for Zoning Text Amendment
	Exhibit B	R-7 Zoning Description Sheet
	Exhibit C	1983 Map of Properties zoned R-7, Dormitory Residential
	Exhibit D	2007 Map of Properties zoned R-7, University Residential
	Exhibit E	Summary of Changes to Table V-1
	Exhibit F	R-7 Property Listing by Use and FAR
	Exhibit G	Photo Inventory





# Petition for Zoning Text Amendment

# Plan Commission

~~APPLICATION FEE - \$150.00~~

**DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY**

Date Petition filed 2/28/07 Plan Case No. 2031-T-07  
 Date set for Public Hearing 3/08/07 Date(s) of Hearing \_\_\_\_\_  
 Date Legal Notice Published 2/21/07 Newspaper News-Gazette  
 Fee Paid: Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_  
 Comments: (Indicate other actions such as continuances) \_\_\_\_\_

Recommendation by Plan Commission \_\_\_\_\_ Date \_\_\_\_\_  
 Action by City Council \_\_\_\_\_ Date \_\_\_\_\_

1. Name of Petitioner(s) Elizabeth H. Tyler, AICP, Zoning Administrator
2. Address City of Urbana Community Development Services Department  
400 S. Vine Street, Urbana, IL 61801
3. Telephone (217) 384 2440
4. Name and Address of Owner(s) (if different from Petitioner) \_\_\_\_\_
5. Telephone \_\_\_\_\_
6. Portion(s) of Zoning Ordinance affected by petition:  
 Change #1: Article: V Table V-1 Paragraph \_\_\_\_\_ Page 44-47  
 Change #2: Article IV Section 2 Paragraph J(8) Page 33  
 Change #3: Article \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_ Page \_\_\_\_\_
7. Existing Text of the Zoning Ordinance See attached Table V-1 for current uses allowed in R-7. Also: Paragraph IV-2J(8) currently reads: 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.

8. Proposed Text of the Zoning Ordinance See attached Table V-1 for proposed uses to be allowed in R-7. Change Paragraph IV-2J(8) to read: The R-7, University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses and other compatible housing types, 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.

9. What error in the existing Ordinance would be corrected by the proposed Amendment? None.

10. What changed or changing conditions warrant the approval of this Amendment? Proposed text amendment would be more consistent with the intent of the R-7, University Residential Zoning District as a buffer from the University Campus to the adjacent single-family neighborhood; and would allow for additional low and medium residential use opportunities

11. What other circumstances justify the Amendment? None.

12. Time schedule for development (if applicable) N/A

13. Additional exhibits submitted by the petitioner None.

WHEREFORE, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for amendment to the text of the Urbana Zoning Ordinance be granted.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
Signature of Applicant

STATE OF ILLINOIS     }  
                                  }SS  
CHAMPAIGN COUNTY }

I, \_\_\_\_\_, being first duly sworn on oath, deposes and says, that he/she is the same person named in and who subscribed the above and foregoing petition, that he/she has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_  
Notary Public

SEAL

Petitioner's Attorney    Jack Waaler., City Attorney

Address                    City of Urbana, 400 S. Vine St Urbana, IL 61801

Telephone                 217 384-3463



# 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. (Ord. No. 8384-25, § 3, 10-17-83, Ord. No. 9091-62, § 2, 11-19-90)"

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

### PERMITTED USES:

#### Residential

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Multiple-Unit Common-Lot-Line

Dwelling, Single Family

### SPECIAL USES:

#### Public and Quasi-Public

Church or Temple

#### Residential

Dwelling, Home for Adjustment

### CONDITIONAL USES:

#### Residential

Bed and Breakfast, Owner Occupied

## 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)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
<b>R-7</b>	<b>6,000</b>	<b>60</b>	<b>35</b>	<b>0.50</b>	<b>0.35</b>	<b>15<sup>9</sup></b>	<b>5</b>	<b>10</b>

