



THE CITY OF CHAMPAIGN ZONING REWRITE PROJECT

The code that defines the design of our City



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Overview

- Current Zoning Ordinance dates to 1996 – many text amendments
- Update Zoning Ordinance to reflect goals of Comprehensive Plan and to better accommodate shift towards infill development.
- Two pronged approach to updating the Ordinance

1. New standards for center city districts



2. Update the working Articles of Ordinance





Center City



downtown



midtown



campustown



in-town



university neighborhoods



neighborhood commercial



Regulating measures being considered

✓ Floor Area Ratio

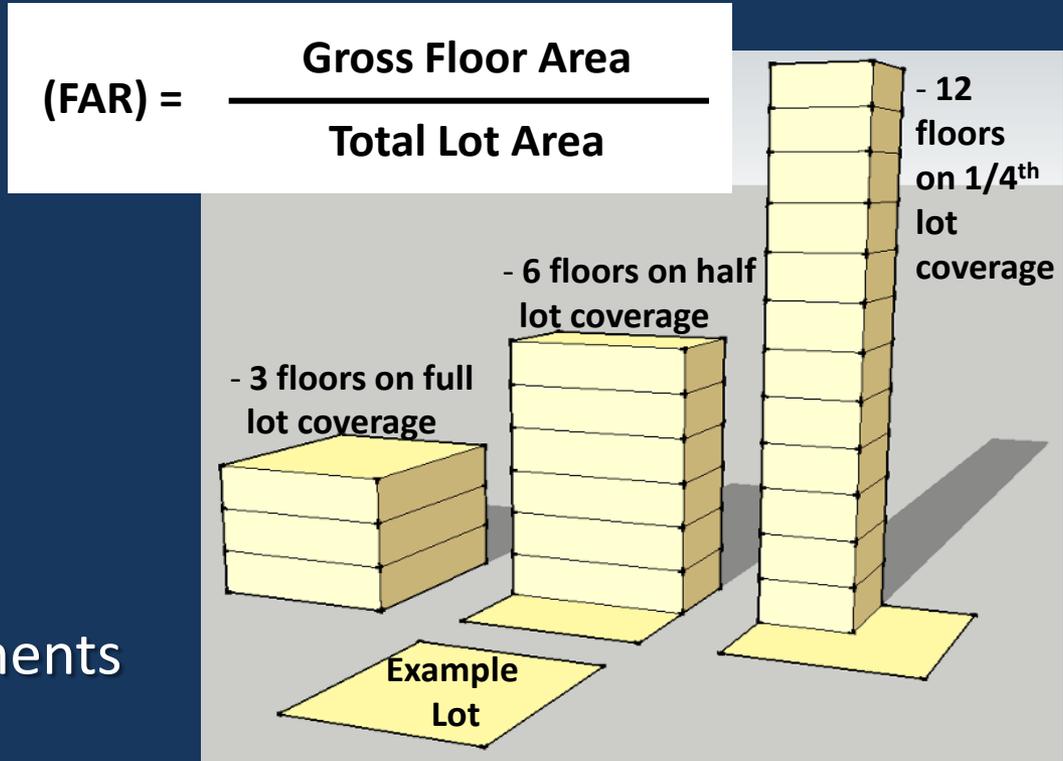
Density

Building Placement & Orientation

Building Design

Open Space Requirements

Parking Requirements





Regulating measures being considered

Floor Area Ratio

Density

Building Placement &
Orientation

Building Design

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Parking Requirements



Density measures the number of dwelling units per acre



Regulating measures being considered

- ✓ Floor Area Ratio
- ✓ Density
- ✓ Building Placement & Orientation



Building Design

Open Space Requirements

Parking Requirements





Regulating measures being considered

- Floor Area Ratio
- Density
- Building Placement & Orientation
- Building Design**
- Open Space Requirements
- Parking Requirements





Regulating measures being considered

- ✓ Floor Area Ratio
- ✓ Density
- ✓ Building Placement & Orientation
- ✓ Building Design
- ✓ Open Space Requirements**

Parking Requirements





Regulating measures being considered

- ✓ Floor Area Ratio
- ✓ Density
- ✓ Building Placement & Orientation
- ✓ Building Design
- ✓ Open Space Requirements
- ✓ **Parking Requirements**





