



REPORT TO PLAN COMMISSION

FROM: Bruce A. Knight, FAICP, Planning and Development Director

DATE: September 30, 2016

SUBJECT: CASE NO. PL16-0031 TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

CASE NO. PL16-0032 REZONING OF PROPERTIES TO THE MF_{UNIV} MULTIFAMILY UNIVERSITY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

A. Introduction: The Planning and Development Department is currently working on an overall update to the City’s Zoning Ordinance (“*Zone Champaign*”). This initiative is listed as a key project under the Council Goal “Our City Promotes First-Rate Services.” A set of proposed zoning districts and regulations has been developed for the residential areas of the University District, as well as Downtown, Midtown, and Campustown. Additionally, properties in these areas are proposed to be rezoned to these new districts. This combined report presents a recommendation for the adoption of the proposed text amendment and approval of the proposed rezonings.

B. Recommended Action: Staff recommends forwarding this text amendment to City Council with a recommendation for adoption. Staff further recommends that Plan Commission forward the proposed rezonings to City Council with a recommendation for approval after finding that the applicable *LaSalle* criteria have been satisfied.

C. Prior Council Action:

- On March 1, 2011, Council adopted the *Champaign Tomorrow* Comprehensive Plan.
- On April 24, 2012, Council discussed in a Study Session the need for updates to the City’s Zoning Ordinance to be consistent with the vision and goals of the *Champaign Tomorrow* Comprehensive Plan.
- On June 4, 2013 City Council approved the FY13-14 Annual Budget which allocated \$75,000 for consulting services to update the City’s Zoning Ordinance.
- On February 25, 2014, Council held a Study Session on the Center City Zoning Rewrite process and directed Staff to prepare a contract with Teska Associates, Inc.

- On May 2, 2014, Council approved a contract engaging Teska Associates, Inc. as consultants for the *Zone Champaign* Zoning Ordinance update.
- On May 24, 2016, Council held a Study Session on the proposed text amendment and rezoning creating four new zoning districts and directed Staff to prepare these items for adoption.

D. Summary:

- The Zoning Ordinance was substantially updated most recently in 1996. The adoption of the *Champaign Tomorrow* Comprehensive Plan prompted a need to revise the Zoning Ordinance to more closely align with this Plan's vision and goals.
- This proposal would significantly change the Zoning Ordinance as it applies to the University District, Campustown, Midtown, and Downtown.
- This proposal eliminates the existing CB Central Business District, the Campustown and Midtown Commercial Overlay Districts, and removes nearly all MF2 and MF3 zoning within the University District. These districts will be replaced by three new Central Business districts (CB1, CB2, and CB3) as well as a new MFUniv Multifamily University District (MFUniv).
- Several changes are proposed for the zoning regulations in these districts, including the elimination of Floor Area Ratio (FAR) as a tool for regulating the size of buildings, the implementation of fixed height limits, the elimination of parking requirements for all residential uses in the CB districts, the easing of restrictions on ground floor residential uses in the CB districts, and the implementation of various design requirements for exterior walls facing public streets.
- The proposed rezoning encompasses approximately 1,400 properties held by approximately 350 property owners. Additionally, the proposed rezoning poses minimal conflicts with surrounding land uses, advances the vision and goals of the *Champaign Tomorrow* Comprehensive Plan more than current zoning does, and is supported by application of the facts to the *LaSalle* criteria.
- Staff has received substantial public input from both the local development community and the larger community of interested citizens. A working group composed of local architects, realtors, and two Plan Commissioners has provided additional oversight and input. Following the May 24, 2016 Study Session, staff invited all property owners in the subject area to an informational meeting explaining the proposed changes. Staff also created an informational page on the City's website to share details of the proposal with interested citizens. The vast majority of public input has ranged from neutral to positive.

E. Background:

1. Champaign Zoning Ordinance. Champaign first adopted zoning in 1926 and has subsequently updated the Zoning Ordinance substantially only four times (1950, 1957, 1965, 1996). Some of the standards in the current Ordinance still date back to the requirements of the 1965 update. The Champaign Zoning Ordinance is considered a “conventional Zoning Ordinance” whereby it establishes zoning districts throughout the community on a map. The Zoning Ordinance then identifies the land uses allowed in each district along with more specific development rules for building in those zones such as setbacks, height, parking, etc. The existing

Ordinance has served Champaign relatively well since the last major update in 1996, and Council has approved numerous text amendments over the past 20 years. Even so, there have been many advances in the field of zoning that would better help the City realize the vision set forth in the *Champaign Tomorrow* Comprehensive Plan.

2. Process. On May 2, 2014, Council approved a contract engaging Teska Associates, Inc. as consultants for the *Zone Champaign* Zoning Ordinance update. Over the subsequent two years, *Zone Champaign* has sought input from a variety of Champaign residents and members of the development community on new zoning regulations for the core neighborhoods of the City. A mobile app and online survey allowed citizens to weigh in on the types of development they would like to see in these areas, while a series of meetings with a working group composed of local architects, realtors, and Plan Commissioners provided staff with valuable insight into the state of the local market and the development and design processes. Throughout this period, Teska Associates, Inc. served as consultants in proposing new concepts and regulatory language.

The feedback gathered from the *Zone Champaign* process has coalesced into a set of proposals for new zoning standards in Champaign's core areas. Specifically, these proposals include a large-scale rezoning of these areas across four new zoning districts, the elimination of the CB Central Business District and associated overlay districts, and the addition, removal, and rewriting of a number of specific zoning regulations in pursuit of a Zoning Ordinance that is more supportive of urban infill development while simultaneously being easier to navigate. Key findings informing these proposals include:

- Certain existing regulations such as FAR complicate the design process and produce inconsistent design.
- Buildings raised on stilts above unscreened ground level parking are perceived to be less attractive than buildings that come all the way to the ground or at least screen parking in some way.
- In the residential neighborhoods near the University of Illinois, the height and bulk of most recently constructed buildings seem appropriate.
- In Downtown, the height and bulk of recently constructed buildings seem appropriate. In Midtown and areas surrounding Downtown, low- to mid-rise buildings are appropriate. In the Campustown commercial areas, buildings in the 14-16 story range seem appropriate.
- Design regulations for new buildings are appropriate, but only if these regulations can be administered objectively through the language of the Zoning Ordinance. There is very little support for a design review board in these districts.
- Residents and developers alike generally support the more urban feel of recent development in these core areas of the community.

3. Proposed Zoning Districts. Proposed revisions to the Ordinance include the creation of three new Central Business districts (CB1 Central Business Urban Fringe, CB2 Central Business Downtown, and CB3 Campustown), as well as a new Multifamily Residential District (MFUniv Multifamily University). This section serves as a general introduction to the proposed districts. The full analysis of the proposed rezoning of properties to these districts is below at Section (E)(5).

a. Central Business Districts. The proposed three Central Business districts will replace the current CB Central Business District, the Campus Commercial Overlay District, and the Midtown Commercial Overlay District, all of which will be eliminated from the Zoning Ordinance. Attachment A (“Map of Proposed MFUniv, CB1, CB2, and CB3 Zoning Districts”) shows the proposed location for the new districts. In general, CB3 will apply to the Green Street corridor (Campustown) east of the railroad tracks, essentially mirroring the current Campus Commercial Overlay boundaries. CB2 will apply to properties in downtown between Washington Street, the railroad tracks, White Street, and West Side Park. CB1 will apply to a number of different areas, including Midtown, the University Avenue corridor east of the railroad tracks, and areas north and south of the downtown core.

The primary distinction between the proposed Central Business districts is the maximum allowable building height, with CB2 allowing the tallest buildings and CB3 having the shortest height limit. These standards are presented below in Section (E)(4) of this memo, as well as Attachment D “Explanation of Proposed Regulations for MFUniv, CB1, CB2, and CB3 Zoning Districts”.

For the most part, the new Central Business districts will include areas currently zoned CB Central Business. However, staff proposes extending CB3 zoning beyond these existing boundaries in three areas: north of downtown, south of downtown, and east along University Avenue (see Attachment B, “Map of Areas Not Currently Zoned CB Proposed to be Rezoned to CB1”). For the most part, the Future Land Use maps of the *Champaign Tomorrow* Comprehensive Plan designate these areas as Downtown Center, Urban Neighborhood, and Community Commercial Center. With Champaign’s urban core experiencing continual reinvestment, expanding Central Business zoning to these downtown-adjacent properties allows them to fully utilize their potential for urban-style redevelopment.

Finally, the permitted land uses within the new CB districts will largely remain the same as in the existing CB Central Business District. The mixing of residential and non-residential uses is not only allowed but encouraged.

b. Multifamily University District. The new MFUniv Multifamily University District will replace the majority of the multifamily zoning currently within the University District (see Attachment A, “Map of Proposed MFUniv, CB1, CB2, and CB3 Zoning Districts”). The MFUniv District is a package of development and design regulations specifically tailored towards this unique area of the community. Though this proposal would eliminate MF2 and MF3 zoning within most of the University District, those districts will continue to exist as they are applied in other areas of the city. Unlike the MF3 District, which permits limited office uses, the MFUniv District will be exclusively residential.

4. Proposed Zoning Regulations. The new CB1, CB2, CB3, and MFUniv Districts will include new zoning regulations designed to streamline the Zoning Ordinance, remove or modify existing regulations that act as a disincentive to attractive urban infill, and ensure that new construction meets certain basic design standards. Some of these rules represent new territory for the Zoning Ordinance, most notably a limited set of design regulations crafted to ensure that new

buildings fit in well with either their surrounding walkable neighborhood or their pedestrian-oriented business district. However, the overall burden of these new regulations will be minimal compared to the regulatory burden that will be lifted through the modification and elimination of existing standards that restrict flexibility and impose costs on developers and designers. In short, the proposed regulations more closely fit the vision of the *Champaign Tomorrow* Comprehensive Plan for the important core neighborhoods of the community.

Many of the new regulations will apply identically to all four new districts. Some regulations will apply differently to each district (e.g. all districts will be subject to a height limit, but that limit will vary between districts). Finally, some regulations will apply only to some of the new districts.