**FAR= FLOOR AREA RATIO**

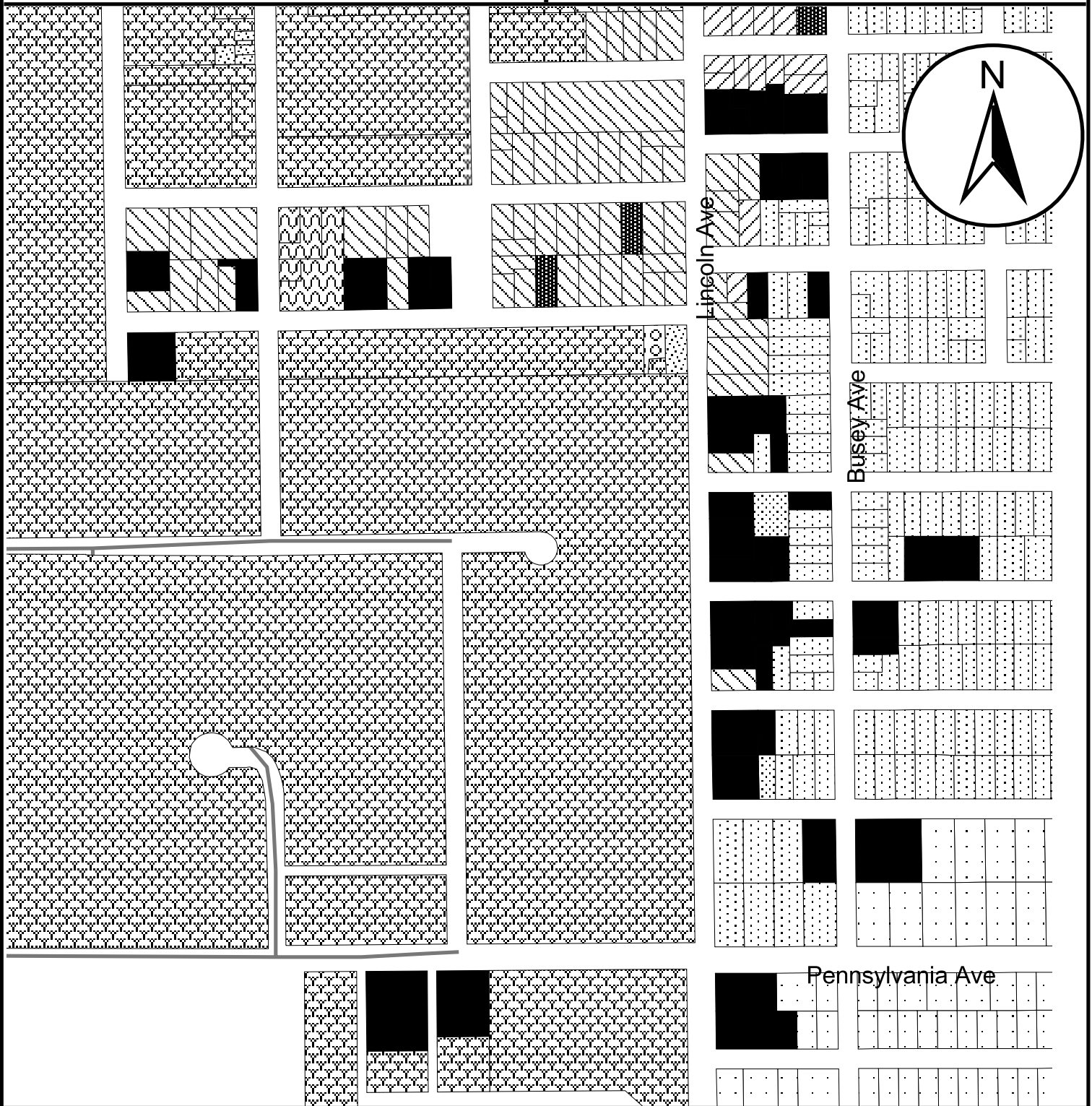
**OSR= OPEN SPACE RATIO**

**Footnote<sup>9</sup>** – 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 Sec. 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 Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

