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Acknowledgements

I would like use this portion of the document to express my acknowledgements for both the University of Illinois at Urbana-Champaign’s (UIUC) Department of Urban and Regional Planning as well as Champaign’s Planning & Development Department. I am extremely grateful for my education at UIUC as I have learned so much about the field of urban planning. All my classes and interactions with the department’s professors have truly shaped me to become the knowledgeable individual that I am today. I specifically would like to thank Professor Mary Edwards for being my academic advisor and providing me with intellectual support.

I appreciate the Planning & Development Department for allowing me to undertake this project, letting me use several of their resources, and most importantly, employing me to work as one of their interns. The insight I have gained from the entire staff is invaluable as I can honestly say my experiences with them have prepared me to work as an effective planner in the professional world. I want to especially thank Assistant Departmental Director Rob Kowalski. Rob was not only my professional advisor for this project, but also served as my personal mentor during my internship with the city. I look up to him as a planning role model and am indebted for everything he has taught me. Additionally, I would like to show my gratitude to Associate Planner Eric Van Buskirk for sharing his expertise in graphic design with me. All of the handbook’s maps were created with his assistance.
Zoning is a significant legal instrument that municipalities in the United States utilize to manage development. It is through this control that localities are able to promote an orderly pattern of growth and separate land uses that are incompatible with one another. Simply put, zoning is the tool that allows the strategic planning of urban areas to become a reality.

However, despite its importance many people have a hard time understanding the foundational principles of zoning. Many zoning ordinances, which are the documents that specify an area’s land use regulations, are for instance not user-friendly, lack illustrations to assist in visualizing ideas, and are often very difficult to read. In particular, many ordinances use terms that seem foreign or unfamiliar to a lot of common citizens. From such terms as “provisional uses” to “FAR,” the field of urban planning uses a lot of phrases and jargon that are often not known by the general public. Similar to the “legalese” of practicing lawyers and legal advisors, this vocabulary is usually dubbed as “plannerese.”

The aforementioned issues persist in municipalities throughout the country and Champaign is no exception. The following document was created to help mitigate the local misunderstandings of zoning. It is a zoning handbook for the city of Champaign that makes use of clear explanations and visually engaging graphics to better inform residents and business owners on the basic components of the area’s land use regulations. In other words, the handbook was created with the intention of assisting people to better understand zoning and how it is used to manage development.

Readers should understand that the handbook does not replace the zoning ordinance. The ordinance is a legal document that enables Champaign to exercise its police power, or the authority to promote the welfare, security, and safety of the general public, through zoning. The following document is a supplementary guide that assists people in better understanding the concepts, regulations, provisions, and explanations that are included within the ordinance.
Zoning in Champaign

Residential, In-Town, Commercial, Interstate, and Industrial are the 5 land use groups within Champaign. They accommodate the range of uses that occur or operate in the city. These land use groups are further divided into 20 zoning districts. The districts are specifically delineated areas that possess regulations on how land can be used and developed. Additionally, there are also 2 overlay districts within the city. These are not separate zoning districts, but special areas that are superimposed on a district. They have additional regulations that supersede or supplement the development standards of the underlying zoning district.

As mentioned earlier, zoning district’s control the size and placement of structures as well as what sort of uses are allowed within them. These regulations are mandated through use requirements and development standards, the basic components of a zoning district. Every lot and parcel within the city is designated into one of the 20 zoning districts. All of this land has to follow the explicit rules and provisions of their underlying district. If someone wants to determine the zoning designation of a particular lot or parcel of land, there are several ways they can accomplish this. A person could look for the location in question on Champaign’s official zoning map, search it on the city’s interactive map at https://gisweb.ci.champaign.il.us/Html5Viewer/?viewer=citymap, or contact a practitioner working for the Department of Planning & Development. To learn about the development standards for a property, a person can review the basic descriptions that are provided in this handbook. For more detailed information, they can refer to the actual zoning ordinance which is located here https://www.municode.com/library/il/champaign/codes/code_of_ordinances as Chapter 37 of the city’s Code of Ordinances. The next section will briefly touch upon the basic components of these districts. The rest of the handbook includes comprehensive summaries on all 20 of the zoning districts and 2 overlay districts that are found within Champaign’s boundaries.

Use Requirements and Development Standards

Each zoning district has a list of uses that are either permitted by right, allowed provisionally, or considered a special use. By right uses comply with all of the regulations for the specific zoning district in which it is located. Provisional uses are generally compatible within a zoning district provided that they comply with certain conditions or undergo some level of review. For instance, schools are a provisional use within the municipality’s Single-Family (SF1) zoning districts. These educational institutions can be established within a SF1 district provided that they are located within 500 feet of an arterial or collector street, which are busy thoroughfares. Special uses are potentially appropriate in and compatible with other uses within a particular zoning district. However, due to their scale and nature these uses may have the potential to make a major negative impact on the area. As a result, they require close examination and careful discretionary review.

Furthermore, every zoning district has a distinct set of development standards. These are regulations that specify the way in which a structure must be built or placed on a lot. Some of the standards include a minimum lot width which determines the smallest acceptable horizontal distance of a zoning lot, a maximum height limit which dictates the vertical distance of a structure, minimum setback distances which govern how far away a structure can be placed from the zoning lot lines, a maximum floor area ratio (FAR) which regulates the bulk of a structure, and a minimum open space ratio (OSR) which dictates what portion of the zoning lot should be unbuilt and set aside for usable open space. These are extremely concise descriptions of the various development standards. Please refer to the handbook’s glossary for more in depth definitions.

It should also be noted that certain forms of flexibility do exist for a zoning district’s use requirements and development standards. Some examples include map amendments that alter the underlying zoning of a lot, text amendments which change the wording of a particular section of the zoning ordinance, variances that provide relief for properties that demonstrate some undue hardship, and planned developments which are large scale projects that allow developers or property owners to acquire greater development flexibility in exchange for incorporating certain measures that will positively benefit the city and its residents. This handbook does not touch upon these topics. Readers should refer to Champaign’s zoning ordinance to learn more about them.
Residential Districts

There are 6 residential zoning districts within Champaign. They specifically include the Single-Family (SF1), Single- and Two-Family (SF2), Multi-Family Low Density (MF1), Multi-Family Medium Density (MF2), Multi-Family High Density/Limited Business (MF3), and Manufactured Housing Park (MHP) districts. Residential uses are the most common land uses in the city with approximately 65% of Champaign’s land area being designated under one of the aforementioned districts.

Exemplary SF1 and SF2 Structures

From duplexes to mid-rise apartments, these districts accommodate a whole range of residential buildings. However, some districts are more restrictive than others. For instance, detached homes occupied by one family are the predominant building stock in the Single-Family (SF1) districts while two-family dwellings as well as accessory apartments can be found in the Multi-Family Medium Density (MF2) districts. It also important to note that several other land uses are allowed by right or provisionally within a residential district. Some examples include parks, religious institutions, and schools. The exact type of acceptable uses depends on the particular residential district. As mentioned earlier, this is because some districts have less restrictive regulations for their land.