The code revision sheet showing proposed changes to the Zoning Ordinance is attached as Attachment C. A detailed explanation of the proposed regulations can be found in Attachment D “Explanation of Proposed Regulations for MFUniv, CB1, CB2, and CB3 Zoning Districts”. This document includes information on changes made following the Study Session. Additionally, the document responds to concerns raised by some Council Members that the proposed height limits will inhibit development potential.

5. Rezoning Analysis. Staff’s analysis of the proposed rezoning of properties to the proposed CB1, CB2, CB3, and MFUniv districts is as follows:

a. Site Information. The properties proposed for rezoning occupy approximately 520 acres in the core areas of Downtown, Midtown, Campustown, and the surrounding high-density residential neighborhoods. The subject properties are currently used for a great number of diverse purposes: primarily industrial or commercial, but some light industrial and even vacant sites are included. These properties, approximately 1,400 in number, are controlled by approximately 350 different owners. A full list of impacted properties and ownership information is attached as Attachment F.

b. Surrounding Property Characteristics. Due to the size of the area proposed for rezoning, a precise description of the surrounding area is impossible. However, a general description follows to provide context. To the north, the rezoning area is largely bounded by the residential 5th & Hill neighborhood and the Beardsley Park neighborhood. Some light industrial uses also exist north of the rezoning area, primarily along the Market Street corridor. To the west, the rezoning area is bordered by the In-Town area, a mix of low and medium residential uses containing some scattered office uses as well. To the south, the rezoning area is bordered by the commercial Neil Street corridor on the west side of the railroad tracks. To the southeast and east, the rezoning area is surrounded by the University of Illinois athletic and academic campuses.

c. Consistency with the Comprehensive Plan. The proposed rezoning is consistent with the six vision statements of the *Champaign Tomorrow* Comprehensive Plan.

Rezoning the core areas of the community to the proposed CB1, CB2, CB3, and MFUniv districts will directly advance several Comprehensive Plan vision statements. The proposed

districts simultaneously advance Vision 1 “Growing City” and Vision 4 “Community Identity” by increasing the development potential of properties in Downtown, Midtown, and Campustown. Balancing limited new design rules against a more streamlined regulatory framework, the proposed regulations ensure that these iconic areas of the City will continue to mature into a vibrant urban environment. The compact, mixed-use nature of these areas contributes to a more sustainable (Vision 2) and healthier (Vision 5) city, with residents and visitors alike able to get around easily on foot, by bike, or on transit. A high density of varied private land uses ensures that each area forms a complete neighborhood (Vision 3). Finally, this highly productive development pattern generally covers its cost of services, advancing the goal of complete and high quality public infrastructure and facilities (Vision 6).

The zoning districts currently overlaying the subject area fall short in achieving the vision of the Comprehensive Plan. This is not to say that the existing districts are harmful. Indeed, much of the growth and development of the past decade has occurred in the subject area. Nevertheless, the existing zoning districts have frequently revealed their limitations, with many high-quality infill developments requiring Planned Development Agreements to circumvent onerous or conflicting regulations. By rezoning the subject area to the proposed zoning districts, development can continue apace with a minimal need for special processes and maximum support for the vision of the Comprehensive Plan.

d. Relationship to *LaSalle* Criteria. Staff believes that the request meets the applicable *La Salle* criteria for rezonings. An analysis of the *LaSalle* criteria is available in Attachment E.

6. Working Group Input. Throughout the *Zone Champaign* process, staff turned several times to the local development community for input. A working group comprised of architect Scott Kunkel, realtor and former City Council member Kyle Harrison, architect Gary Burgett, architect Josh Daly, and current Plan Commissioners Don Elmore and Bret Kroencke provided insight on both current and proposed regulations. These individuals possess a working knowledge not only of the Zoning Ordinance itself, but of the potential for conflict between zoning regulations and other codes such as the Subdivision Ordinance and the Building Code. Tapping into this knowledge helps staff craft new regulations that advance City goals, preserve development flexibility, and minimize conflict between different sets of regulations.

F. Alternatives:

1. Forward the proposed text amendment and rezonings to City Council with a recommendation for adoption/approval.
2. Forward the proposed text amendment and rezonings to City Council with a recommendation for denial.

G. Discussion of Alternatives:

Alternative 1 would approve the text amendment and rezoning.

a. Advantages

- Aligns the Zoning Ordinance more closely with the goals of the *Champaign Tomorrow* Comprehensive Plan.
- Promotes continued growth and redevelopment in the University District, Campustown, Midtown, and Downtown.
- Extends CB Zoning to certain downtown-adjacent areas that are well suited to redevelop in a more urban fashion.
- Eliminates Floor Area Ratio (FAR) as the mechanism by which bulk is regulated, simplifying the design process and producing a more consistent building envelope.
- Promotes enhanced design among the sides of buildings that face public streets, especially along the fronts of buildings.
- Grants developers more flexibility in meeting resident demand for residential parking and commercial square footage.

b. Disadvantages

- Reduces developer flexibility for certain design elements.
- Will likely produce some unforeseen impacts on the development and design process that will need to be rectified with future text amendments.
- May not be supported by Champaign residents who approve of the status quo and do not wish to see the core neighborhoods continue to redevelop in a more intense fashion.

Alternative 2 would provide deny the text amendment and rezoning.

a. Advantages

- City Council would be given the opportunity to recommend an alternative course of action to improve existing zoning regulations in the subject area.
- Will not produce any unforeseen impacts on the development and design process

b. Disadvantages

- May leave in place many elements of the Zoning Ordinance that are inconsistent with the *Champaign Tomorrow* Comprehensive Plan.
- May not be nearly as supportive of infill redevelopment in core neighborhoods.
- Potentially requires zoning updates to be pursued in a piecemeal fashion, rather than as one comprehensive update package.
- May continue to require developers to dedicate valuable space to parking and commercial square footage, even in areas where demand is significantly lower than requirements.

H. Community Input: As described above, this proposal is informed by feedback from both the local development community as well as the larger community of Champaign residents. The *Zone Champaign* survey and app gave community members the opportunity to share their design and development preferences, while staff presented its progress to developers, architects, and realtors at multiple points through the process. This feedback was gathered over a period of

approximately 15 months. Key findings from this process are summarized above in Section (E)(2) “Process”.

Staff presented its proposals to University of Illinois Associate Chancellor Michael DeLorenzo and Director of Real Estate Services Bruce Walden in April 2016. They indicated that the University’s preference was to leave its Champaign properties zoned MF3 Multifamily High Density, Restricted Business District. The University had no additional comments or concerns about the proposed changes.

No public input was made at the Plan Commission Study Session on May 4, 2016. However, staff received comments afterwards from local architect and working group member Josh Daly. These comments concerned proposals in the MFUniv District governing height, setbacks, screening requirements for parking, and other design requirements. Following this meeting, staff adjusted the proposed minimum front yard setback in the MFUniv District from 20’ to 15’. This latter number is consistent with staff’s original intent; the recommendation for a 20’ front yard setback was made in error.

Following the City Council Study Session, staff created an informational website detailing the proposed changes. On June 20, 2016, a public informational meeting was held at the Champaign Public Library. Prior to the meeting, owners of property proposed for rezoning received a letter inviting them to the meeting and directing them to the website for additional information. At the meeting, several attendees asked clarifying questions and expressed support for the proposal. No attendee expressed opposition.

Prior to the October 5, 2016 Plan Commission hearing, staff updated the informational website (<http://ci.champaign.il.us/zone-champaign/>) and mailed notification letters to individuals who own property proposed to be rezoned, as well as individuals who own property within 250 feet of the subject area. Staff received several emails and phone calls asking questions or expressing support for the proposal. None of the feedback received during this time was negative.

I. Budget Impact: The development of this proposal has had two direct budget impacts. The first is the \$75,000 contract engaging Teska Associates, Inc. as project consultants (this cost cannot be credited entirely to the proposal currently before Council, as the work done by Teska will also assist in future proposals for the In-Town and Commercial Neighborhood districts). The second is the cost associated with notifying affected property owners and neighbors of the proposed text amendments and rezonings. This cost is approximately \$1,700.

Over the long term, this proposal will likely have a positive effect on the budget. Additional development in core neighborhoods presents the opportunity for tax revenues from Property, Sales, Hotel/Motel, and Food and Beverage taxes. Without specific proposals, it is not possible to provide estimates at this time. However, dense infill development of the sort promoted by this proposal generally produces tax revenue in excess of the cost of servicing such development. Servicing such development is generally more efficient than servicing fringe development, producing cost savings for the City and other agencies.

J. Staffing Impact: Approximately 550 hours of staff time has been spent preparing the proposed text amendments and new zoning districts for this proposal. This includes assistance from staff in the Legal and Planning and Development Departments.

Prepared by:

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Attachments:

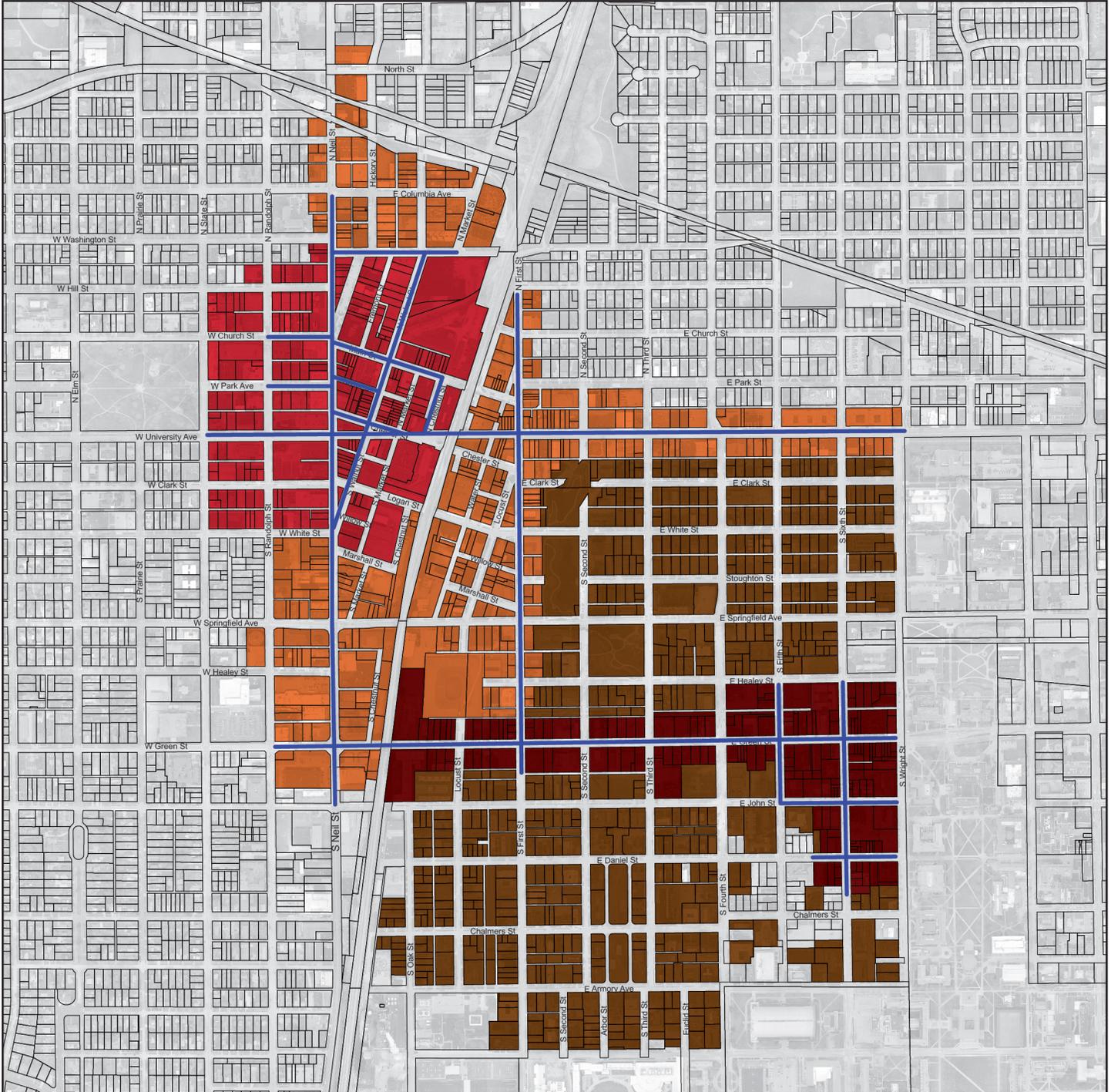
- A. Map of Proposed MFUniv, CB1, CB2, and CB3 Zoning Districts
- B. Map of Areas Not Currently Zoned CB Proposed to be Rezoned to CB1
- C. Code Revision Sheet
- D. Explanation of Proposed Regulations for MFUniv, CB1, CB2, and CB3 Zoning Districts
- E. Analysis of *LaSalle* Criteria
- F. Table of Properties Proposed to be Rezoned

ZONE CHAMPAIGN

Proposed Zoning Districts



Planning and Development Department
102 North Neil Street, 3rd Floor
Champaign, Illinois 61820
(217) 403-8800



Legend

-  CB-1, Urban Commercial
-  CB-2, Downtown Commercial
-  CB-3, Campustown Commercial
-  MFUniv, Multifamily University
-  Primary Streets



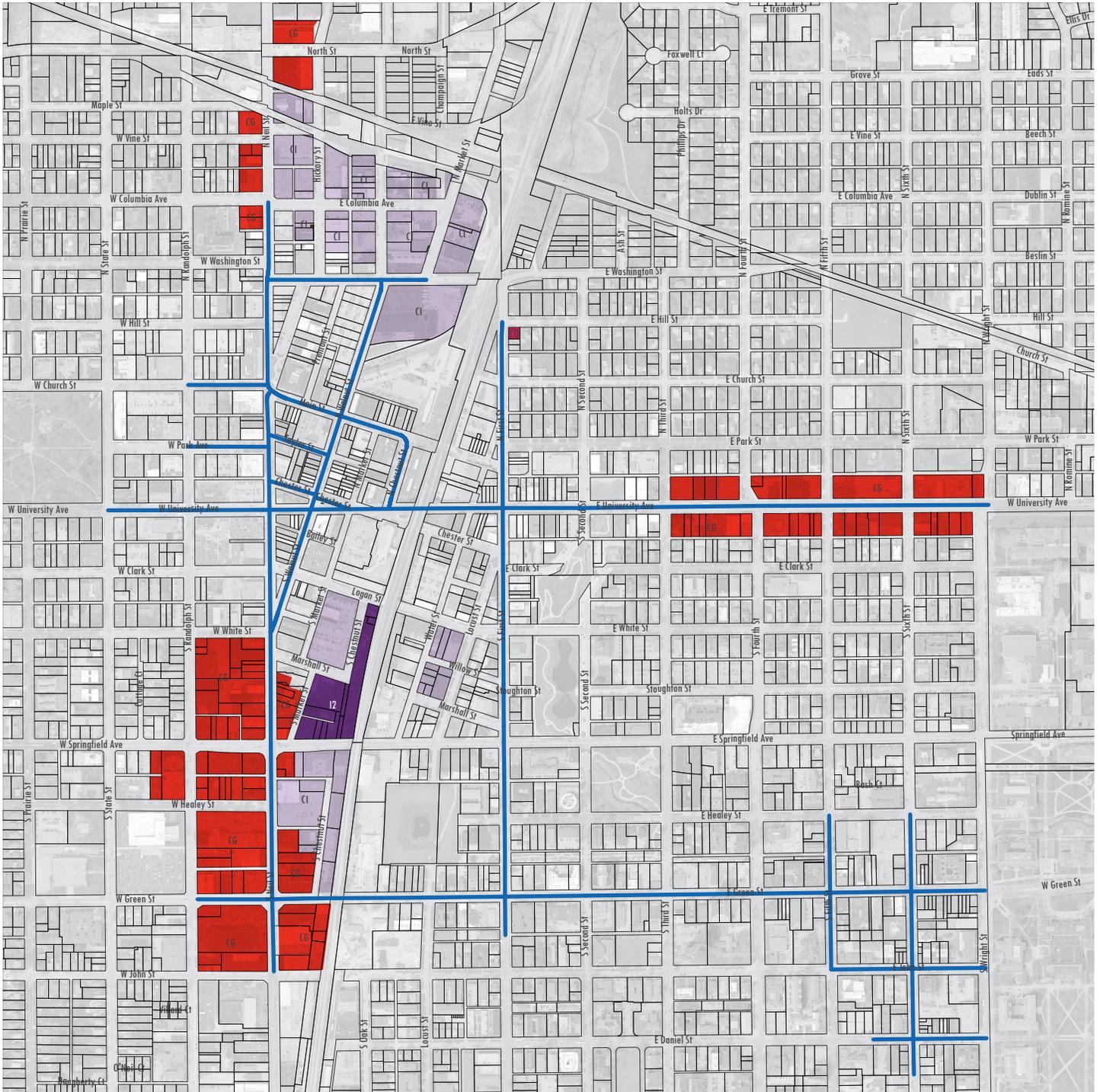
Map prepared by the City of Champaign
Planning and Development Department
for illustrative purposes only.

ZONING MAP

Proposed Rezoning to New CB1 District



Planning and Community Development
102 North Neil Street, 3rd Floor
Champaign, Illinois 61820
(217) 403-8800



Legend

- CO Commercial Office
- CG Commercial General
- CI Commercial Industrial
- I2 Heavy Industrial
- Parcels
- Primary Streets



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Note: The majority of proposed substantive changes to the Zoning Ordinance can be found in Articles III, IV, V, and VII. Where other Articles are included, it is generally to correct references to Zoning Districts proposed to expire (CB Central Business, Campus Commercial Overlay, Midtown Commercial Overlay) or be instituted (MFUniv Multifamily University, CB1 Central Business Urban Fringe, CB2 Central Business Downtown, CB3 Central Business Campustown).

Note: This Code Revision Sheet only contains Sections proposed to be altered. Sections not enumerated in the Code Revision Sheet are still valid and available at https://www.municode.com/library/il/champaign/codes/code_of_ordinances

ARTICLE II. - DEFINITIONS

Sec. 37-17. - Definitions—C.

Caliper shall mean a measurement of the size of a tree equal to the diameter of the trunks measured eighteen (18) inches above natural grade.

Canopy shall mean an architectural projection that provides weather protection and is supported by the building to which it is attached and the outer end by not less than two (2) stanchions. A canopy is comprised of a rigid structure over which a rigid covering is attached. The awning or canopy may provide a business sign or identification, or decoration of the structure which it is attached to. A canopy shall have a projection of no less than two (2) feet and is comprised of a rigid structure over which a rigid covering is attached.

Carpport, freestanding shall mean a freestanding roof structure open on all sides intended to provide protection for motor vehicles parked below. For purposes of signage, signs on freestanding carports shall be treated as wall signs.

Cat Kennel see "Kennel, Cat".

Cellar shall mean a story of building having more than three-fourths ($\frac{3}{4}$) of its height below the level of the finished grade at all points on walls facing front and side yards.

Cemetery shall mean land used or intended to be used for the burial of dead human or dead animals and dedicated for cemetery purposes.

Certificate of Appropriateness shall mean a certificate issued by the Historic Preservation Commission verifying its review and indicating its approval of plans for the alteration, relocation, construction, removal, or demolition of a landmark or building within a Conservation or Historic District as defined by this article.

Certificate of Economic Hardship shall mean a certificate issued by the Historic Preservation Commission authorizing an alteration, relocation, construction, removal, or demolition of a landmark or building within a Conservation or Historic District for which a Certificate of Appropriateness has previously been denied, but for which economic hardship has been determined.

Chapter shall mean "Chapter 37, Zoning" of the Champaign Municipal Code.

City shall mean the City of Champaign, in the County of Champaign and State of Illinois.

City Attorney shall mean the Attorney of the City of Champaign or designee.

City Council shall mean the Council of the City of Champaign.

City Engineer shall mean the Engineer of the City of Champaign or designee.

City Forestry Supervisor shall mean the Forestry Supervisor of the City of Champaign or designee.

City limits or in the City shall mean property within the corporate City limits of the City of Champaign.

City Manager shall mean the Chief Administrative Officer of the City. "Manager" shall also mean City Manager.