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

**City of Urbana**  
**Community Development Services Department**  
 400 South Vine Street  
 Urbana, IL 61801  
 (217) 384-2440  
 (217) 384-2367 fax

# Exhibit D: 2007 R-7 Properties



Plan Case: 2031-T-07  
 Petitioner: Zoning Administrator  
 Description: R-7 Text Amendment

Prepared 02/17/2007 by Community Development Services - jme



R7 - University Residential

## Exhibit F: R-7 Properties by Use

No.	Street	Land Use	Approx.* Floor Area	Approx.* Lot Size	FAR	Over Limit
810	Oregon	Group Home	5275.5	10260	0.51	✓
808	Oregon	Rental	2550	4800	0.53	✓
806	Oregon	Rental	1969.6	6448	0.31	
804	Oregon	Rental	5402.4	6610.5	0.82	✓
802	Oregon	Group Home	29600	15458	1.91	✓
805	Oregon	Rental	3202.5	9100	0.35	
803	Oregon	Sorority/Fraternity	4638.5	9380	0.49	
801	Oregon	SF Rental	4512	10220	0.44	
801	Nevada	Rental	4586	9280	0.49	
80	Nevada	Sorority/Fraternity	4810	8440	0.57	✓
1207	Nevada	Sorority/Fraternity	13880	22344	0.62	✓
1202	Nevada	Sorority/Fraternity	12327	11303	1.09	✓
1110	Nevada	Sorority/Fraternity	16183	20436	0.79	✓
1104/1104 1/2	Nevada	Sorority/Fraternity	17146	20436	0.84	✓
704/706	Mathews	Sorority/Fraternity	15600	17140	0.91	✓
809	Pennsylvania	Sorority/Fraternity	21275	38000	0.56	✓
1101	Pennsylvania	A.T.O	14262	44770	0.32	
1109	Pennsylvania	Sorority/Fraternity	7716	31284	0.25	
806	Iowa	Parking lot (Parking)	0		0.00	
801	Iowa	MF Rental	2344	6890	0.34	
606	Ohio	Sorority/Fraternity	8566	14715	0.58	✓
706	Ohio	Sorority/Fraternity	8588	14850	0.58	✓
710	Ohio	Sorority/Fraternity	14242	15525	0.92	✓
806	Ohio	Rental	3827	7020	0.55	✓
808	Ohio	Sorority/Fraternity (Parking)	0		0.00	
713	Ohio	Sorority/Fraternity	9768	14796	0.66	✓
805	Ohio	Sorority/Fraternity	15728	13736	1.15	✓
807	Indiana	Institutional	4700	6664	0.71	✓
809	Indiana	Institutional	1632	6885	0.24	
715	Michigan	Institutional	38500	128000	0.30	
810	Michigan	Institutional	8820	18650	0.47	
1103	Busey	Rental	3000	7230	0.41	
1104	Busey	Sorority/Fraternity (Parking)	0		0.00	
1301	Busey	Rental	5175	19493	0.27	
904	Lincoln	Sorority/Fraternity	9857.5	26196	0.38	
908	Lincoln	MF Rental	2640	7752	0.34	
1002	Lincoln	Sorority/Fraternity	6907	10900	0.63	✓
1004	Lincoln	MF or Group Home	4250	16470	0.26	
1008	Lincoln	Institutional	4440	9045	0.49	
1102	Lincoln	Sorority/Fraternity	10111.5	14111	0.72	✓
1106	Lincoln	Sorority/Fraternity	15127.4	13974	1.08	✓
1204	Lincoln	Sorority/Fraternity	14700	19040	0.77	✓
1404	Lincoln	Rental	16750	28365	0.59	✓
<b>Average FAR</b>					<b>0.61</b>	<b>✓</b>