The subsequent pages will go into more depth explaining the zoning regulations of Champaign’s various residential districts. They explicitly detail the purpose, location, allowable land uses, and development standards for each of the districts.

Exemplary Dense Residential Structures
Single-Family District (SF1)

The primary purpose for the SF1 district is to provide for detached single-family dwellings with related uses for recreational, religious, or cultural activities. Some accessory uses are also allowed. This district should be protected from encroachment of uses that create significant negative impacts upon the residential area.

Permitted Uses
Cemetery, Community Living Facility, Farm, Golf Course/Country Club, Park/Playground, Recovery Home, Religious Institution, Single-Family Dwelling

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, College or University, Community or Government Building, Day Care Center, School (K-12), Swim Club or Public Swimming Pool, Utility Station

Special Uses
No specific use is permitted in the SF1 district only as a special use.

Max. Height | Min. Lot Size | Min. Lot Width (1)* | Max. FAR (2) | Min. OSR (2) | Min. Front Yard Setback | Min. Side Yard Setback | Min. Rear Yard Setback
---|---|---|---|---|---|---|---
35 feet | 6,000 sq. feet | 60 feet | 0.35 | 0.45 | 25 feet | 6 feet | 10 feet

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 in the zoning ordinance for more details regarding the provision of open space.
Location of the SF1 Zoning Districts

A Model of the SF1 Development Standards
Single- and Two-Family District (SF2)

It is the primary purpose of the SF2 district to provide for single-family detached homes, two-family attached dwellings (duplexes), and accessory uses. These areas may include related uses for recreational, religious, or cultural activities and some accessory uses. SF2 districts should be protected from land uses that are out of character with residential areas. Densities in this district range from 4 to 8 dwelling units per acre.

Permitted Uses
Cemetary, Common Lot Line Duplex, Community Living Facility, Farm, Golf Course/Country Club, Park/Playground, Recovery Home, Religious Institution, Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, Community or Government Building, Day Care Center, School (K-12), Swim Club or Public Swimming Pool, Utility Station

Special Uses
No specific use is permitted in the SF2 district only as a special use.

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>5,000 sq. feet</td>
<td>50 feet</td>
<td>0.40</td>
<td>0.40</td>
<td>20 feet</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(10) Single Family Detached Homes in the SF2 and MF1 Zoning Districts are allowed to reduce the minimum lot size to 4,000 square feet and the minimum lot width to 38 feet, provided that a 2 car garage and driveway of sufficient width and length to accommodate 2 vehicles parked side by side are provided on the lot.
Location of the SF2 Zoning Districts

A Model of the SF2 Development Standards
Multi-Family Low Density District (MF1)

It is the primary purpose of the MF1 district to provide for low density multi-family dwellings. The multi-family buildings are generally low-rise, lower density apartments of two to three stories. Open space and recreational amenities should be provided for residents. The MF1 district is appropriate next to areas with low density single-family development patterns and may serve as a transitional use. Density is controlled by the floor area ratio and open space ratio. The average density will range from 12 to 30 units per acre.

Permitted Uses
Accessory Apartment, Assisted/Independent Living Facility, Attached Dwelling (Townhouse), Common Lot Line Duplex, Community Living Facility, Community or Government Building, Golf Course/Country Club, Library/Museum, Multi-Family Dwelling, Park/Playground, Recovery Home, Religious Institution, School (K-12), Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, Day Care Center, Swim Club or Public Swimming Pool, Utility Station

Special Uses
No specific use is permitted in the MF1 district only as a special use.

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>(3)</td>
<td>6,500 sq. feet (10)</td>
<td>60 feet (10)</td>
<td>0.90</td>
<td>0.35</td>
<td>20 feet</td>
<td>6 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Notes
* Minimum lot width is to be measured at the front yard setback line.
1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
3) Maximum height equals 2 times the distance from the front building line of 95 percent of the bulk of the building to the centerline of the street right-of-way.
10) Single Family Detached Homes in the SF2 and MF1 Zoning Districts are allowed to reduce the minimum lot size to 4,000 square feet and the minimum lot width to 38 feet, provided that a 2 car garage and driveway of sufficient width and length to accommodate 2 vehicles parked side by side are provided on the lot.
Location of the MF1 Zoning Districts

A Model of the MF1 Development Standards
Multi-Family Medium Density District (MF2)

It is the primary purpose of the MF2 district to provide for multi-family development at a higher density than the MF1 district, but not as high as the dense urban core around the University of Illinois. Density is controlled by the floor area ratio and open space ratio. The average density can achieve 50 dwelling units per acre. The MF2 district is a good transition between commercial areas, or major travel corridors and single-family areas. This district is appropriate in urban areas with compact development patterns. There should be an adequate system of local streets and residential collectors to serve MF2 district areas. MF2 district areas may be located along major arterials. Locations near service by mass transit should be encouraged.

Permitted Uses
Accessory Apartment, Assisted/Independent Living Facility, Attached Dwelling (Townhouse), Boarding/Rooming House, Common Lot Line Duplex, Community Living Facility, Community or Government Building, Golf Course/Country Club, Library/Museum, Multi-Family Dwelling, Park/Playground, Recovery Home, Religious Institution, Residential Care Facility, School (K-12), Single-Family Dwelling, Single Room Occupancy Unit, Two-Family Dwelling

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, Day Care Center, Emergency Shelter, Swim Club or Public Swimming Pool, Transitional Housing, Utility Station

Special Uses
No specific use is permitted in the MF2 district only as a special use.

Exemplary MF2 Structures

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>(3)</td>
<td>6,500 sq. feet</td>
<td>60 feet</td>
<td>1.40</td>
<td>0.30</td>
<td>20 feet</td>
<td>10 feet (6)</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(3) Maximum height equals 2 times the distance from the front building line of 95 percent of the bulk of the building to the centerline of the street right-of-way.
(6) Minimum side yard setbacks for structures containing 1 or 2 units shall be 6 feet.
Location of the MF2 Zoning Districts
Multi-Family High Density/Limited Business District (MF3)

The primary purpose of the MF3 district is to provide for a mix of high density multi-family, college housing, offices, and mixed-use buildings generally found in close proximity to universities and colleges. Some restricted businesses such as offices, as well as retail or personal services related to multi-family developments are permitted. Density is controlled by the floor area ratio and open space ratio. The average density can range up to 70 dwelling units per acre. There should be an adequate system of local streets and residential collectors. The district may be located on major arterials.