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Downtown/Midtown/Campustown

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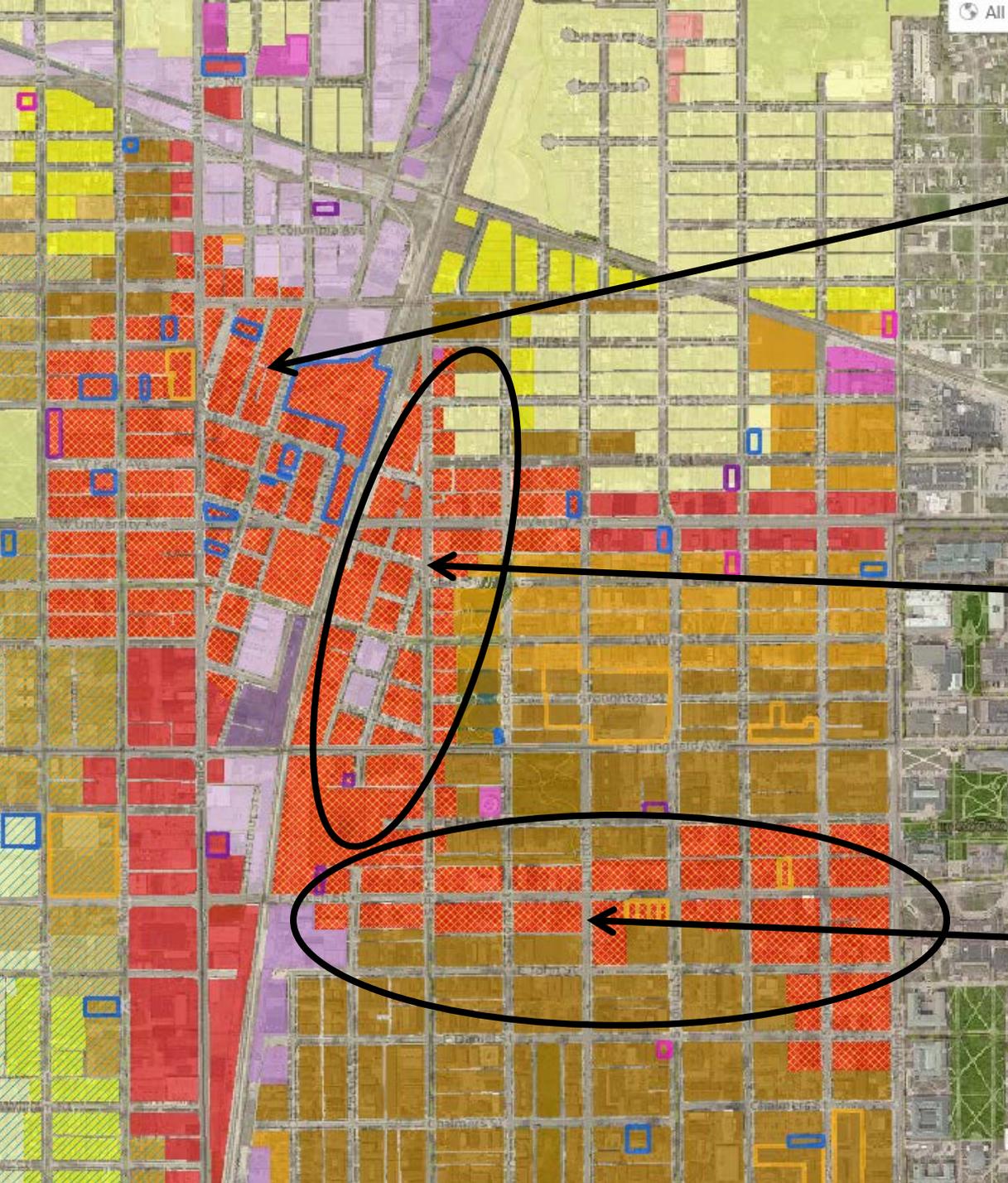


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- ★ CB-Central Business District Zoning
- ★ Overlay districts in Midtown and Campustown
- ★ New development amidst older buildings
- ★ “Showcase” areas of cities



Downtown

Midtown

Campustown



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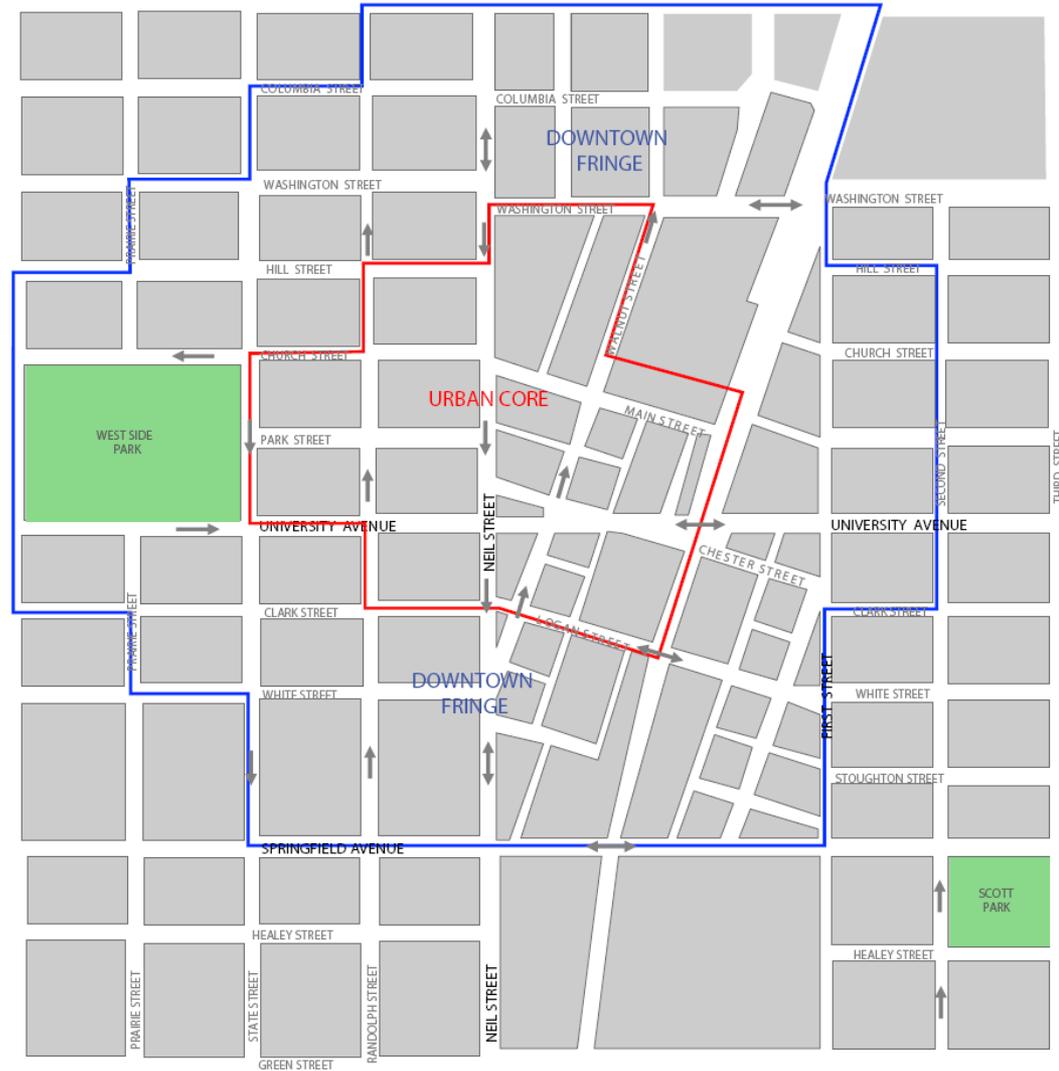