Clerk shall mean City Clerk.

Clinic shall mean a place used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured persons and those who are in need of medical or surgical attention, but who are not provided with board or kept overnight on the premises.

Clinic, animal shall mean a place used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and those animals who are in need of medical or surgical attention. Animals may be boarded or kept overnight on the premises.

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

Club, country shall mean a membership organization whose facilities are available for use only by its dues paying members and their guests. The term shall include private country clubs that have at least a nine-hole golf course.

Cluster development shall mean a form of planned development that permits a reduction in lot area, provided that the overall floor area ratio and open space requirements comply with the requirements in this article, and overall density levels are maintained. The clustering of dwelling units in one (1) area on smaller lots allows the preservation of environmentally sensitive features and areas that can be dedicated to common open space.

Code shall mean the "City of Champaign Municipal Code, of 1985," as amended. Also referred to as "Municipal Code," "Champaign Municipal Code," and "City Code."

Code Enforcement Superintendent, Superintendent of Code Enforcement, and Director of Building Safety shall mean and refers to the Director of the Building Safety Division of the Fire Department whenever it appears in this Code.

Collector street. See "Street, collector."

College shall mean an educational institution authorized by the State to award associate, baccalaureate, or higher degrees.

Commercial feed lot shall mean any tract on which the principal use is the concentrated or forced feeding of livestock, fish, fowl, or other animals for the sale of such animals or the sale of products derived from such animals.

Commercial motor vehicle shall mean a vehicle weighing over 10,000 pounds and designed to carry cargo or 15 or more passengers.

Commercial recreation, indoor shall mean establishments where recreational or sporting activities are carried on completely indoors and operated by a commercial for profit operation. Such establishments may include, but not be limited to, bowling alleys, dance halls, skating rinks, racquet clubs, indoor swimming pools, gyms, and other similar facilities. Commercial recreation facilities do not include facilities owned and operated by a governmental agency and open to the general public.

Commercial recreation, outdoor shall mean establishments where recreational or sporting activities that are conducted outdoors and operated by a commercial, for profit operation, or for private membership. Such establishments may include, but not be limited to, miniature golf, batting cages, go-cart tracks, stables and other similar operations. Commercial recreation facilities do not include facilities owned and operated by a governmental agency and open to the general public.

Commercial service shall mean retail establishments that primarily render services rather than goods. Such services may include, but not be limited to, copy shops, printing services, package and postal services, photo processing, janitorial services, and similar operations.

Commission shall mean the Historic Preservation Commission of the City of Champaign.

Common lot line dwellings. See "Dwelling, common lot line."

Community living facility shall mean a dwelling unit operated to provide supervision, food, lodging, or other services to a service dependent population as herein defined, living and cooking together in a single cooperative housekeeping unit, consisting of:

- (a) A basic group of members of a service dependent population.
- (b) Additional staff persons providing supervision of service to the basic group.

Community facility. A noncommercial use established primarily for the benefit and service of the population of the community or region in which it is located including schools, community colleges and universities.

Community living facility, Category I (CLF1) shall mean a community living facility with a basic group limited to not more than four (4) service dependent individuals plus a maximum of two (2) resident (live-in)

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

staff at any given time, subject to a higher number of staff if required to meet State or Federal regulations. Said facility is intended for permanent placements, and shall not be for crisis or short-term, transient placements.

Community living facility, Category II (CLF2) shall mean a community living facility with a basic group limited to not more than eight (8) service dependent individuals plus a maximum of two (2) resident (live-in) staff at any given time, subject to a higher number of staff if required to meet State or Federal regulations. Said facility is intended for permanent placements, and shall not be for crisis or short-term, transient placements.

Community living facility, Category III (CLF3) shall mean a community living facility with a basic group limited to not more than sixteen (16) service dependent individuals plus staff. Said facility may be used for temporary or permanent placement of service dependent individuals.

Conforming use shall mean any use of a structure or land which is a permitted, or approved provisional or special use in the district in which the structure or land is situated and which conforms to the regulations of that district and all other regulations of this chapter. Also see Article XII, Nonconformities, for further definitions.

Conservation district shall mean an area designated as a "Conservation District" by ordinance of the City Council which contains buildings or sites within definable geographic boundaries that, while not of such historic and/or architectural significance to be designated as a landmark or included within a Historic District, nevertheless are characterized by sound housing or commercial buildings that contribute to the visual characteristics or distinctive atmosphere of the neighborhood in which such property is located.

Construction shall mean any act or process which requires a building permit and which adds an addition onto an existing building or erects a new principal or accessory structure on a lot which is subject to the design standards for the district in which the property is located.

Contractor shop shall mean the buildings and land associated with a business engaged in and/or providing goods and/or services to the construction trades (plumbing, electrical, cabinetry, carpentry, and masonry contractors, etc.) or service trades (landscaping, exterminating, commercial cleaning, and painting contractors, etc.) Activities which are associated with a contractor shop may include merchandise showrooms; materials storerooms; yards for the storage of vehicles, large equipment and materials, or other similar activities. A contractor shop may engage in the sale of construction materials, tools and contracting equipment to contractors and the repair and maintenance of contractor tools and equipment. The revenue from sales of merchandise on site directly to the general public shall not be more twenty-five (25) percent of a contractors shop's income.

Contributing building shall mean a building, site, structure, or object that adds to the historic association, historic architectural quality, or cultural values because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Convenience store shall mean a retail store selling predominantly food items that has a total floor area of the use less than ten thousand (10,000) square feet.

Cornice shall mean a horizontal molded projection that crowns or completes a building wall, or provides a delineation between floors.

Council shall mean the governing body of the City, the Champaign City Council.

County shall mean Champaign County, Illinois.

Courtyard shall mean an open, uncovered and unoccupied space, other than a yard, which is bounded in whole or in part by the walls of a building.

Currency exchange shall mean a commercial use, which exchanges common currencies, sells money orders or cashiers checks, and cashes checks, as its principal business activity. This shall not include a financial institution.

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
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Sec. 37-18. - Definitions—D.

Day care center, adult shall mean a building or portion thereof, used to receive adults, for short term hours of care, not providing for overnight occupancy, and used to provide essential personal care, protection, supervision, training, or programs to meet the needs of the adults served, but which shall not include day/night care home.

Day care center/nursery school shall mean a building or portion thereof, used to receive infants, preschool, school age children, or combinations thereof, for short term hours of care, not providing for overnight occupancy, and used to provide essential personal care, protection, supervision, training, or programs to meet the needs of the children served, but which shall not include school or day/night care home.

Day/night care home shall mean a dwelling unit actually occupied by a family, which is used or designed to be used for care of not more than eight (8) children under the age of sixteen (16) years who are not part of the family occupying the dwelling unit; provided that the maximum of eight (8) children includes all children under the age of sixteen (16) years who are part of the family occupying the dwelling unit, and provided further that any children who are not part of the family are received for care for less than twenty-four (24) consecutive hours.

Definitions shall mean given within a chapter, article or division apply only to words or phrases used in such chapter, article, or division unless otherwise provided.

Demolition shall mean any act or process which destroys in part or whole a feature of a building which is subject to the design standards for a landmark or building within a Conservation or Historic District.

Density shall mean the number of dwelling units per acre.

Density, gross shall mean the density based on all land within the boundaries of the particular area.

Density, net shall mean the density based on land within the boundaries of the particular area excluding public rights-of-way.

Design standards shall mean a set of guidelines regarding the architectural appearance of a building, or improvement, which governs the alteration, construction, demolition, or relocation of a building, or improvement.

Destroyed shall mean damage to a building caused by fire, explosion, or other catastrophe in which the costs to reconstruct or repair the building exceed more than fifty (50) percent of the value of the building immediately prior to the time the damage occurred.

Development standards shall mean standards established by this chapter for zoning lots or the placement or size of a building on the lot.

Director shall mean the chief executive officer of the office or department to which the particular division, bureau, board, agency, or subordinate municipal administrative body has been assigned by the Council.

Distribution facility shall mean a use which typically involves both warehouse and office/administration functions, where short- and/or long-term storage takes place in connection with the distribution operations of a wholesale or retail supply business.

District shall mean a territory delineated on the Zoning Map for which the regulations and restrictions of this chapter governing the use of land and buildings, height of buildings, bulk of buildings, floor area, open space, size and location of yards, and off-street parking facilities are uniform.

Dormitory shall mean a building in which lodging is regularly provided or offered for compensation to three (3) or more persons by prearrangement and for definite periods of time, and in which provisions for cooking facilities within individual units may or may not be provided.

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Drive-in or drive-through shall mean a building or portion thereof which is designed to provide either wholly or in part, service to customers in vehicles that are either parked or stacked in a service lane. Drive-in facilities include, but are not limited to, drive-in restaurants, drive-in banking facilities, and other uses with drive-up windows.

Driveway or driving lane shall mean a private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure.

Duplex. See "Dwelling, two-family."

Dwelling shall mean any building or a portion of a building, occupied or designed to be occupied by one or more units each of which is used or designed to be used as a permanent place of abode for human occupancy.

Dwelling, attached shall mean a one-family dwelling attached to one or more one-family dwellings by common vertical walls. This is also known as "dwelling, common lot line."

Dwelling, common lot line shall mean a dwelling unit that adjoins another dwelling unit at a common lot line with each dwelling unit being located on its own separate lot.

Dwelling, detached shall mean a single dwelling which is not attached to any other dwelling unit or structure.

Dwelling, multifamily shall mean a structure or portion of a building containing three (3) or more dwelling units, ~~or one (1) or more dwelling units if located within a mixed-use building that contains a non-residential use.~~

Dwelling, single-family shall mean one detached dwelling unit on an individual lot.

Dwelling, two-family shall mean a dwelling containing two (2) dwelling units on a single lot. This is commonly referred to as a duplex.

Dwelling unit shall mean one or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a single-family maintaining a household.

Sec. 37-19. - Definitions—E.

Easement, drainage shall mean an easement for the installation, preservation or maintenance of stormwater sewers, stormwater control apparatus, or drainage ditches of a drainage way, natural stream, watercourse, or other drainage facility.

Easement, maintenance shall mean an easement which provides access for maintenance of an adjoining stream, building, or property.