Exemplary MF3 Structures

Permitted Uses
Accessory Apartment, Assisted/Independent Living Facility, Attached Dwelling (Townhouse), Boarding/Rooming House, College or University, Common Lot Line Duplex, Community Living Facility, Community or Government Building, Library/Museum, Lodge, Multi-Family Dwelling, Park/Playground, Recovery Home, Religious Institution, Residential Care Facility, School (K-12), Single-Family Dwelling, Single Room Occupancy Unit, Two-Family Dwelling, University Group Housing

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, Clinic, Day Care Center, Dry Cleaner/Laundromat, Eleemosynary Student Foundation, Emergency Shelter, Financial Institution, Office, Personal Service, Restaurant (Snack Bar), Retail (Food and Drug), Swim Club or Public Swimming Pool, Transitional housing, Utility Station

Special Uses
No specific use is permitted in the MF3 district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>(3)</td>
<td>6,500 sq. feet</td>
<td>60 feet</td>
<td>1.90</td>
<td>0.25</td>
<td>15 feet</td>
<td>10 feet (6)</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

MF3 Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(3) Maximum height equals 2 times the distance from the front building line of 95 percent of the bulk of the building to the centerline of the street right-of-way.
(6) Minimum side yard setbacks for structures containing 1 or 2 units shall be 6 feet.
Location of the MF3 Zoning Districts

A Model of the MF3 Development Standards
Manufactured Housing Park District (MHP)

It is the primary purpose of the MHP district to provide for manufactured housing developments. This district allows unified developments where individual pads are provided for owners of manufactured homes. All developments are subject to provisional use review and all units must comply with current HUD (Housing and Urban Development) construction codes. The density of these developments should fall between the SF2 district and the MF1 district. These developments are generally more in character with single-family detached neighborhoods with private open space for each dwelling unit. The MHP district can make a good transition between commercial areas, heavily traveled corridors, and single-family areas.

![Exemplary MHP Structures](image)

**Permitted Uses**
Cemetery, Community Living Facility, Park/Playground, Recovery Home, School (K-12)

**Provisional Uses**
Community or Government Building, Day Care Center, Manufactured Housing Park, Religious Institution, Utility Station

**Special Uses**
No specific use is permitted in the MHP district only as a special use.

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 feet</td>
<td>5 acres</td>
<td>130 feet</td>
<td>—</td>
<td>0.30</td>
<td>25 feet</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

**MHP Development Standards**

**Notes**
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
In-Town Districts

The In-Town neighborhood is located just west of downtown Champaign. This is a transitional area meaning it serves as a buffer, or transition, between the central business district and the quieter single-family communities to the west. The city’s officials and planners enacted its distinct land regulations in the late 1980s to address the concerns that residents were having about increased density. Explicitly, they were worried that the then current conversions of single-family homes to apartments and rapid replacement of homes with low-rise apartment buildings would negatively affect their community.

There are 5 zoning designated areas within this transitional neighborhood. They are the In-Town Single-Family (IT-SF1), In-Town Single- and Two-Family (IT-SF2), In-Town Neighborhood Conservation (IT-NC), In-Town Multi-Family (IT-MF), and In-Town Mixed Use (IT-MX) districts. These districts contain a mix of single-family and two-family attached units, single-family homes that have been converted to multi-unit buildings, low- and mid-rise multi-family dwellings as well as some non-residential uses interspersed throughout the neighborhood. It should be understood that the development standards for all 5 of the In-Town zoning districts are a lot more complicated than Champaign’s other zoning designated areas. This is because the rules vary based upon the use of an particular parcel as well as what is surrounding it. All of the various land uses in each of the In-Town zoning districts must follow the same table of standards which is included below.

The subsequent pages will go into more depth explaining the zoning regulations of Champaign’s In-Town zoning districts. They explicitly detail the purpose, location, allowable land uses, and development standards for each of the districts.
Location of the In-Town Zoning Districts

Models of the Various In-Town Districts
In-Town Single-Family District (IT-SF1)

The purpose of the IT-SF1 district is to preserve and protect low density, single-family, detached residential development and two-family attached residential development in the In-Town area. The district also protects and encourages the preservation of existing and cohesive, consistent, affordable single-family areas within the In-Town area. This is a low density district with net densities of up to 6 dwelling units per acre.

Exemplary IT-SF1 Structures

Permitted Uses
Community Living Facility, Park/Playground, Recovery Home, Religious Institution, Single-Family Dwelling

Provisional Uses
Accessory Apartment, Accessory Office, Accessory Parking Lot, Bed and Breakfast Homestay, Common Lot Line Duplex, Community or Government Building, Conversion from Single-Family Dwelling to 2 Units, Day Care Center, School (K-12), Two-Family Dwelling, Utility Station

Special Uses
No specific use is permitted in the IT-SF1 district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>7,000 sq. feet</td>
<td>50 feet</td>
<td>0.35</td>
<td>—</td>
<td>25 feet</td>
<td>6 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Development Standards for a Single-Family Residence in the IT-SF1 District

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
In-Town Single- and Two-Family District (IT-SF2)

The IT-SF2 district is for conserving and protecting low to medium density single-family, attached residential development, and cohesive, consistent, affordable single-family residential areas within the In-Town area. This is a low density district with net densities up to 12 units per acre.

Exemplary IT-SF2 Structures

Permitted Uses
Common Lot Line Duplex, Community Living Facility, Park/Playground, Recovery Home, Religious Institution, Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
Accessory Apartment, Accessory Office, Accessory Parking Lot, Bed and Breakfast Homestay, Community or Government Building, Conversion from Single-Family Dwelling to Two- or Three-Family Dwelling, Day Care Center, School (K-12), Two-Family Dwelling, Utility Station

Special Uses
No specific use is permitted in the IT-SF2 district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>3,500 sq. feet</td>
<td>25 feet</td>
<td>0.35</td>
<td>___</td>
<td>25 feet</td>
<td>8 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Development Standards for a Duplex in the IT-SF2 District

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
Location of the IT-SF2 Zoning Districts

A Model of the IT-SF2 Duplex Development Standards
In-Town Neighborhood Conservation District (IT-NC)

The IT-NC district conserves and protects the existing mixed use development of single-family detached and attached housing as well as lower density low-rise multi-family. There should be adequate buffering between different land uses, intensities, and/or characters within the In-Town Neighborhood Conservation district. The regulations should prevent existing multi-family development from becoming nonconforming as to use. This is a medium density district with net densities up to 19 units per acre.