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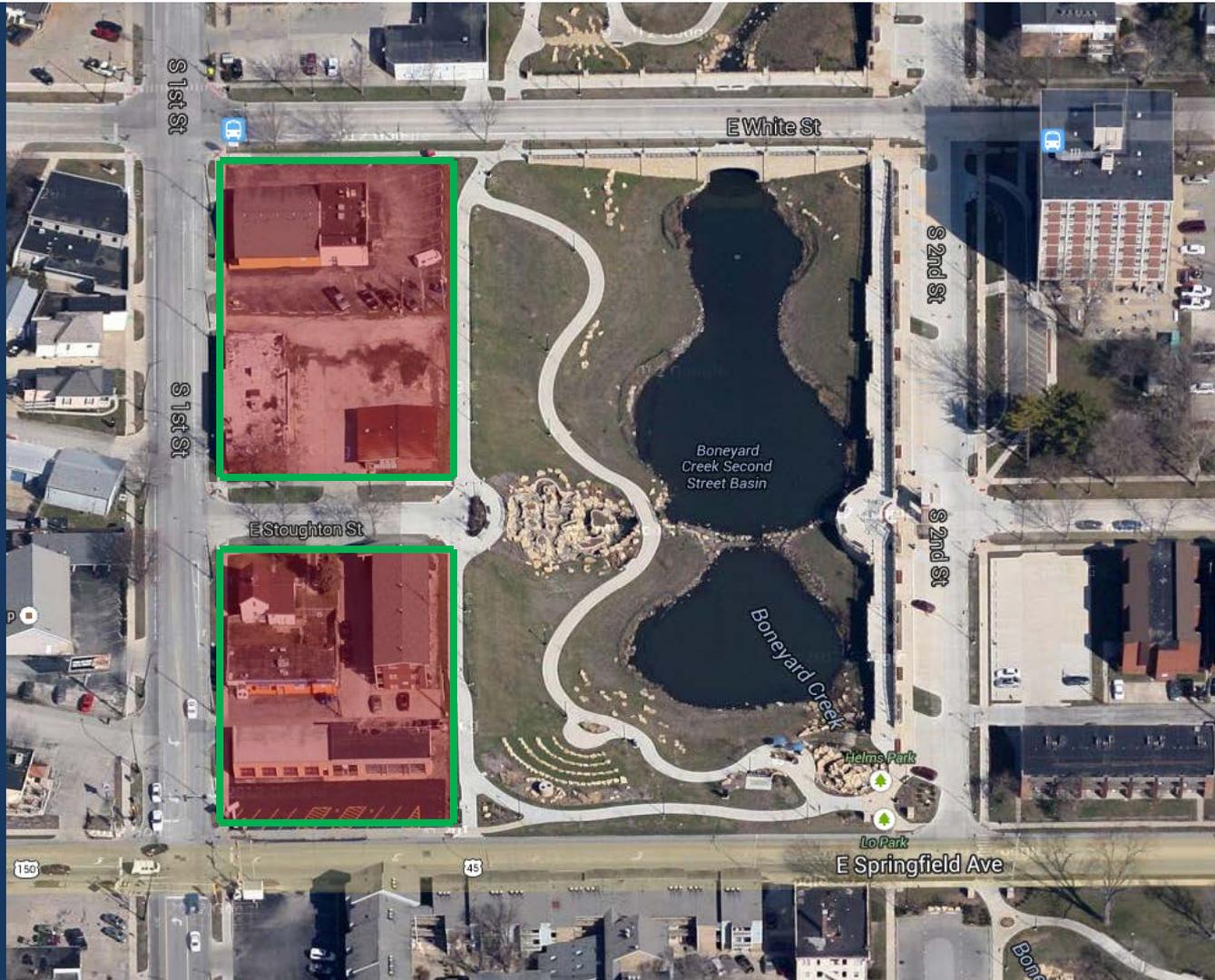
Land use and form requirements in the “Core” of Downtown versus the “Fringe” of Downtown