Easement, utility shall mean a general easement for the location and maintenance of public utilities.

Egress shall mean an exit.

Electronic bulletin board shall mean a sign of permanent character, but with electronically changeable letters, words, or numerals indicating the names of persons associated with or events conducted upon or products or services offered upon the premises where the sign is maintained which changes no more than once in any fifteen (15) minute period, illuminated internally by means of electric bulbs or other similar methods, controlled electronically, and able to be programmed to change indefinitely.

Electronic message sign, changing shall mean a sign displaying words or numerals indicating the names of persons associated with or events conducted upon or products or services offered upon the premises where the sign is maintained, which changes more than once in any fifteen (15) minute period, and is illuminated internally by means of electric bulbs or other similar methods, controlled electronically and able to be programmed to change indefinitely.

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Eleemosynary Student Foundation shall mean a facility established on campus by a religious or other eleemosynary national organization as an outreach to their members while on campus, but generally serving a wider campus population. These foundations frequently have associated coffeehouses or dining halls that are also open to the public, and generally offer meeting space and office space to groups of faculty, staff and students only very loosely associated with the foundation itself. This definition does not include affiliated houses of worship, dormitories, nor residence halls.

Emergencies shall mean life or health threatening condition which requires immediate attention.

Emergency shelter shall mean a structure utilized for temporary housing of persons in a dormitory-style setting in which each resident lives at the shelter for a period not to exceed sixty (60) consecutive days.

Enlargement shall mean an increase in the exterior footprint or floor area of an existing structure or building.

Erosion shall mean the detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice and gravity.

Expansion. See "Enlargement."

Expression Line shall mean a horizontal line used to organize the elements of the façade and/or provide a delineation between floors. The expression line may be created through a change in cladding material, the use of trim material or a change in the way façade materials are used, such as the use of a soldier course on a brick exterior to create a visual break in the façade.

Exterior architectural appearance shall mean the architectural character and general composition of the exterior of a structure, including but not limited to, the kind and texture of the building material and the type, design, and character of all windows, doors, light fixtures, ornamental details, signs, and appurtenant elements.

Sec. 37-34. - Definitions—T.

Tavern shall mean a commercial establishment which holds a Class "A" liquor license and has gross sales of alcoholic liquor that exceed fifty (50) percent of the total food and beverage sales until January 1, 1998; forty-five (45) percent of total food and beverage sales from January 1, 1998 through December 31, 1998; or forty (40) percent of total food and beverage sales for any calendar year thereafter. The term "tavern" shall not include any restaurant with a Class "A" liquor license that has filed an exemption of the prohibition against minors under age nineteen (19) pursuant to Section 5-45 of the Champaign Municipal Code.

Temporary sign shall mean a sign not permanently affixed to a building or in the ground which is intended to be displayed for not more than a thirty (30) day period and that is not actually displayed for any longer than thirty (30) days.

Temporary use shall mean a use established for a limited period of time with the intent to discontinue such use upon the expiration of such time. Such uses are subject to the time restrictions contained in this chapter. No temporary use shall involve the construction or alteration of any permanent structure.

Tenant shall mean any person occupying the premises, building, or land of another in subordination to such other person's title and with the other person's express or implied assent, whether the tenant occupies the whole or a part of those premises, building or land, whether alone or with others.

Tense shall mean words used in the past or present tense including the future, past and present where applicable, unless the context clearly indicates otherwise.

Theater marquee shall mean a canopy with changeable letters which is attached to a building that currently functions or has historically functioned as a theater.

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Time shall mean an hour of the day according to the official time of the City.

Time of performance shall mean the time within which an act is to be done as provided in any section or any order issued pursuant to any section, when expressed in days, and is computed by excluding the first and including the last day. If the last day is a Saturday, Sunday, or a legal holiday, that day shall not be counted in the computation. When the time is expressed in hours, the whole of Saturday and Sunday or a legal holiday from midnight to midnight is excluded.

Townhouse. See "Dwelling, attached."

Trade area shall mean the area defined in the City of Champaign Comprehensive Plan as the primary market area for a particular type of retail shopping center.

Transit hub shall mean a place convenient to existing or planned transit routes with accommodations for the loading and unloading of passengers from multiple buses and cars simultaneously, and other amenities such as secure bicycle parking and the display of transit information.

Transition shall mean an area which acts as a buffer between two (2) land uses of different intensity.

Transitional housing shall mean a structure utilized for the semi-temporary housing of persons in a dormitory style setting in which each resident receives training and/or counseling on a regular basis, as a requirement of residing within the facility. Residents shall not live at the facility for a period longer than two (2) consecutive years.

Transparent shall mean non-reflective glass with a visible transmittance rating of 0.50 or greater per the National Fenestration Rating Council. Visible Transmittance is a measure of how much light passes through a window. Visible Transmittance ranges from zero (0) (zero (0) percent - no light) to one (1) (one hundred (100) percent - all light).

Treasurer shall mean City Treasurer.

Truck stop shall mean ~~a commercial use where gasoline, kerosene, or any other motor fuel, lubricating oil or grease for operating motor vehicles is offered for sale to the public, and deliveries are made directly into motor vehicles, including greasing and oiling on the premises, and including minor repairs. The use also includes facilities for the overnight parking of semi-trailers~~ any facility with adequate parking, maneuvering and access for at least three semi-trucks and/or commercial motor vehicles, that provides services including but not limited to: dispensing of fuel, washing, repair and maintenance, overnight parking and sleeping quarters and showers for vehicle operators.

Truck terminal shall mean the premises which is used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate the simultaneous loading or unloading of five (5) or more trucks.

Truck wash shall mean a washing facility for commercial motor vehicles. This definition includes facilities with automated washing as well as facilities employing personnel for washing.

ARTICLE III. - USE REGULATIONS

DIVISION 2. - ESTABLISHMENT OF DISTRICTS

Sec. 37-42. - Division of City into districts.

For the purpose of carrying out the regulations in this chapter, the City of Champaign and any property that is outside the corporate boundaries of the City but subject by law to the City's zoning jurisdiction, is divided into ~~twenty (20)~~ the districts ~~as~~ listed in Table III-A of this article. Property may also be assigned to an overlay district.

TABLE III-A

Residential Districts

SF1	Single-Family District
SF2	Single- and Two-Family District
MF1	Multifamily Low Density District
MF2	Multifamily Medium Density District
MF3	Multifamily High Density/Limited Business District
<u>MFUniv</u>	<u>Multifamily University District</u>
MHS	Manufactured Housing Subdivision
MHP	Manufactured Housing Park
IT-SF1	In-Town Single-Family District
IT-SF2	In-Town Single- and Two-Family District
IT-NC	In-Town Neighborhood Conservation District
IT-MF	In-Town Multifamily District
IT-MX	In-Town Mixed Use District

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Commercial/Office Districts

CO	Commercial Office District
CN	Commercial Neighborhood District
CG	Commercial General District
<u>CB1</u>	<u>Central Business Urban Fringe District</u>
<u>CB2</u>	<u>Central Business Downtown District</u>
<u>CB3</u>	<u>Central Business Campustown District</u>
CB	Central Business District
IOP	Interstate Office Park

Commercial/Industrial Districts

CI	Commercial Industrial
IBP	Interstate Business Park
I1	Industrial-Light District
I2	Industrial-Heavy District

DIVISION 3. - PURPOSE AND REGULATIONS FOR DISTRICTS

Sec. 37-45. - Purpose.

In addition to the general purpose of this article as listed above, the individual zoning districts also serve more specific individual purposes. A description of the general character, intensity, and location of each district is contained in the following sections.

Sec. 37-46.1. - SF1 Single-Family District—Purpose.

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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.

Sec. 37-~~47~~46.2. - Permitted uses in the SF1 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF1 District, except for one or more of the following uses which are permitted:

- (a) Golf Course/Country Club;
- (b) Park/Playground;
- (c) Single-Family Dwelling;
- (d) Cemetery;
- (e) Community Living Facility, Category I and II;
- (f) Religious Institution established prior to date of adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (g) Farm;
- (h) Recovery Home.

Sec. 37-~~48~~46.3. - Provisional uses in the SF1 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF1 District, except for one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) College or University, provided that the use is located on a contiguous campus of twenty (20) acres or more and has direct access to a collector or arterial street;
- (c) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (d) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another community living facility, category III;
- (e) Day Care Center;
- (f) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be directly located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (h) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (i) Utility Station, provided the use occupies a minimum lot size of twenty-thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (j) Accessory Parking Lots.

Sec. 37-~~49~~46.4. - Special uses in the SF1 District.

No specific use is permitted in the SF1 District only as a special use.

Sec. 37-~~50~~46.5. - Performance standards for the SF1 District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) All commercial landscaping and construction equipment for permitted non-residential uses shall be contained within an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain equipment within a building, storage of such equipment shall comply with screening requirements for a high impact non-residential use as specified in Article X, Landscaping and Screening.
- (b) Non-residential uses allowed in this district shall not store bulk storage of hazardous substances, construction materials, commercial vehicles, or heavy equipment on sites less than five (5) acres in area. Such storage shall be completely indoors and shall be located at least three hundred (300) feet from any adjacent residential lot line.
- (c) There shall be only one (1) principal use per lot, provided that two (2) or more institutional uses affiliated with one (1) another may be located on a single lot.
- (d) No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property it is located upon.

Sec. 37-~~51~~47.1. - SF2 Single-Family and Two-Family District—Purpose.

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 four (4) to eight (8) dwelling units per acre.

Sec. 37-~~52~~47.2. - Permitted uses in the SF2 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the SF2 District, except for one or more of the following uses which are permitted:

- (a) Golf Course/Country Club;
- (b) Park/Playground;
- (c) Single-Family Dwelling;
- (d) Two-Family Dwelling;
- (e) Common Lot Line Duplex;
- (f) Community Living Facility, Category I and II;
- (g) Any Religious Institution, established prior to date of adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (h) Farm;
- (i) Cemetery;

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- (j) Recovery Home.

Sec. 37-~~53~~47.3 - Provisional uses in the SF2 District.

Unless otherwise provided in this chapter, no structure or land may be used and no structure may be erected, converted, or structurally altered in the SF2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the Ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (h) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (i) Accessory parking lots.