Exemplary IT-NC Structures

Permitted Uses
Attached Dwelling (Townhouse), Community Living Facility, Community or Government Building, Low-Rise Multi-Family Dwelling, Park/Playground, Recovery Home, Religious Institution, Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
4 Unit Conversion from a Single-Family Dwelling, Accessory Apartment, Accessory Office, Accessory Parking Lot, Bed and Breakfast Homestay, Boarding/Roofing House, Conversion from Single-Family Dwelling to Two- or Three-Family Dwelling, Day Care Center, Hospital, Library, Office Conversion, School (K-12), Utility Station

Special Uses
No specific use is permitted in the IT-NC district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>7,000 sq. feet</td>
<td>50 feet</td>
<td>0.35</td>
<td>—</td>
<td>25 feet</td>
<td>6 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Development Standards for a Romming House in the IT-NC District

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
In-Town Multi-Family District (IT-MF)

The primary purpose of the IT-MF district is to allow for low and mid-rise multi-family dwellings. The district provides for a broad range of multi-family development while mitigating the adverse impacts of such development on adjacent single-family areas and on city facilities and services. The regulations should prevent existing multi-family residential from becoming nonconforming as to use. This is a medium density district with net densities of up to 29 units per acre.

Exemplary IT-MF Structures

Permitted Uses
Accessory Apartment, Attached Dwelling (Townhouse), Community Living Facility, Community or Government Building, Funeral Home, Low-Rise or Mid-Rise Multi-Family Dwelling, Park/Playground, Recovery Home, Religious Institution, School (K-12), Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
Accessory Office, Accessory Parking Lot, Bed and Breakfast Homestay, Boarding/Roofing House, Conversion from Single-Family Dwelling, Conversion from Single-Family Dwelling to Two- or Three-Family Dwelling, Day Care Center, Emergency Shelter, Hospital, Library, Office Conversion, Transitional Housing, Utility Station

Special Uses
No specific use is permitted in the IT-MF district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 feet</td>
<td>900 sq. feet (4)</td>
<td>50 feet</td>
<td>—</td>
<td>—</td>
<td>20 feet</td>
<td>10 feet (3)</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Development Standards for a Mid-Rise Multi-Family Residence (3 Story) in the IT-MF District

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(3) Appropriate only where adjacent to commercial, office or other compatible multi-family residential use, otherwise refer to the second table found in the In-Town section of the handbook.
(4) The Minimum Lot Area DU (SF) is based on a minimum lot area of 40,000 sq. feet. The minimum lot area/DU rises, pursuant to a “sliding scale” as the lot area falls, in accordance with the schedule found in the second table of the In-Town section.
Location of the IT-MF Zoning Districts

A Model of the IT-MF Mid-Rise Multi-Family Residence (3 Story) Development Standards
In-Town Mixed Use District (IT-MX)

The primary purpose of the IT-MX district is for low to mid-rise multi-family residential development with offices and related uses. The district provides for a broad range of multi-family development, office development, and related uses while mitigating the adverse impacts of such development on adjacent lower density residential areas and on city facilities and services. The regulations should prevent existing multi-family residential development from becoming nonconforming as to use. This is a high density district with net densities up to 55 units per acre.

Exemplary IT-MX Structures

Permitted Uses
Accessory Apartment, Attached Dwelling (Townhouse), Clinic, Community Living Facility, Community or Government Building, Funeral Home, Low-Rise or Mid-Rise Multi-Family Dwelling, Office or Office Building, Park/Playground, Recovery Home, Religious Institution, School (K-12), Single-Family Dwelling, Two-Family Dwelling

Provisional Uses
Accessory Parking Lot, Bed and Breakfast Homestay, Boarding/Rooming House, Conversion from Single-Family Dwelling, Conversion from Single-Family Dwelling to Two- or Three-Family Dwelling, Day Care Center, Emergency Shelter, Financial Institution, Hospital, Library, Lodge, Residential Care Facility, Retail (Specialty), Transitional Housing, Utility Station

Special Uses
No specific use is permitted in the IT-MX district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 feet</td>
<td>—</td>
<td>50 feet</td>
<td>—</td>
<td>—</td>
<td>20 feet</td>
<td>10 feet (3)</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

Development Standards for an Office Building in the IT-MX District

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(3) Appropriate only where adjacent to commercial, office or other compatible multi-family residential use, otherwise refer to the second table found in the In-Town section of the handbook.
Commercial Districts

The commercial districts accommodate most of the retail, service, and office uses found within Champaign. Nearly 18% of the city’s land area is zoned commercial with all of those properties falling into one of the 5 commercial zoning districts. They include the Commercial Office (CO), Commercial Neighborhood (CN), Commercial General (CG), Central Business (CB), and Commercial Industrial (CI) districts.

Exemplary Commercial Structures

Many of the establishments within these commercial districts provide the goods and services that residents need or want to have in their possession. Most of these districts are also the city’s main centers of employment. These areas could be considered the most intensive districts within Champaign as their regulations permit a whole range of land uses. The Central Business (CB) district for instance allows uses that include but are not limited to hotels, office buildings, restaurants, and theaters. All things considered, the commercial districts are vibrant centers of activity.

The subsequent pages will go into more depth explaining the zoning regulations of Champaign’s commercial zoning districts. They explicitly detail the purpose, location, allowable land uses, and development standards for each of the districts.

Additional Commercial Structures
Location of the Commercial Zoning Districts

Models of the Various Commercial Districts
Commercial Office District (CO)

The primary purpose of the CO district is to allow free standing office buildings and office parks. Related retail, service, and institutional uses associated with offices are allowed to a limited extent. The CO district is a low intensity district with low lot coverage and private open space. The CO district is an appropriate transition between residential, commercial, and industrial areas or major arterials. This district should be served by local streets or business collectors.

Permitted Uses
Broadcast Studio, Cat Kennel, Clinic, Community or Government Building, Financial Institution, Fitness and Beauty Service, Funeral Home, Guest Residence, Laboratory, Library/Museum, Office or Office Building, Park/Playground, Personal Service, Religious Institution, School (Business or Trade)

Provisional Uses
Accessory Parking Lot or Garage, Animal Clinic, Commercial Service, Crematorium, Day Care Center, Restaurant, Retail, School (K-8), University Research/Production/Training Facility, Utility Station

Special Uses
No specific use is permitted in the CO district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>10,000 sq. feet</td>
<td>60 feet</td>
<td>0.35</td>
<td>0.25</td>
<td>15 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

CO Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
Location of the CO Zoning Districts

A Model of the CO Development Standards
Commercial Neighborhood District (CN)

It is the purpose of the CN district to provide for the development of convenience shopping and personal service needs of surrounding residential neighborhoods. This is a low intensity shopping district. Overall size of a shopping center can range up to 10 acres with proper design. These areas should have good access to arterial streets. Provisions for bicycle and pedestrian traffic should be part of the design. Service by mass transit is also desirable.