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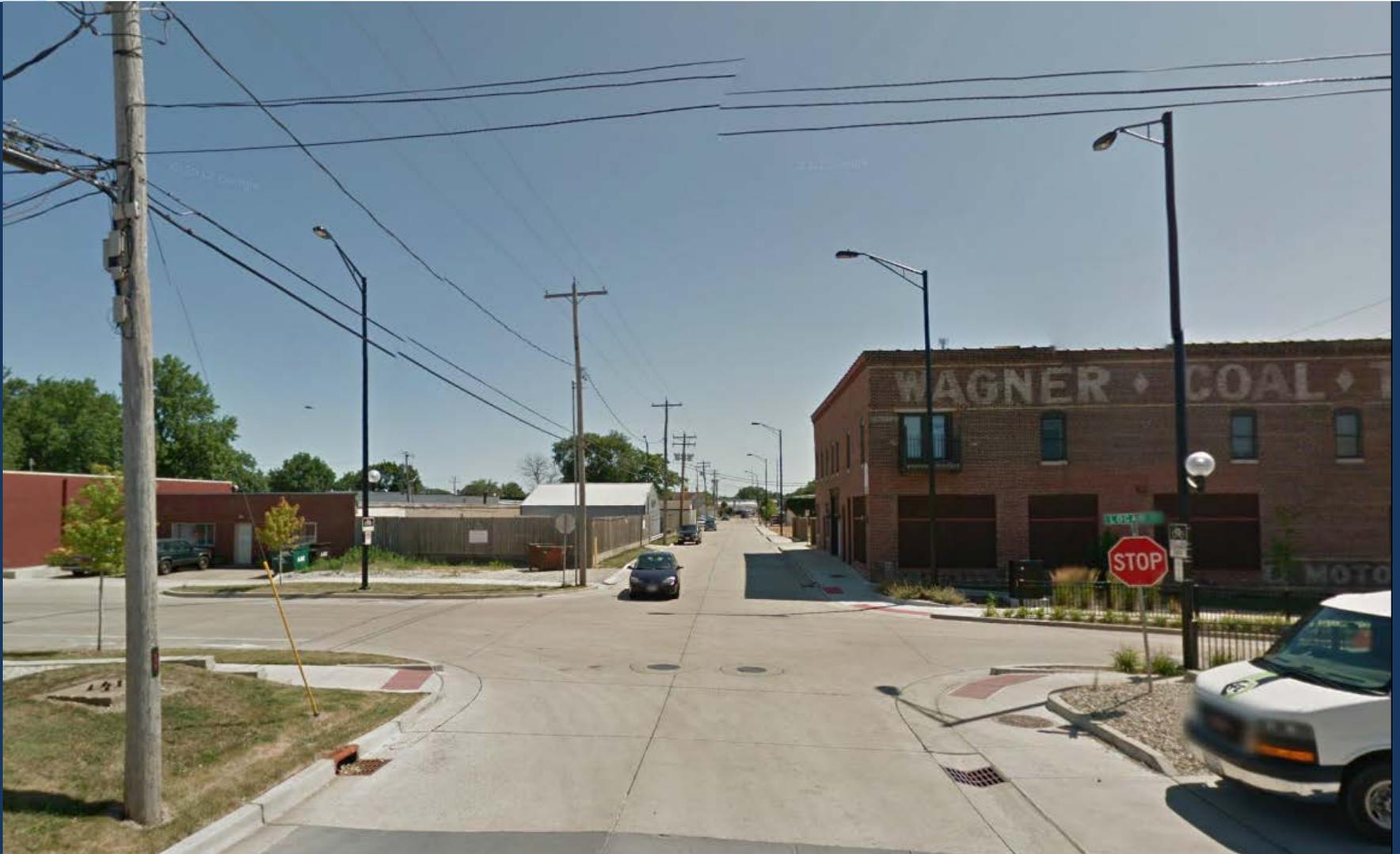
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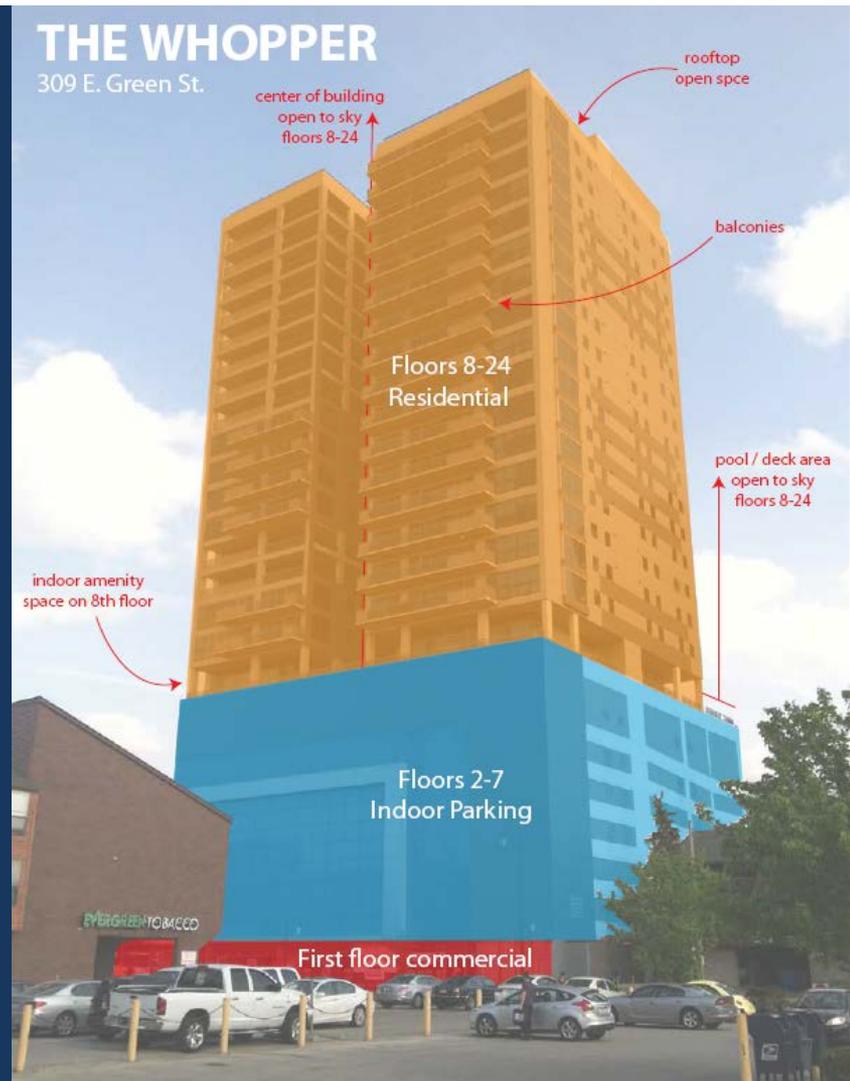