Sec. 37-~~54~~47.4 - Special uses in the SF2 District.

No specific use is permitted in the SF2 District only as a special use.

Sec. 37-~~55~~47.5 - Performance standards for the SF2 District.

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

Sec. 37-~~56~~48.1 - MF1 Multifamily Low Density District—Purpose.

It is the primary purpose of the MF1 District to provide for low density multifamily dwellings. The multifamily 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

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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 twelve (12) to thirty (30) units per acre.

Sec. 37-~~57~~48.2 - Permitted uses in the MF1 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF1 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Common Lot Line Duplex;
- (e) Community Living Facility, Category I and II;
- (f) Community or Government Building;
- (g) Golf Course/Country Club;
- (h) Library/Museum;
- (i) Multifamily Dwelling;
- (j) Park/Playground;
- (k) Recovery Home;
- (l) Religious Institution;
- (m) School K—12;
- (n) Single-Family Dwelling;
- (o) Two-Family Dwelling.

Sec. 37-~~58~~48.3 - Provisional uses in the MF1 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF1 District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another community Living Facility, Category III;
- (c) Day Care Center;
- (d) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (e) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (f) Accessory Parking Lot.

Sec. 37-~~59~~48.4. - Special uses in the MF1 District.

No specific use is permitted in the MF1 District only as a special use.

Sec. 37-~~60~~48.5. - Performance standards for the MF1 District.

In addition to other applicable development standards, each use shall comply with the following standards:

- (a) All commercial landscaping and construction equipment for permitted nonresidential uses shall be contained within an enclosed building which shall be constructed of a finished building material. In cases where it is not possible to contain such equipment within a building, storage of such equipment shall comply with screening requirements for a high impact nonresidential use in Article X, Landscaping and Screening.
- (b) Nonresidential uses shall not store bulk storage of hazardous material, commercial vehicles, or construction equipment on sites less than five (5) acres in area. Such storage shall be completely indoors and shall be located at least three hundred (300) feet from any adjacent residential district.
- (c) The maximum number of bedrooms in any dwelling unit in a multifamily structure shall be four (4) bedrooms. Total square feet of area for all bedrooms shall not exceed six hundred (600) square feet.
- (d) No auto repair shall be permitted on vehicles at locations for which the vehicle is not registered. Any vehicle without properly displayed license plates shall not be considered registered to the property that it is located upon.
- (e) Only one principal use per lot is permitted, except as provided in Article VI, Planned Developments.

Sec. 37-~~61~~49.1. - MF2 Multifamily Medium Density District—Purpose.

It is the primary purpose of the MF2 District to provide for multifamily 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 fifty (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.

Sec. 37-~~62~~49.2. - Permitted uses in the MF2 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF2 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);

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- (d) Boarding/Rooming House;
- (e) Common Lot Line Duplex;
- (f) Community Living Facility, Category I and II;
- (g) Community or Government Building;
- (h) Golf Course/Country Club;
- (i) Library/Museum;
- (j) Multifamily Dwelling;
- (k) Park/Playground;
- (l) Recovery Home;
- (m) Religious Institution;
- (n) Residential Care Facility;
- (o) School K—12;
- (p) Single Room Occupancy Unit;
- (q) Single-Family Dwelling;
- (r) Two-Family Dwelling.

Sec. 37-~~63~~49.3 - Provisional uses in the MF2 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF2 District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lot;
- (b) Bed and Breakfast Homestay;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Emergency Shelter;
- (f) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (g) Transitional Housing;
- (h) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~64~~49.4 - Special uses in the MF2 District.

No specific use is permitted in the MF2 District only as a special use.

Sec. 37-~~65~~49.5. - Performance standards for the MF2 District.

Each use shall comply with the performance standards of the MF1 District and no dwelling unit in the University District, as defined in this chapter, shall contain more than four (4) bedrooms.

Sec. 37-~~66~~50.1. - MF3 Multifamily High Density, Restricted Business District—Purpose.

The primary purpose of the MF3 District is to provide for a mix of high density multifamily, 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 multifamily developments are permitted. Density is controlled by the floor area ratio and open space ratio. The average density can range up to seventy (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.

Sec. 37-~~67~~50.2. - Permitted uses in the MF3 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF3 District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Boarding/Rooming House;
- (e) College and University;
- (f) Common Lot Line Duplex;
- (g) Community Living Facility, Category I and II;
- (h) Community or Government Building;
- (i) Library/Museum;
- (j) Lodge;
- (k) Multifamily Dwellings;
- (l) Park/Playground;
- (m) Recovery Home;
- (n) Religious Institution;
- (o) Residential Care Facility;
- (p) School K—12;
- (q) Single Room Occupancy Unit;
- (r) Single-Family Dwelling;
- (s) Two-Family Dwelling;
- (t) University Group Housing.

Sec. 37-~~68~~50.3. - Provisional uses in the MF3 District.

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Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MF3 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lot;
- (b) Bed and Breakfast Homestay;
- (c) Clinic, provided the total floor area in the building devoted to office space shall not exceed ten thousand (10,000) square feet;
- (d) Community Living Facility, Category III, provided the use shall be separated by a least one thousand (1,000) feet from another Community Living Facility, Category III;
- (e) Day Care Center;
- (f) Dry Cleaner/Laundry;
- (g) Eleemosynary Student Foundation, provided that the facility is with the University Overlay District;
- (h) Emergency Shelter;
- (i) Financial Institution;
- (j) Office, provided the total area in the building devoted to office space shall not exceed ten thousand (10,000) square feet, provided that up to fifteen thousand (15,000) square feet of office space is permitted if the subject office takes its vehicle access from an arterial street or a collector street as designated by the Comprehensive Plan;
- (k) Personal Service;
- (l) Restaurant/Snack Bar;
- (m) Retail Food/Drug;
- (n) Swim Club or Public Swimming Pool, provided the pool is setback a minimum of one hundred (100) feet from any residential zoning district and the pool area is enclosed by a fence at least six (6) feet in height;
- (o) Transitional housing;
- (p) Utility Station; provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~69~~50.4. - Special uses in the MF3 District.

No specific use is permitted in the MF~~23~~ District only as a special use.

Sec. 37-~~70~~50.5. - Performance standards for the MF3 District.

In addition to other applicable development standards, each use shall comply with the performance standards of the MF2 District.

Sec. 37-51.1. - MFUniv Multifamily University District—Purpose.

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The primary purpose of the MFUniv District is to provide for high density multifamily housing near the University of Illinois campus. Non-residential uses are mostly not permitted. Density is controlled by height and setbacks. There should be an adequate system of local streets and residential collectors. The district may be located on major arterials. This district is characterized by development and design standards that support a variety of transportation choice among residents, a neighborhood feel, and the redevelopment of building stock as it ages.

Sec. 37-51.2. - Permitted uses in the MFUniv District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MFUniv District, except for one or more of the following uses which are permitted:

- (a) Accessory Apartment;
- (b) Assisted/Independent Living Facility;
- (c) Attached Dwelling (Townhome);
- (d) Boarding/Rooming House;
- (e) College and University;
- (f) Common Lot Line Dwelling;
- (g) Community Living Facility, Category I and II;
- (h) Community or Government Building;
- (i) Eleemosynary Student Foundation;
- (j) Library/Museum;
- (k) Multifamily Dwellings;
- (l) Park/Playground;
- (m) Recovery Home;
- (n) Religious Institution;
- (o) Residential Care Facility;
- (p) School K—12;
- (r) Single-Family Dwelling;
- (s) Two-Family Dwelling;
- (t) University Group Housing.

Sec. 37-51.3. - Provisional uses in the MFUniv District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MFUniv District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community Living Facility, Category III, provided the use shall be separated by a least one thousand (1,000) feet from another Community Living Facility, Category III;

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(c) Utility Station; provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-51.4. - Special uses in the MFUniv District.

No specific use is permitted in the MFUniv District only as a special use.

Sec. 37-51.5. - Performance standards for the MFUniv District.

In addition to other applicable development standards, no dwelling unit shall contain more than four (4) bedrooms.

Sec. 37-~~52~~52.1. - MHS Manufactured Housing Subdivision District—Purpose.

It is the primary purpose of the MHS District to provide for the development of single-family residential subdivisions which allow for the construction of manufactured homes on individual lots. This district allows the development of a residential subdivision which provides all required infrastructure including streets, sidewalks, and public utilities, but the homes within the subdivision are manufactured homes. All units must meet the HUD Code at minimum, for use in this district. The density of these subdivisions ~~are~~ is similar to the SF2 District.

Sec. 37-~~52~~52.2. - Permitted uses in the MHS District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHS District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) School K—12;
- (c) Single-Family Dwelling, HUD or CABO Standard;
- (d) Community Living Facility, Category I and II;
- (e) Recovery Home.

Sec. 37-~~53~~52.3. - Provisional uses in the MHS District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted or structurally altered in the MHS District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (b) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (c) Day Care Center;

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- (d) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (e) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;

Sec. 37-~~74~~52.4. - Special uses in the MHS District.

No specific use is permitted in the MHS District only as a special use.

Sec. 37-~~75~~52.5. - Performance standards for MHS.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) Each home shall be placed on a permanent foundation, includes skirting that replicates a foundation of a CABO standard home.
- (b) Each home shall be a double-wide unit with a minimum of eight hundred fifty (850) square feet.
- (c) Each home shall be of a finished material including, but not limited to wood, vinyl siding, brick, or stucco.
- (d) Each home shall have a pitched roof of at least 3:12.
- (e) A minimum area of a manufactured housing subdivision shall be five (5) acres.

Sec. 37-~~76~~53.1. - MHP Manufactured Housing Park District—Purpose.

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 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 MH District can make a good transition between commercial areas, heavily traveled corridors, and single-family areas.

Sec. 37-~~77~~53.2. - Permitted uses in the MHP District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHP District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) School K—12;
- (c) Cemetery;
- (d) Community Living Facility, Category I and II;

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- (e) Recovery Home.

Sec. 37-~~78~~53.3. - Provisional uses in the MHP District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the MHP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Manufactured Housing Park;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;

Sec. 37-~~79~~53.4. - Special uses in the MHP District.