Permitted Uses
Bed and Breakfast Inn, Broadcast Studio, Cat Kennel, Clinic, Commercial Service, Community or Government Building, Country Club, Crematorium, Dry Cleaner, Financial Institution, Fitness and Beauty Service, Funeral Home, Laboratory, Library/Museum, Lodge, Office or Office Building, Park/Playground, Parking Lot or Garage, Personal Service, Religious Institution, Residential Care Facility, Restaurant (Carry-Out), Restaurant (Snack Bar), Retail (Food and Drug), Retail (General Merchandise), Retail (Specialty), School (Business or Trade), Swim Club

Provisional Uses
Animal Clinic, Day Care Center, Multi-Family Dwelling, Parking Lot or Garage, Residential, School (K-8), Shopping Center, Tavern/Bar, Utility Station

Special Uses
Mini-Mart, Retail (Package Liquor), Service Stations, No additional special use is permitted in the CN district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 feet</td>
<td>6,500 sq. feet</td>
<td>60 feet</td>
<td>0.35</td>
<td>(4)</td>
<td>(5)</td>
<td>(5)</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

CN Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(4) Residential developments in this district will have to apply an OSR of .20 to the development and shall have minimum setbacks of 10 feet from all interior property lines. For buildings already existing as of adoption of this ordinance, these requirements shall not apply. The FAR of the district will apply.
(5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of the zoning ordinance.
Location of the CN Zoning Districts

A Model of the CN Development Standards
Commercial General District (CG)

It is the primary purpose of the CG district to provide for a wide range of retail, service, office, and commercial uses. Uses in this district serve a community and regional trade area. This district is generally auto-oriented and generates high levels of traffic. The CG district is a high intensity commercial district. Commercial establishments range in size from small, freestanding one user buildings to regional shopping malls. Bulk and scale in this district is higher than any district outside the Central Business district. Access to streets with capacity to handle traffic generated by these uses is necessary.

Permitted Uses
Animal Clinic, Auto/Boat/RV/Motorcycle Sales, Auto Repair (Major), Auto Repair (Minor), Bed and Breakfast Inn, Broadcast Studio, Bus Station/Taxi Terminal/Intermodal Transportation Facility, Car Wash, Cat Kennel, Clinic, Commercial Recreation (Indoor), Commercial Recreation (Outdoor), Commercial Service, Community or Government Building, Country Club, Crematorium, Currency Exchange, Dry Cleaner, Financial Institution, Fitness and Beauty Service, Funeral Home, Greenhouse/Nursery, Hospital, Hotel/Motel, Laboratory, Library/Museum, Lodge, Mini-Mart/Service Station, Office or Office Building, Park/Playground, Parking Lot or Garage, Personal Service, Regional Shopping Center, Religious Institution, Residential Care Facility, Restaurant, Restaurant (Drive-Through), Restaurant (Snack Bar), Retail, Retail (Food and Drug), Retail (General Merchandise), Retail (Package Liquor), Retail (Specialty), School (Business or Trade), Single Room Occupancy Unit, Swim Club, Tavern/Bar, Theater/Assembly

Provisional Uses
Contractor Shop, Emergency Shelter, Flexible Office/Warehouse Facility, Freestanding Telecommunication Tower, Kennel, Multi-Family Dwelling, Residential, Transitional Housing, Truck Stop, Utility Station

Special Uses
No specific use is permitted in the CG district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>—</td>
<td>6,500 sq. feet</td>
<td>60 feet</td>
<td>4.00</td>
<td>(4)</td>
<td>(5)</td>
<td>(5)</td>
<td>(5)</td>
</tr>
</tbody>
</table>

CG Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(4) Residential developments in this district will have to apply an OSR of .20 to the development and shall have minimum setbacks of 10 feet from all interior property lines. For buildings already existing as of adoption of this ordinance, these requirements shall not apply. The FAR of the district will apply.
(5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of the zoning ordinance.
Location of the CG Zoning Districts

A Model of the CG Development Standards
Central Business District (CB)

The primary purpose of the Central Business district is to provide for high density retail, service, and office development mixed with housing, parking, and institutional uses that are found in the urban core. This district has high intensity uses in terms of scale of buildings, traffic that is generated, size of businesses, and hours of operation. The floor area ratio in this district is the highest density allowed by the ordinance. Public parking is provided in this district, reducing the necessity of providing on-site parking for individual businesses. The areas are well served by mass transit and draw heavy pedestrian traffic from nearby residents and employees in the area.

Permitted Uses
Animal Clinic, Bed and Breakfast Inn, Broadcast Studio, Bus Station/Taxi Terminal/Intermodal Transportation Facility, Cat Kennel, Clinic, Commercial Recreation (Indoor), Commercial Recreation (Outdoor), Commercial Service, Community or Government Building, Country Club, Crematorium, Currency Exchange, Dry Cleaner, Financial Institution, Fitness and Beauty Service, Funeral Home, Hospital, Hotel/Motel, Intermodal Center, Laboratory, Library/Museum, Lodge, Mini-Mart/Service Station, Office or Office Building, Park/Playground, Parking Lot or Garage, Personal Service, Regional Shopping Center, Religious Institution, Residential Care Facility, Restaurant, Restaurant (Drive-Through), Restaurant (Snack Bar), Retail, Retail (Food and Drug), Retail (General Merchandise), Retail (Package Liquor), Retail (Specialty), School (Business or Trade), Single Room Occupancy Unit, Supply House, Swim Club, Tavern/Bar, Theater/Assembly

Provisional Uses
Auto/Boat/RV/Motorcycle Sales, Auto Repair (Minor), Emergency Shelter, Freestanding Telecommunication Tower, Multi-Family Dwelling, Transitional Housing, Utility Station

Special Uses
No specific use is permitted in the CB district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>—</td>
<td>(9)</td>
<td>(9)</td>
<td>9.00 (7)</td>
<td>(8)</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(7) Maximum FAR in Campus Commercial Overlay District and the Midtown Commercial Overlay District is 6.00. Bonus of up to 1.25 FAR may be awarded for green buildings—Refer to Section 37-125.1, Performance standards for the Campus Overlay District, part (c)(13) and Section 37-125.2 Performance standards for the Midtown Commercial Overlay District, part (c)(13) of the zoning ordinance.
(8) See standards for setbacks for parking lots and accessory parking lots in the Campus Commercial Overlay District, Section 37-125.1, Performance standards for the Campus Overlay District, part (c)(11) and the standards for setbacks for parking lots and accessory parking lots in the Midtown Commercial Overlay District, Section 37-125.2 Performance standards for the Midtown Commercial Overlay District, part (c)(11) of the zoning ordinance.
(9) No property may be subdivided in the Campus Overlay District or the Midtown Commercial Overlay District if any of the lots resulting from said subdivision have a lot area of less 6,500 square feet, or a width of less than 60 feet. Properties in this area that had been previously legally subdivided shall be considered conforming lots of record.
Location of the CB Zoning Districts

A Model of the CB Development Standards
Commercial Industrial District (CI)

It is the primary purpose of the CI district to provide for a mix of commercial and light industrial uses that generally locate in redevelopment areas surrounding Downtown along the railroad tracks. Although this district combines light industrial and commercial uses, the intensity is less than either the CB or I1 Districts. The district can be located adjacent to residential uses with appropriate screening. This district offers a good transition from the railroad or heavier industrial uses.