Building Height

Open/Amenity Space

Parking

First Floor Uses





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In-Town Zoning Districts

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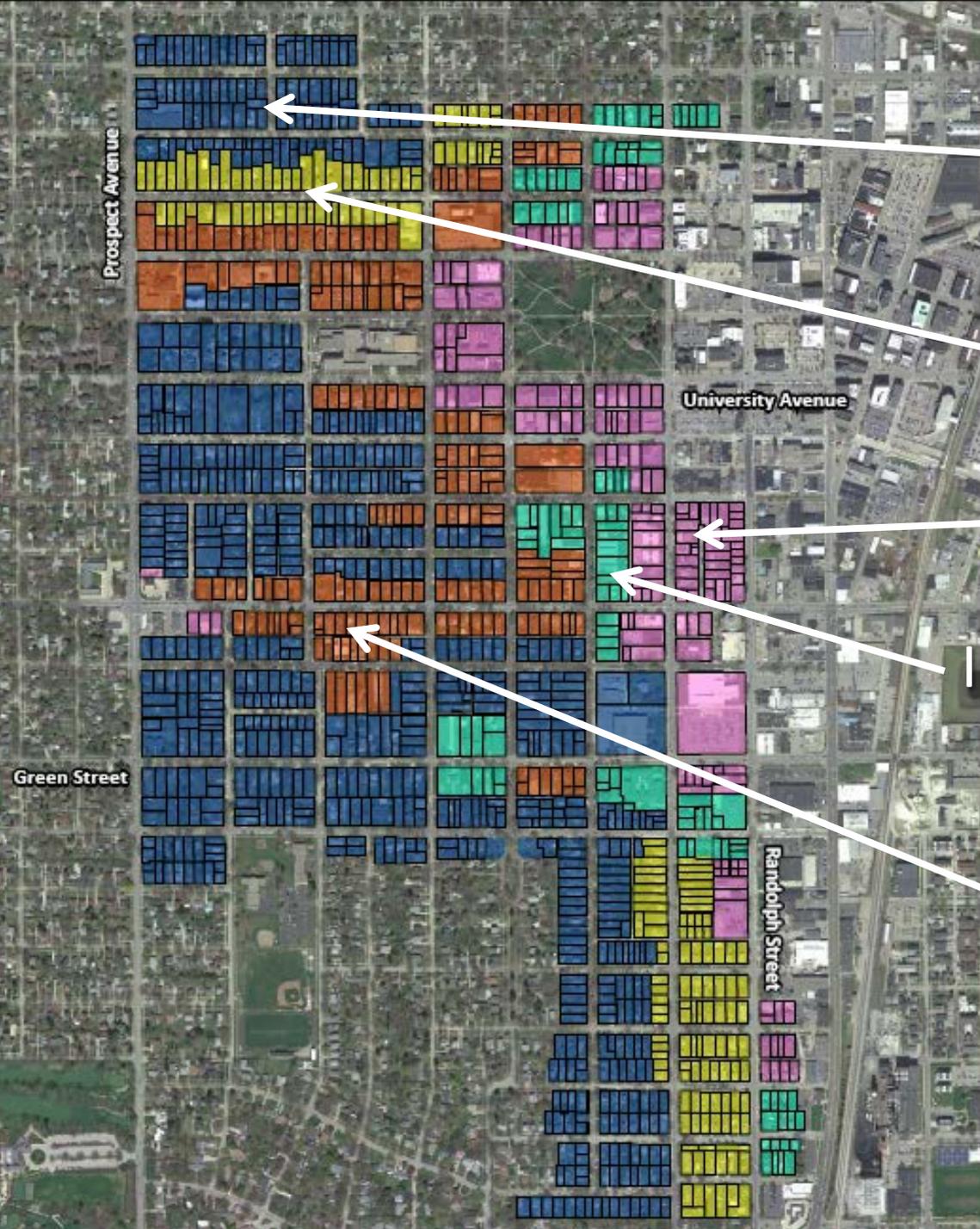