No specific use is permitted in the MHP District only as a special use.

Sec. 37-~~80~~53.5. - Performance standards for the MHP District.

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

Sec. 37-~~81~~54.1. - IT-SF1 In-Town Single-Family District—Purpose.

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 six (6) dwelling units per acre.

Sec. 37-~~82~~54.2. - Permitted uses in the IT-SF1 District.

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Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF1 District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established prior to adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Recovery Home.

Sec. 37-~~83~~54.3 - Provisional uses in the IT-SF1 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lots;
- (i) Accessory Apartment;
- (j) Conversion (from SF to 2 Units) provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
 - (1) A minimum lot area of seven thousand (7,000) square feet.
 - (2) A minimum lot width of sixty (60) feet.
 - (3) A six-foot landscape setback.
- (k) Two Family Dwelling;
- (l) Accessory Office;
- (m) Common Lot Line Duplex.

Sec. 37-~~84~~54.4. - Special uses in the IT-SF1 District.

No specific use is permitted in the IT-SF1 District only as a special use.

Sec. 37-~~85~~54.5. - Performance standards for the IT-SF1 District.

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

Sec. 37-~~86~~55.1. - IT-SF2 In-Town Single-Family and Two-Family District—Purpose.

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 twelve (12) units per acre.

Sec. 37-~~87~~55.2. - Permitted uses in the IT-SF2 District.

Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the IT SF2 District, except for one (1) or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single Family Dwelling;
- (c) Community Living Facility I and II;
- (d) Any Religious Institution, established prior to adoption of this ordinance or with less than two hundred (200) seats in the principle assembly area;
- (e) Two Family Dwelling;
- (f) Recovery Home;
- (g) Common Lot Line Duplex.

Sec. 37-~~88~~55.3. - Provisional uses in the IT-SF2 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-SF2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;

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- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lots;
- (i) Accessory Apartment;
- (j) Conversion (from single family dwelling to two- or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
 - (1) A minimum lot area of seven thousand (7,000) square feet.
 - (2) A minimum lot width of sixty (60) feet.
 - (3) A six-foot landscape setback.
- (k) Two Family Dwelling;
- (l) Accessory Office.

Sec. 37-~~89~~55.4. - Special uses in the IT-SF2 District.

No specific use is permitted in the IT-SF2 District only as a special use.

Sec. 37-~~90~~55.5. - Performance standards for the IT-SF2 District.

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

Sec. 37-~~91~~56.1. - IT-NC In-Town Neighborhood Conservation District purpose.

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 multifamily. There should be adequate buffering between different land uses, intensities, and/or characters within the In-Town District. The regulations should prevent existing multifamily development from becoming nonconforming as to use. This is a medium density district with net densities up to nineteen (19) units per acre.

Sec. 37-~~92~~56.2. - Permitted uses in the IT-NC District.

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Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-NC District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principle assembly area;
- (e) Two-Family Dwelling;
- (f) Community or Government Building;
- (g) Low-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome).
- (i) Recovery Home.

(C.B. No. 2006-113, § 1(Att. A), 5-2-06)

Sec. 37-~~93~~56.3 - Provisional uses in the IT-NC District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-NC District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Bed and Breakfast Homestay;
- (b) Community or Government Building, provided the use is located with direct access to a collector or arterial street as identified in the Comprehensive Plan;
- (c) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (d) Day Care Center;
- (e) Religious Institution, established after date of adoption of the ordinance with two hundred (200) or more seats in the principal assembly area shall be located on or within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (f) School K—12, shall be located within five hundred (500) feet of an arterial or collector street as designated in the Comprehensive Plan;
- (g) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station building or structure creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (h) Accessory Parking Lot;
- (i) Accessory Apartment;
- (j) Conversion (from single family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
 - (1) A minimum lot area of seven thousand (7,000) square feet.

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- (2) A minimum lot width of sixty (60) feet.
- (3) A six-foot landscape setback.
- (k) Hospital;
- (l) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (m) Boarding House, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boarding house shall meet the requirements of a six-foot landscape setback;
- (n) A four (4) unit conversion from a single family dwelling is permitted, provided that exterior structural alterations shall be avoided, except those necessary to meet minimum code requirements. For the purpose of this section, a four-unit conversion shall meet the requirements of a six-foot landscape setback;
- (o) Office Conversion;
- (p) Accessory Office.

Sec. 37-~~94~~56.4. - Special uses in the IT-NC District.

No specific use is permitted in the IT-NC District only as a special use.

Sec. 37-~~95~~56.5. - Performance standards for the IT-NC District.

In addition to other applicable development standards, each use shall comply with the performance standards of the SF1 District.

Sec. 37-~~96~~57.1. - IT-MF In-Town Multifamily District—Purpose.

The primary purpose of the IT-MF District is to allow for low and mid-rise multifamily dwellings. The district provides for a broad range of multifamily 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 multifamily residential from becoming nonconforming as to use. This is a medium density district with net densities of up to twenty-nine (29) units per acre.

Sec. 37-~~97~~57.2. - Permitted uses in the IT-MF District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MF District, except for one or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Two-Family Dwelling;
- (f) Community or Government Building;

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- (g) Low-Rise or Mid-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome);
- (i) School K—12;
- (j) Accessory Apartment;
- (k) Funeral Home;
- (l) Recovery Home.

Sec. 37-~~98~~57.3. - Provisional uses in the IT-MF District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MF District, except for one or more of the permitted uses listed above or one or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Office;
- (b) Accessory Parking Lot;
- (c) Bed and Breakfast Homestay;
- (d) Boardinghouse, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boardinghouse shall meet the requirements of a six (6) foot landscape setback;
- (e) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (f) Conversion (from single-family dwelling) is permitted, provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements. For the purpose of this section, a four (4) unit conversion shall meet the requirements of a six-foot landscape setback;
- (g) Conversion (from single-family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
 - (1) A minimum lot area of seven thousand (7,000) square feet.
 - (2) A minimum lot width of sixty (60) feet.
 - (3) A six (6) foot landscape setback.
- (h) Day Care Center;
- (i) Emergency Shelter;
- (j) Hospital;
- (k) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (l) Office Conversion;
- (m) Religious Institution, established after adoption of the ordinance with two hundred (200) or more seats in the principal assembly area;
- (n) Transitional Housing;

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- (o) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~99~~57.4. - Special uses in the IT-MF District.

No specific use is permitted in the IT-MF District only as a special use.

Sec. 37-~~100~~57.5. - Performance standards for the IT-MF District.

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

Sec. 37-~~101~~58.1. - IT-MX In-Town Mixed Use District—Purpose.

The primary purpose of the IT-MX District is for low to mid-rise multifamily residential development with offices and related uses. The District provides for a broad range of multifamily 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 multifamily residential development from becoming nonconforming as to use. This is a high density district with net densities up to fifty-five (55) units per acre.

Sec. 37-~~102~~58.2. - Permitted uses in the IT-MX District.

Unless otherwise provided for in this chapter, no structure or land may be used and no structure may be erected, converted, or structurally altered in the IT-MX District, except for one (1) or more of the following uses which are permitted:

- (a) Park/Playground;
- (b) Single-Family Dwelling;
- (c) Community Living Facility, Category I and II;
- (d) Any Religious Institution, established after adoption of the ordinance or with less than two hundred (200) seats in the principal assembly area;
- (e) Two-Family Dwelling;
- (f) Community or Government Building;
- (g) Low-Rise or Mid-Rise Multifamily Dwelling;
- (h) Attached Dwelling, (Townhome);
- (i) School K—12;
- (j) Accessory Apartment;
- (k) Clinic;
- (l) Funeral Home;
- (m) Office or Office Building;

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- (n) Recovery Home.

Sec. 37-~~103~~58.3. - Provisional uses in the IT-MX District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IT-MX District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking Lots;
- (b) Bed and Breakfast Homestay;
- (c) Boardinghouse, provided that exterior structural alterations are not allowed except those deemed necessary by the Building Safety Division to meet minimum code requirements. A boardinghouse shall meet the requirements of a six (6) foot landscape setback;
- (d) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;
- (e) Conversion (from single-family dwelling) is permitted, provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements. For the purpose of this section, a four (4) unit conversion shall meet the requirements of a six (6) foot landscape setback;
- (f) Conversion (from single-family dwelling to two-family or three-family dwelling), provided that exterior structural alterations are avoided except those necessary to meet minimum Building Code requirements and provided the following dimensional requirements are met:
 - (1) A minimum lot area of seven thousand (7,000) square feet.
 - (2) A minimum lot width of sixty (60) feet.
 - (3) A six (6) foot landscape setback.
- (g) Day Care Center;
- (h) Emergency Shelter;
- (i) Financial Institution;
- (j) Hospital;
- (k) Library, provided the side yard and landscape setback requirements of a non-residential land use apply;
- (l) Lodge;
- (m) Religious Institution, established after October 15, 1996 with two hundred (200) or more seats in the principle assembly area;
- (n) Residential Care Facility;
- (o) Retail Specialty, provided that uses shall be limited to the basement and first floors and shall not comprise more than twenty-five (25) percent of the gross floor area of any building;
- (p) Transitional Housing;
- (q) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~104~~58.4. - Special Uses in the IT-MX District.

No specific use is permitted in the IT-MX District only as a special use.

Sec. 37-~~105~~58.5. - Performance standards for the IT-MX District.

In addition to other applicable development standards, each use shall comply with the performance standards of the MF1 District.

Sec. 37-~~106~~59.1. - CO Commercial Office District—Purpose.

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 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.

Sec. 37-~~107~~59.2. - Permitted uses in the CO District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CO District, except for one (1) or more of the following uses which are permitted:

- (a) Broadcast Studio;
- (b) Clinic;
- (c) Community or Government Building;
- (d) Fitness and Beauty Service;
- (e) Financial Institution;
- (f) Funeral Home;
- (g) Guest Residence;
- (h) Kennel, Cat;
- (i) Laboratory;
- (j) Library/Museum;
- (k) Office or Office Building;
- (l) Park/Playground;
- (m) Personal Service;
- (n) Religious Institution;
- (o) School Business or Trade.