Exemplary CI Structures

Permitted Uses
Animal Clinic, Auto/Boat/RV/Motorcycle Sales, Auto Repair (Major), Auto Repair (Minor), Broadcast Studio, Bus Station/Taxi Terminal/Intermodal Transportation Facility, Car Wash, Cat Kennel, Clinic, Commercial Office, Community or Government Building, Contractor Shop, Crematorium, Dry Cleaner/Laundromat, Fitness Service, Flexible Office/Warehouse Facility, Greenhouse/Nursery, Laboratory, Lodge, Mini-Warehouse, Office or Office Building, Parking Lot or Garage, Personal Service, Precision Machine Shop, Railroad Yard/Freight Terminal, Religious Institution, School (Business or Trade), Single Room Occupancy Unit, Theatre/Assembly, Truck Terminal, Utility Station, Warehouse, Wholesale

Provisional Uses
Emergency Shelter, Financial institution, Freestanding Antennae and Satellite Dish, Freestanding Telecommunication Tower, Kennel, Mini-Mart/Service Station, Mini-Warehouse, Recycling Center, Restaurant, Retail, Transitional Housing

Special Uses
No specific use is permitted in the CI district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>3.00</td>
<td></td>
<td>(5)</td>
<td>(5)</td>
<td>(5)</td>
</tr>
</tbody>
</table>

CI Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of the zoning ordinance.
Location of the CI Zoning Districts

A Model of the CI Development Standards
Interstate Districts

Several interstates run through Champaign allowing thousands of vehicles to pass the area every year. The accessibility and heavy usage of the highway systems enable the city to serve as a transportation hub within east central Illinois. To take advantage of these important modes of travel, 2 interstate districts have been designated within Champaign. They include the Interstate Office Park (IOP) and Interstate Business Park (IBP) districts.

Both of these districts provide large scale sites for business activities that are in close proximity to the local interstate highway systems. However, it should be noted that IBP districts are often a lot larger than IOP districts as Interstate Business Park locations must be at least 5 acres in area. In addition, IBP districts are more intensive with low impact manufacturing and distribution centers being permitted within them.

The subsequent pages will go into more depth explaining the zoning regulations of Champaign’s interstate districts. They explicitly detail the purpose, location, allowable land uses, and development standards for each of the districts.
Location of the Interstate Zoning Districts

Models of the Various Interstate Districts
Interstate Office Park District (IOP)

The purpose of this district is to provide large scale, high visibility corporate headquarters and office or medical campus settings for businesses requiring higher levels of visibility and close access to the interstate highway systems. Areas designated IOP are generally targeted to larger scale developments and are located adjacent to the interstate highways. Potential uses should include large scale office and medical buildings, such as corporate headquarters, hospitals, surgery centers, and research facilities as well as clusters of buildings with common design features in a campus setting. These buildings will require minimal service from semi-trucks and have high quality architectural and site design.

An Exemplary IOP Structure

Permitted Uses
Broadcast Studio, Clinic and Outpatient Treatment Center, Commercial Service, Community or Government Building, Fitness Service, Hospital, Hotel/Motel, Laboratory, Office or Office Building, Park and Ride Facility, Personal Service, Research Facility, School (Business or Trade), Surgery Center, Training Facility

Provisional Uses
Cellular Antennae, Day Care Center, Helicopter Landing Pad, Parking Structure, Pharmacy, Restaurant (Snack Bar)

Special Uses
No specific use is permitted in the IOP district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>—</td>
<td>1 acre</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>20 feet</td>
<td>15 feet</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

IOP Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
Location of the IOP Zoning Districts

A Model of the IOP Development Standards
Interstate Business Park District (IBP)

The purpose of this district is to provide large scale, high visibility corporate headquarters or office campus settings for businesses requiring higher levels of visibility and close access to the interstate highway systems. Areas designated IBP are generally large parcels of land, not less than 5 acres in size, and are located adjacent to the interstate highways. Uses should include large scale businesses such as corporate headquarters and low impact manufacturing or distribution centers. Due to the potential for heavy truck traffic and proximity to major highways, pedestrian-oriented business should be discouraged in this district.

Permitted Uses
Broadcast Studio, Commercial Service, Community or Government Building, Laboratory, Light Manufacturing, Office or Office Building, School (Business or Trade), Warehouse, Wholesale

Provisional Uses
Commercial Recreation (Indoor), Day Care Center, Fitness Service, Freestanding Telecommunication Tower, Personal Service, Restaurant (Snack Bar)

Special Uses
No specific use is permitted in the IBP district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 acres</td>
<td>5 acres</td>
<td>0.50</td>
<td>1.00</td>
<td>15 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td></td>
</tr>
</tbody>
</table>

IBP Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
Industrial Districts

Industry is an important component of a municipal economy. Through industrial activities, goods and services that are essential to the day-to-day operations of an area are produced. This sector of the economy also provides manual and technical employment opportunities for local residents. All things considered, it is important that a city dedicate land for such endeavors.

![Exemplary Industrial Structures](image)

Around 11% of Champaign's land area is zoned industrial and there are 2 zoning districts that permit such uses. Their primary function is to provide locations for all of the manufacturing and warehousing activities that occur in the city. They include the Industrial-Light (I1) and Industrial-Heavy (I2) districts. As their names imply, the districts vary in the intensity of uses that are permitted on the land. For instance, gravel processing and excavation are allowed in I2 districts, but can't be located in I1 districts.

The subsequent pages will go into more depth explaining the zoning regulations of Champaign's industrial districts. They explicitly detail the purpose, location, allowable land uses, and development standards for each of the districts.
Location of the Industrial Zoning Districts

Models of the Various Industrial Districts
Industrial-Light District (I1)

It is the primary purpose of the I1 district to provide for the development of light industrial uses such as wholesale, distribution, research and development, and storage. It may also include some manufacturing processes, such as assembly, which does not produce noxious byproducts. Limited retail sales and services related to the industrial uses may also be permitted as accessory uses. Performance standards minimize the potential for significant byproducts or hazardous uses. It is preferable to have a transition between the I1 district and residential uses. The I1 district can be served by a local street system designated for trucks although the street system should exit to a major arterial or truck route. Traffic from the industrial area through residential areas is discouraged.