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- ★ Five Specialty Zoning Districts
- ★ Older Neighborhoods west of Downtown – 84 blocks
- ★ Created 25 years ago
- ★ Goal of stopping teardowns / conversions



In-Town Single Family 1

In-Town Single Family 2

In-Town Multi Family

In-Town Mixed Use

In-Town Neighborhood Conservation



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Create an “Urban Neighborhood” Zoning District



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University Neighborhood



- ★ MF2 and MF3 Zoning
- ★ Campus Commercial Overlay standards on Green Street
- ★ Medium to high density residential with commercial in key locations



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What Seems to Work Well:



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What Doesn't Work So Well:

Three Factors:

- ✓ Floor Area Ratio
- ✓ Open Space Requirements
- ✓ Parking





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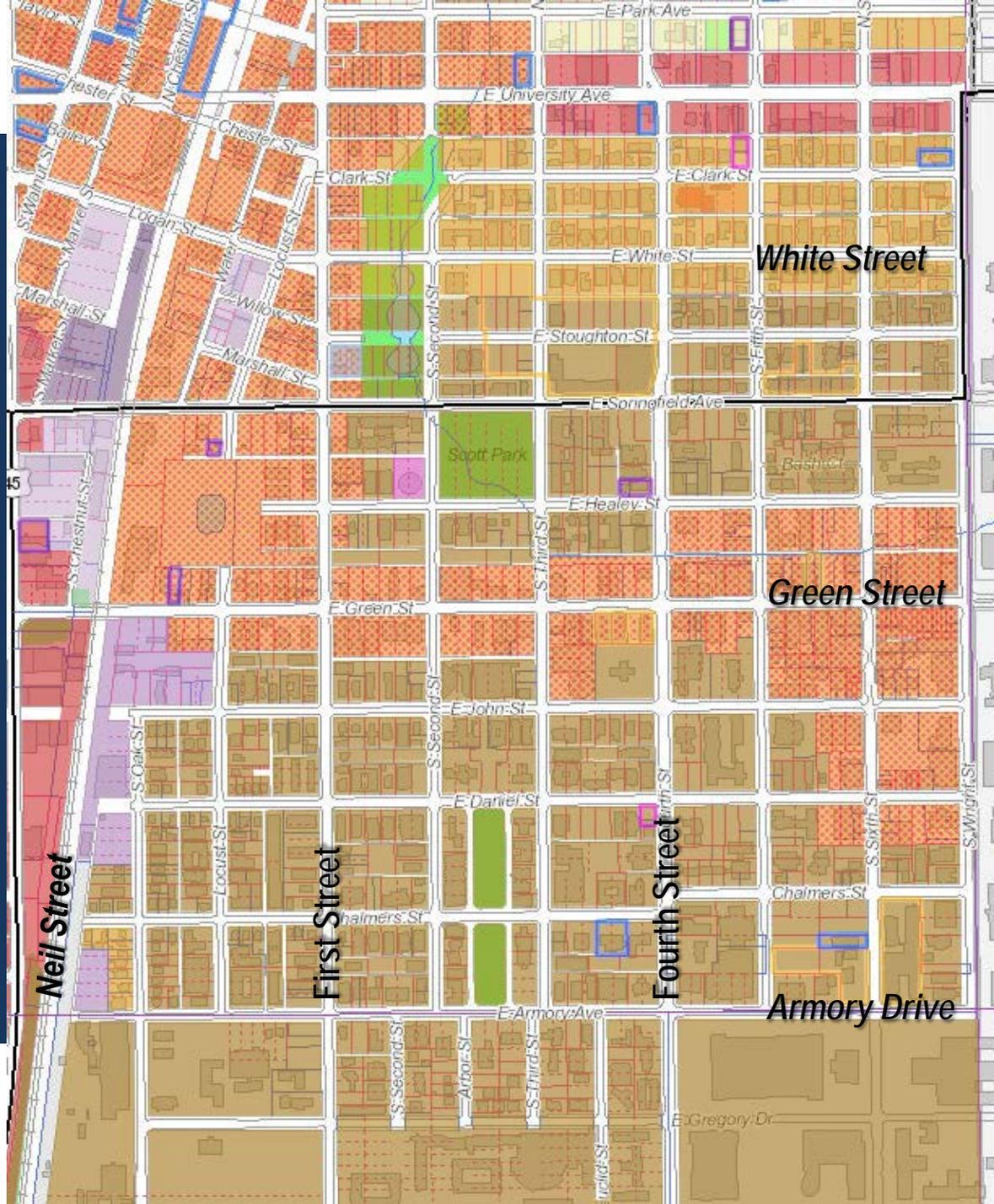