\*Areas are rough estimates from aerial photographs

**Exhibit E: Proposed Changes to 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	IN	MOR	OP
<b>Public and Quasi-Public</b>																				
Electrical Substation	S	S	S	C	C	C	C	C	S	C	C	P		P	P			P		
Institution of an Educational, Philanthropic, or Eleemosynary Nature	S	S	S	P	P	P	P	P	S	P	P	P	P	P	P		S		P	
Municipal or Government Building	C	C	C	P	P	P	P	P	C	P	P	P	P	P	P		P	P	P	P
Police Station or Fire Station			S	S	S	S	S	S	S	P	P	P	P	P	P	S		P		
Principal Use Parking Garage or Lot				S	S	S	S	S			P	P	P	P	P			P	S	
Public Elementary, Junior High School, or Senior High School	P	P	P	P	P	P		P	P								P			
Public Library, Museum or Gallery	S	S	S	P	P	P	P	P		P	P	P	P	P	P		P		P	
Public Park	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P
<b>Business</b>																				
<b>Professional and Financial Services</b>																				
Professional and Business Office				S	C	C	P	S		P	P	P	P	P	P	S		P	P	P
<b>Recreation</b>																				
Athletic Training Facility, Residential				C	C	C	C	C		C	C	P	P	P	P		C		C	
Country Club or Golf Course	P	P	P	P	P	P	P	P	P								C			
Lodge or Private Club	C	C	C	C	P	P		P	C	C	C	P	P	P	P		C		C	
<b>Miscellaneous Business</b>																				
Day Care Facility (non-home based)	C	C	C	C	C	C	C	C		C	C	C	C	C	C			C	P	C
<b>Residential</b>																				
Bed and Breakfast Inn										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	S		C	P	S	P	P	P	S				P
Dwelling, Multiple-Unit Common-Lot-Line***				P	P	P	P	P		S	C		P	P	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, Two-Unit Common-Lot-Line***		C	P	P	P	P	P	P			P									P
Home for the Aged				C	P	P	P	P			P	C	P	C	C					P
Hotel or Motel									C			P	P	P	P					
Mobile Home Park (See Section VII-4)									S											
Mobile Home in Mobile Home Park									S											
Nursing Home				C	P	P	P				P	C	P	C	C					
Residential Planned Unit Development (See Section XIII-6)	S	S	S	S	S	S	S	S	S											

\* 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



**Photo Inventory of Properties Zoned R-7**



810 W. Oregon



808 W. Oregon



806 W. Oregon



804 W. Oregon

**Photo Inventory of Properties Zoned R-7**



802 W. Oregon



805 W. Oregon



803 W. Oregon



801 W. Oregon

**Photo Inventory of Properties Zoned R-7**



801 W. Nevada



807 W. Nevada.



1207 W. Nevada



1202 W. Nevada

**Photo Inventory of Properties Zoned R-7**



1110 W. Nevada



1104 & 1104 1/2 W. Nevada



1009 W. Pennsylvania



1101 W. Pennsylvania

## Photo Inventory of Properties Zoned R-7



806 W. Iowa



801 W. Iowa



606 W. Ohio



706 W. Ohio

**Photo Inventory of Properties Zoned R-7**



710 W. Ohio



808 W. Ohio



806 W. Ohio



805 W. Ohio.

**Photo Inventory of Properties Zoned R-7**



807/809 W. Indiana



808 W. Indiana



810 W. Michigan



1103 S. Busey

**Photo Inventory of Properties Zoned R-7**



1106 S. Lincoln



1301 S. Busey



904 S. Lincoln



908 S. Lincoln



**Photo Inventory of Properties Zoned R-7**



1002 S. Lincoln



1004 S. Lincoln



1008 S. Lincoln



1102 S. Lincoln

## Photo Inventory of Properties Zoned R-7



1204 S. Lincoln