Exemplary I1 Structures

Permitted Uses
Animal Clinic, Auto Repair (Major), Auto Repair (Minor), Broadcast Studio, Bus Station/Taxi Terminal/Intermodal Transportation Facility, Cat Kennel, Commercial Service, Community or Government Building, Contractor Shop, Crematorium, Farm, Flexible Office/Warehouse Facility, Grain Elevator, Greenhouse/Nursery, Guest Residence, Indoor Recreation, Laboratory, Light Manufacturing, Mini-Warehouse, Office or Office Building, Railroad Station, Railroad Yard/Freight Terminal, School (Business or Trade), Truck Terminal, Utility Station, Warehouse, Wholesale

Provisional Uses
Day Care Center, Financial Institution, Freestanding Antenna and Satellite Dish, Freestanding Telecommunication Tower, Hotel/Motel, Kennel, Mini-Warehouse, Recycling/Waste Hauling Center, Religious Institution, Restaurant (Drive-Through), Truck Stop

Special Uses
No specific use is permitted in the I1 district only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10,000 sq. feet</td>
<td>1.00</td>
<td></td>
<td></td>
<td>(5)</td>
<td>(5)</td>
<td>(5)</td>
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</tbody>
</table>

I1 Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of the zoning ordinance.
Location of the I1 Zoning Districts

A Model of the I1 Development Standards
Industrial-Heavy District (I2)

It is the primary purpose of the I2 district to provide for the development of heavy industrial uses that produce significant off-site impacts, have large areas for storage of raw materials or heavy equipment, or handle large quantities of hazardous materials. The I2 district is the most intense district with regards to the types of operations allowed. This district should not be located adjacent to residential uses, office, or retail areas. There should be a transition between the I2 district and residential uses. Separation from low intensity business districts is advisable. The I2 district area can be served by a local street system, although the street system should exit to a major arterial or truck route. Traffic from the industrial area through residential areas is discouraged.

Exemplary I2 Structures

Permitted Uses
Antenna/Tower/Satellite Dish, Auto Repair (Major), Community or Government Building, Contractor Shop, Crematorium, Distribution Facility, Farm, Grain Elevator, Gravel Processing and Excavation, Heavy Manufacturing 1, Laboratory, Light Manufacturing, Railroad Yard/Freight Terminal, Truck Terminal, Utility Station, Warehouse, Wholesale

Provisional Uses
Day Care Center, Freestanding Antennae and Satellite Dish, Freestanding Telecommunication Tower, Gas Station, Junk/Auto Salvage Yard, Mini-Warehouse, Recycling/Waste Hauling Center, Restaurant (Drive-Through), Truck Stop

Special Uses
Heavy Manufacturing 2, Transfer Station, No additional specific use is permitted in the I2 District only as a special use

<table>
<thead>
<tr>
<th>Max. Height</th>
<th>Min. Lot Size</th>
<th>Min. Lot Width (1)*</th>
<th>Max. FAR (2)</th>
<th>Min. OSR (2)</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>—</td>
<td>10,000 sq. feet</td>
<td>1.50</td>
<td>—</td>
<td>—</td>
<td>(5)</td>
<td>(5)</td>
<td>(5)</td>
</tr>
</tbody>
</table>

I2 Development Standards

Notes
* Minimum lot width is to be measured at the front yard setback line.
(1) The minimum lot width for corner lots is equal to the number in the table plus 10 feet.
(2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 of the zoning ordinance for more details regarding the provision of open space.
(5) Setbacks for lots situated adjacent to a residential district shall comply with the buffer, yard and screening requirements contained in Article X of the zoning ordinance.
Location of the I2 Zoning Districts

A Model of the I2 Development Standards
Overlay Districts

Overlay districts are additional regulatory areas that are established to achieve specific urban planning and design guidelines. They aren’t separate zoning districts, but instead special areas with supplementary standards. These districts can be considered as an extra layer of requirements with the underlying zoning district serving as the foundation or base. Champaign’s overlay districts are in particular utilized to promote mixed-use, pedestrian-friendly development projects that are within or near Campustown, the vibrant area in close proximity to the University of Illinois.

Exemplary Structures in the Campus Commercial Overlay District

Champaign’s 2 overlay districts include the Campus Commercial Overlay and the Midtown Commercial Overlay districts. The performance and development standards of these overlay districts are added onto or supercede the rules of a zoning designated area. That is to say, when certain standards come into conflict with one another then the overlay district’s regulations take precedence. For instance, a parcel in the Campustown neighborhood might be zoned Commercial Business (CB) as well as be found within the Campus Commercial Overlay district. The maximum floor area ratio (FAR) for CB lots is 9.0 while the FAR of a structure in the overlay district must not exceed 6.0. In this case, a structure being built on the Campustown lot has to have a FAR of 6.0 or lower because the Campus Commercial Overlay district’s requirements supercede those of the CB zoning district. This is how an overlay district works.

The subsequent pages will go into more depth explaining the Champaign’s overlay districts. They explicitly detail the purpose, location, and development standards for each of the districts.

Renderings of Future Structures within the Midtown Commerical Overlay District
Location of the Overlay Districts

Models of the Various Overlay Districts
Campus Commercial Overlay District

The Campus Commercial Overlay district is an overlay district of the Central Business (CB) district. The primary purpose of the Campus Commercial Overlay district is to provide for high density, mixed use pedestrian-oriented development along the Green Street corridor. The corridor abuts the University of Illinois campus and dense student housing areas, draws heavy pedestrian traffic, and is well served by mass transit. This district requires development to be pulled to the street by restricting building setbacks from the right-of-way, requires that primary pedestrian access be from public sidewalks, requires a minimum transparency at ground level and above, and discourages driveways into buildings from the arterial street. Reduction in the residential parking requirement will allow more density on the corridor as well. Auto-oriented development is discouraged in this district.

Listed below is an outline of the overlay district’s performance and development standards. It is important to note that this is an abridged version of the Campus Commercial Overlay regulations. The entire set of standards can be viewed in detail within Sec. 37-125.1 of the zoning ordinance.

- All structures must be a minimum of 2 stories above grade in height
- The total floor area ratio (FAR) of all buildings on a parcel must not exceed 6.0
- Buildings along Green Street need to be set back from the street right-of-way a maximum of 5 feet
- Buildings along any other streets within the overlay district need to be set back from the street right-of-way a maximum of 5 feet, unless a public-private setback zone is provided
- If a public-private setback zone is provided, then up to 50% of the building frontage may be set back up to 15 feet to accommodate that zone
- All building facades facing a public street, excluding alleys, shall have a minimum width of 90% of the lot width as measured along the property line along that street frontage
- All floors above the third floor must be set back a minimum of 5 feet from the front facade at street level, along all street frontages
- Each building facade facing a public street other than an alley must consist of a minimum of 75% transparent glass on the first floor
- For all floors above the first, each building facade facing a public street other than an alley must consist of a minimum of 35% transparent glass
- The primary pedestrian entrance to any building must be from a public sidewalk
- The developer or owner of a building may be entitled to a density bonus of a higher floor area ratio (FAR) upon showing that the structure has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council
Location of the Campus Commercial Overlay District
Midtown Commercial Overlay District

The Midtown Commercial Overlay district modifies some of the requirements of the Central Business (CB) district for the area designated as Midtown. As part of the Center City area comprised of Downtown, Midtown, and Campustown, Midtown provides the connection between Downtown and both the University Neighborhood and Campustown center. The area is also well-served by public transit and bicycle infrastructure such as bike lanes. The primary purpose of the Midtown Commercial Overlay district is to support medium density, mixed use, and pedestrian-oriented development. This overlay district requires buildings to be pulled closer to the street and the Boneyard Creek Second Street Basin by restricting building setbacks; requiring building entrances along public sidewalks, including the walkway along the Boneyard Creek Second Street Basin; requiring a minimum amount of glass windows and doors; and discouraging driveways from the primary street.