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Create a new 'University Neighborhood' Zoning District. Density of MF3, but with revised standards, design guidance unique to this area.

Review of the Campus Commercial Overlay and Midtown Development Overlay District standards.





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Neighborhood Commercial

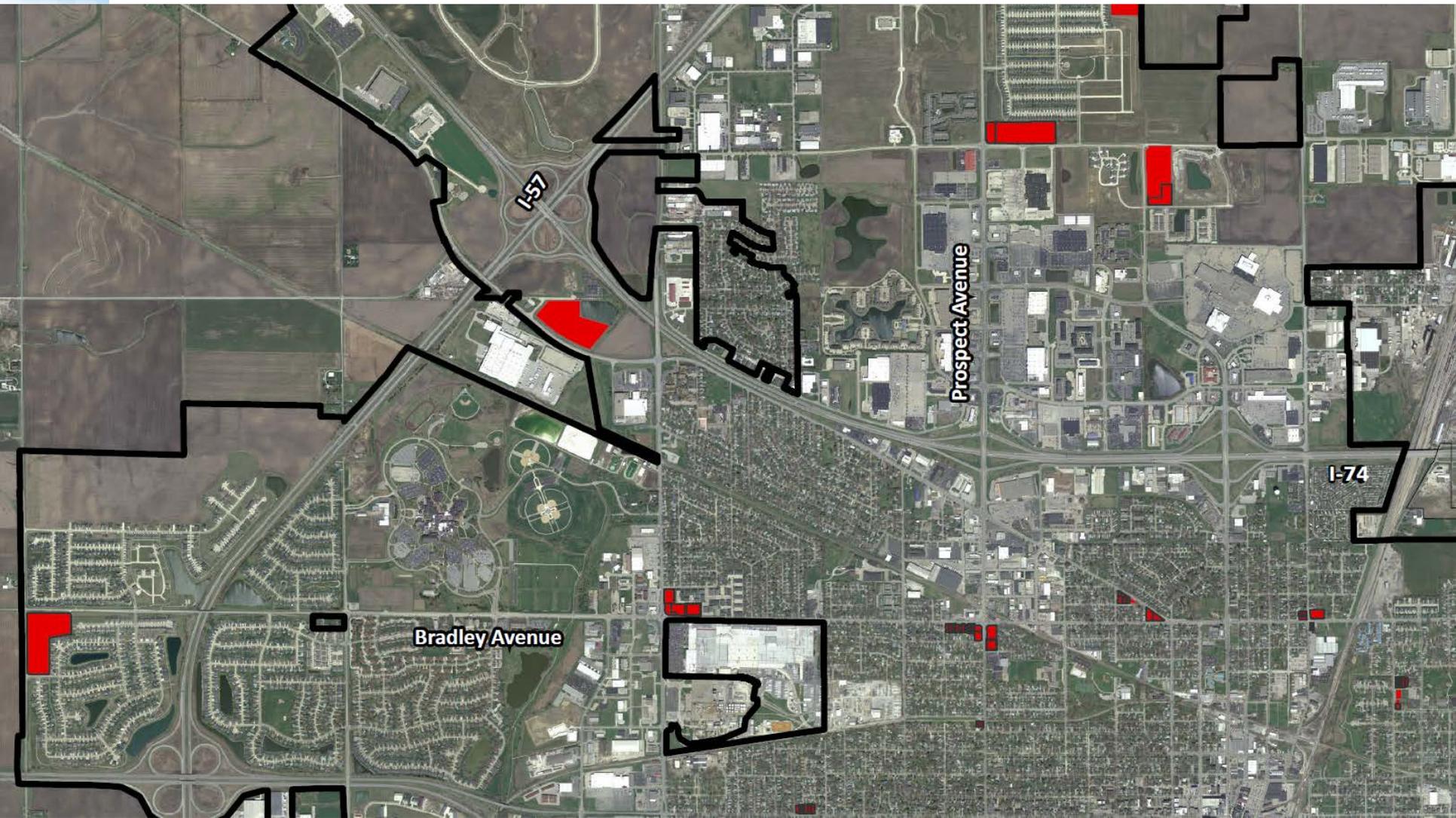
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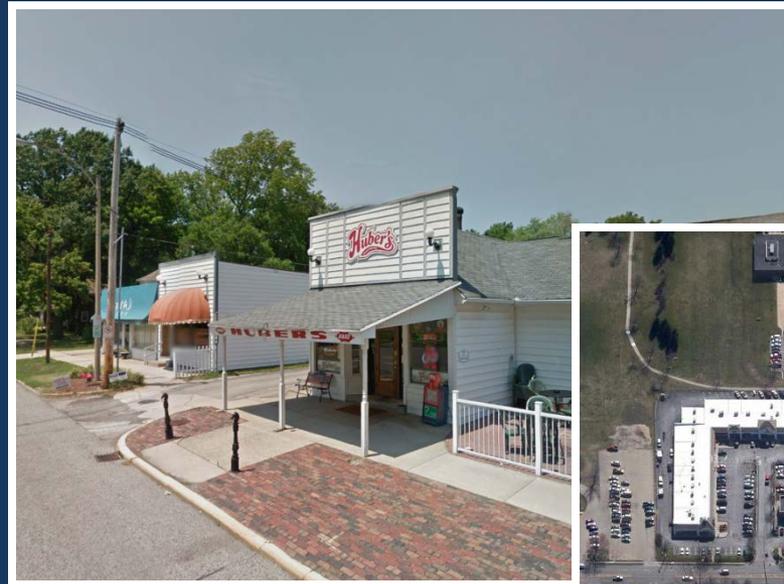
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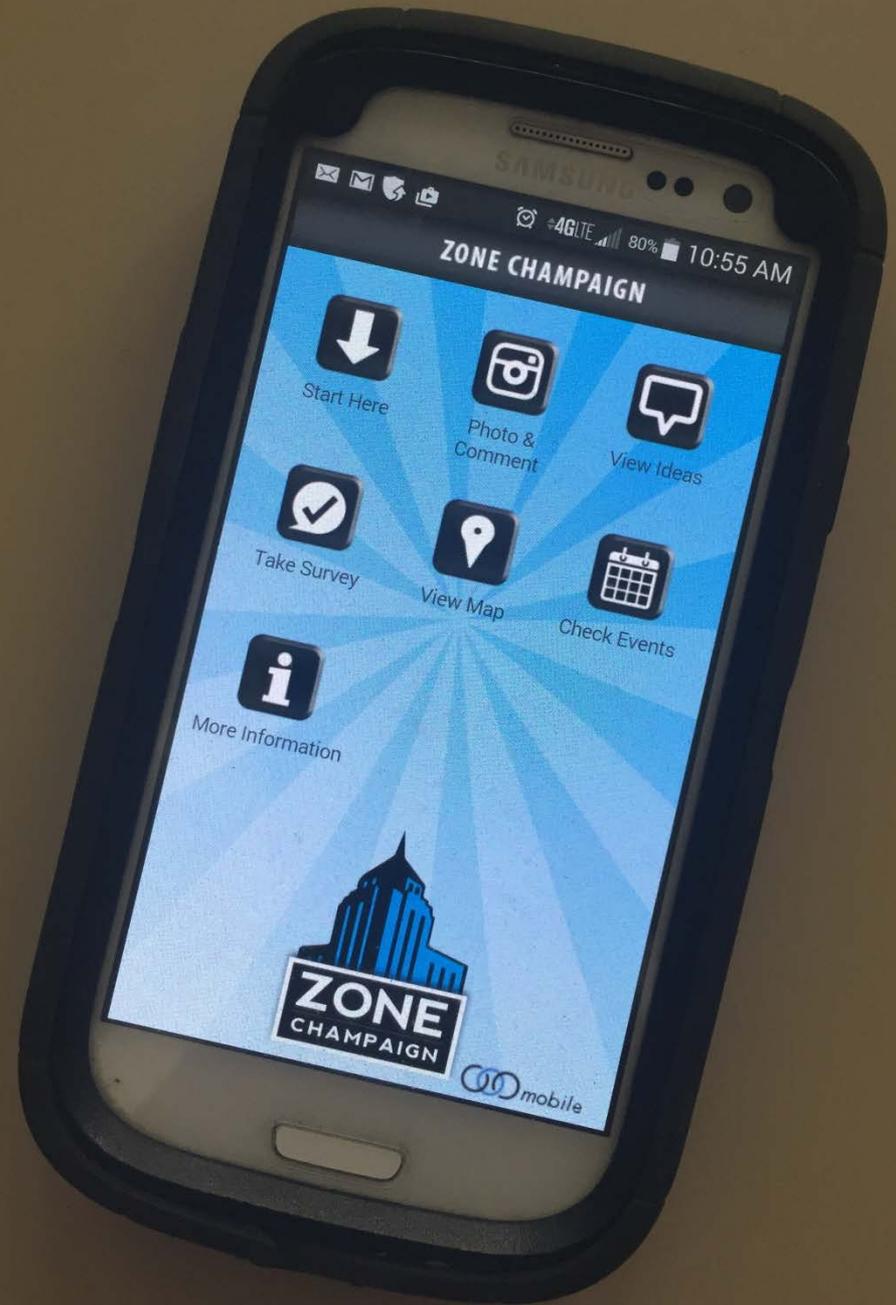


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