Listed below is an outline of the overlay district’s performance and development standards. It is important to note that this is an abridged version of the Midtown Commercial Overlay regulations. The entire set of standards can be viewed in detail within Sec. 37-125.2 of the zoning ordinance.

- All structures must be a minimum of 2 stories above grade in height
- The total floor area ratio (FAR) of all buildings on a parcel must not exceed 6.0
- Buildings along the overlay district’s streets need to be setback from the street right-of-way a maximum of 10 feet
- Buildings along the Boneyard Creek Second Street Basin need to be setback from the property line no more than 8 feet, unless a public-private setback zone is provided
- If a public-private setback zone is provided, then building may be set back a maximum of 30 feet
- All building facades facing the Boneyard Creek Second Street Basin or a public street, excluding alleys, shall have a minimum width of 80% of the lot width as measured along the lot line along the Boneyard Creek Second Street Basin or that street frontage
- All floors above the third floor must be set back a minimum of 5 feet from the front facade at street level, along all street frontages
- Each building facade facing the Boneyard Creek Second Street Basin or a public street other than an alley must consist of a minimum of 75% transparent glass on the first floor
- For all floors above the first, each building facade facing the Boneyard Creek Second street Basin or a public street other than an alley must consist of a minimum of 35% transparent glass
- The primary pedestrian entrance to any building must be from a public sidewalk
- The developer or owner of a building may be entitled to a density bonus of a higher floor area ratio (FAR) upon showing that the structure has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council
- Utility areas accessory to a building, including but not limited to loading docks, vehicular parking areas, areas for the storage of mechanical equipment and areas for the collection of trash and recycled materials, which are visible from public rights-of-way or the Boneyard Creek Second Street Basin need to be screened from said public right-of-way or Basin.
Location of the Midtown Commercial Overlay District
Glossary

**Accessory Use:** A use that is incidental or subordinate to a principle use, but on the same zoning lot. The use must be related to the principle use as well as allowed by right or provisionally within the zoning district.

**Bulk:** All of the development standards (FAR, setbacks, height, etc.) that determine the size and placement of a structure on its zoning lot.

**By Right Use:** A use that complies with all of the city’s zoning regulations and does not require any discretionary review.

**Density:** The number of dwelling units per acre.

**Development Standards:** The regulations that specify the way in which a structure must be built or placed on a lot within a specific zoning district.

**Floor Area:** The sum of the gross area of every floor within a structure excluding mechanical space, cellars, parking facilities, and other things of that matter.

**Floor Area Ratio (FAR):** A ratio that measures the bulk of a structure. It is calculated by dividing the total gross floor area with the total area of the zoning lot.

**Front Lot Line:** The boundary of a zoning lot that fronts upon a street.

**Front Yard:** An open area that extends the full width of a front lot line. It is measured between the front lot line and the point within a building’s facade that is closest to that lot line.

**Frontage:** The portion of a lot that abuts the street.

**Gross Area:** The entire area within the development boundaries.

**Height:** The vertical distance of a structure. It is also known as its elevation.

**Lot:** A unit of land intended to be used for the development of a principal use.

**Lot Area:** The total area of a zoning lot.

**Lot Coverage:** The portion of the zoning lot that is occupied by a structure.

**Lot Length:** The mean horizontal distance between the front and rear lot lines of a zoning lot.

**Lot Line:** One of the boundaries of a zoning lot.

**Lot Width:** The mean horizontal distance between the side lot lines of a zoning lot.

**Mixed Use:** The use of a tract of land or structure with 2 or more different principal uses. Each use must comply with the zoning ordinance’s use regulations.

**Open Space Ratio:** A ratio that governs the amount of open space that should be required on a zoning lot. It is calculated by dividing the usable open space with the total floor area of the lot’s structure.
Overlay District: A special area that is superimposed on a zoning district. It has additional regulations that supersede or supplement the development standards of the underlying zoning district.

Performance Standards: A set of criteria or limits relating to nuisance elements and other aspects of a particular use. They can be considered as the minimum requirement or maximum allowable limit on the noise, vibration, smoke, aesthetics, or odor of a use within a zoning district.

Permitted Use: Any use of a structure or land that is included in the list of permitted uses for the zoning district on which that structure or land is situated on.

Principal Use: The predominant use of land or a structure as distinguished from an accessory use.

Provisional Use: A use that is generally compatible within a zoning district provided that it complies with certain conditions or undergoes some level of review.

Rear Lot Line: The rear boundary of a zoning lot. It is parallel, but away from the front lot line.

Rear Yard: An open area that extends the full width of a rear lot line. It is measured between the rear lot line and the point within a building’s back surface that is closest to that lot line.

Right-Of-Way (ROW): The entire dedicated tract or strip of land that is legally used by the public for circulation and service.

Setback: The distance between the street right-of-way and the front line of a building, parking lot, accessory building, or other structure. The setback to the structure shall be measured from the outermost projection thereof, excluding uncovered steps.

Setback Line: The line that is the required minimum distance from the street right-of-way or any other lot line that establishes the area within which the regulated structure must be erected or placed.

Side Lot Line: Any boundary of a zoning lot that is not the front or rear lot lines. It is usually found to the side of structure.

Side Yard: An open area that extends along the length of a side lot line from the front lot line to the rear lot line.

Special Use: A use that is potentially appropriate in and compatible with other uses within a particular zoning district, but due to the scale and nature of the use it has the potential to make a major negative impact on other uses within the district. Such uses require close examination and discretionary review.

Transition: An area which acts as a buffer between 2 land uses of different intensities.

Usable Open Space: The required portion of a lot that is unoccupied by mechanical equipment and available to all occupants of the building. This usable open space should not be devoted to service driveways, off-street parking spaces, or loading berths. The area should be usable for greenery, recreational space, and other leisure activities normally carried on outdoors.

Zoning District: The city is divided into several distinct districts. Each one of them has certain regulations that govern how land can be used and developed.
References