Sec. 37-~~108~~59.3. - Provisional uses in the CO District.

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CO District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Accessory Parking lot or garage;
- (b) Animal Clinic, provided that such use shall not be located within one hundred (100) feet of any residential district and there shall be no outdoor areas designated for animals. There shall be no boarding of animals except for treatment, and except as provided for in Cat Kennels;
- (c) Commercial Service, provided the floor area does not exceed three thousand (3,000) square feet or twenty-five (25) percent of the total building area;
- (d) Crematorium, provided that no such use shall be located within two hundred (200) feet of any residential district;
- (e) Day Care Center;
- (f) Restaurant/Snack Bar;
- (g) Retail, Food and Drug;
- (h) School K—8, provided that the provisions in article V, Provisional and Special Uses, are met;
- (i) University Research/Production/Training Facility;
- (j) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~109~~59.4. - Special uses in the CO District.

No specific use is permitted in the CO District only as a special use.

Sec. 37-~~110~~59.5. - Performance standards for the CO District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) There shall be no bulk on-site storage of hazardous substances, construction materials, or heavy equipment.
- (b) There shall be no outdoor storage of any goods, supplies, products, or other equipment associated with the business.
- (c) Loading docks shall be limited to the rear yard. The number of loading docks shall not be more than double the amount required for office buildings in Article VII, Parking, Loading, and Access Drives.
- (d) No use shall emit any vibration, glare, heat, smoke, dust, electrical interference, nor odor detectable beyond the confines of the subject property.

Sec. 37-~~111~~60.1. - CN Commercial Neighborhood District—Purpose.

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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 ten (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.

Sec. 37-~~112~~60.2. - Permitted uses in the CN District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CN District, except for one (1) or more of the following uses which are permitted:

- (a) Bed and Breakfast Inn;
- (b) Broadcast Studio;
- (c) Clinic;
- (d) Commercial Service;
- (e) Community or Government Building;
- (f) Country Club;
- (g) Crematorium;
- (h) Dry Cleaner;
- (i) Financial Institution;
- (j) Fitness and Beauty Service;
- (k) Funeral Home;
- (l) Kennel, Cat;
- (m) Laboratory;
- (n) Library/Museum;
- (o) Lodge;
- (p) Office or Office Building;
- (q) Parking Lot or Garage;
- (r) Park/Playground;
- (s) Personal Service;
- (t) Religious Institution;
- (u) Residential Care Facility;
- (v) Restaurant/Snack Bar;
- (w) Retail Food and Drug;
- (x) Retail General Merchandise;
- (y) Retail Specialty;
- (z) Restaurant Carry-out;
- (aa) School Business or Trade;
- (bb) Swim Club.

Sec. 37-~~113~~60.3. - Provisional uses in the CN District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CN District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day Care Center;
- (b) Parking Lot or Garage;
- (c) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use;
- (d) Animal Clinic, provided that there shall be no outdoor animal run areas designated for animals. There shall be boarding of animals except for treatment, and except as provided for in Cat Kennels;
- (e) Shopping Center, provided the total lot area of a shopping center may not exceed ten (10) acres;
- (f) Multifamily Dwelling, provided there shall be no dwelling units below the second story;
- (g) Tavern or Bars;
- (h) Residential, provided that the individual residential unit is accessory to the principal commercial use;
- (i) Retail, Package Liquor, provided that the district in which the establishment is located is no less than eight (8) acres in area;
- (j) School K—8, provided that the provisions in article V, Provisional and Special Uses, are met.

Sec. 37-~~114~~60.4. - Special uses in the CN District.

- (a) Mini Marts;
- (b) Service Stations.
- (c) Retail, package liquor, in CN districts less than eight (8) acres in area.

No additional special use is permitted in the CN District only as a special use.

Sec. 37-~~115~~60.5. - Performance standards for the CN District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The maximum gross floor area of any individual establishment within the District shall not exceed seventy-five thousand (75,000) square feet.
- (b) There shall be no on-site storage of construction materials or construction equipment. Bulk storage of hazardous substances shall only be allowed at service stations and shall be subject to the special development standards for that use.

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- (c) There shall be no outdoor storage or display of any goods, supplies, products, or other equipment associated with the business.
- (d) Outdoor seating for the consumption of food and/or beverages served on the premises shall comply with the following requirements:
 - (i) No amplified sound or speakers shall be permitted in the outdoor seating area.
 - (ii) The outdoor seating area may have no more than twenty-four (24) seats.
 - (iii) Outdoor seating areas that include more than sixteen (16) seats must also be at least one hundred (100) feet from the nearest lot line of any residentially zoned lot that is immediately adjacent to the premises; or be screened from such an immediately adjacent lot by a building on the premises of the seating area; or be at least fifty (50) feet from the nearest lot line of such a lot and be screened from such lot with an evergreen vegetative barrier which completely surrounds the perimeter of the seating area except for such gap as is necessary for required egress. The plantings in any required evergreen vegetative barrier must be of a type and arranged in such a manner that they will form a continuous barrier that by themselves, or in combination with an above-ground planting box, will reach a height above the grade of the seating area of at least six feet at maturity.

Sec. 37-~~116~~61.1. - CG Commercial General District—Purpose.

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.

Sec. 37-~~117~~61.2. - Permitted uses in the CG District.

Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the CG District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto/Boat/RV/Motorcycle Sales;
- (c) Auto Repair, Major;
- (d) Auto Repair, Minor;
- (e) Bed and Breakfast Inn;
- (f) Broadcast Studio;
- (g) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (h) Car Wash;
- (i) Clinic;
- (j) Commercial Recreation Indoor;
- (k) Commercial Recreation Outdoor;
- (l) Commercial Service;

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- (m) Community or Government Building;
- (n) Country Club;
- (o) Crematorium;
- (p) Currency Exchange;
- (q) Dry Cleaner;
- (r) Financial Institutions;
- (s) Fitness and Beauty Service;
- (t) Funeral Home;
- (u) Kennel, Cat;
- (v) Greenhouse/Nursery;
- (w) Hospital;
- (x) Hotel/Motel;
- (y) Laboratory;
- (z) Library/Museum;
- (aa) Lodge;
- (ab) Mini-mart/Service Station;
- (ac) Office or Office Building;
- (ad) Parking Lot or Garage;
- (ae) Park/Playground;
- (af) Personal Service;
- (ag) Regional Shopping Center;
- (ah) Religious Institution;
- (ai) Residential Care Facility;
- (aj) Restaurant;
- (ak) Restaurant Drive-Through;
- (al) Restaurant/Snack Bar;
- (am) Retail;
- (an) Retail Food and Drug;
- (ao) Retail General Merchandise;
- (ap) Retail, package liquor;
- (aq) Retail Specialty;
- (ar) School - Business or Trade;
- (as) Single Room Occupancy Unit;
- (at) Swim Club;
- (au) Tavern/Bar;
- (av) Theater/Assembly.

Sec. 37-~~118~~61.3. - Provisional uses in the CG District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CG District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Contractors Shops, provided that any outdoor activities and storage of merchandise, materials, or equipment be enclosed by an opaque screen fence of not less than eight (8) feet in height. Screening shall be provided in accordance with Article X, Landscaping and Screening;
- (b) Emergency shelter;
- (c) Flexible office/warehouse facility, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (f) Multi-family dwelling, provided that for any principle structure constructed on or after November 19, 1996 there shall be no dwelling units on the ground floor, and for any principle structure constructed prior to November 19, 1996, the following requirements are met:
 - i. Any area dedicated to a residential use on the ground floor shall not exceed fifty (50) percent of the total gross square footage of the ground floor area;
 - ii. Any area dedicated to a residential use on the ground floor shall not have frontage along a public street that exceeds twenty-five (25) percent of the linear building frontage along that public street, unless the building is a registered historic landmark, in which case up to fifty (50) percent of the linear building frontage along a public street may be dedicated to a residential use. On corner lots, this requirement shall apply only to the frontage along the street with the higher street classification, unless both of the intersecting streets are arterial streets. If the intersecting streets are arterial streets, this requirement shall apply to both frontages;
- (g) Residential, provided that the individual residential unit is accessory to the principal commercial use;
- (h) Transitional housing;
- (i) Truck stop, provided that the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (j) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

Sec. 37-~~119~~61.4. - Special uses in the CG District.

No specific use is permitted in the IT-CG [CG] District only as a special use.

Sec. 37-~~120~~61.5. - Performance standards for the CG District.

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In addition to other applicable development standards, each use shall comply to the following standards:

- (a) Outdoor displays of goods shall be a minimum of twenty-five (25) feet from any property line and said display shall be no more than five (5) feet in height. Automobile sales lots are exempt from this provision.
- (b) No automobiles may be placed on a display stand which is higher than three (3) feet from ground level, within fifty (50) feet of any front property line. Said display stand may not move or rotate in any manner.
- (c) Outside sales or storage of materials shall be located a minimum of fifty (50) feet from any property line adjoining a residential use.
- (d) Neither a yard for the storage of wrecked or inoperable automobiles nor a junkyard shall be considered to be an accessory use even though the principal use is an automobile sales lot or a lot from which used or salvaged automobiles parts are sold.

~~Sec. 37-121. CB Central Business District—Purpose.~~

~~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.~~

~~Sec. 37-121.1. Campus Commercial Overlay District—Purpose.~~

~~The Campus Commercial Overlay District is an overlay district of the CB Central Business 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 (Refer to Map III-B Campus Commercial Overlay District). 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.~~

~~Sec. 37-121.2. Midtown Commercial Overlay District—Purpose.~~

~~The Midtown Commercial Overlay District modifies some of the requirements of the CB Central Business District for the area designated as "Midtown Commercial Overlay District" in Map III-C. 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~~

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~~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."~~

~~**Sec. 37-122. Permitted uses in the CB District.**~~

~~Unless otherwise provided for in this chapter, no structure or land, erected, converted, or structurally altered in the CB District, except for one (1) or more of the following uses which are permitted:~~

- ~~(a) Animal Clinic;~~
- ~~(b) Bed and Breakfast Inn;~~
- ~~(c) Broadcast Studio;~~
- ~~(d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;~~
- ~~(e) Clinic;~~
- ~~(f) Commercial Recreation Indoor;~~
- ~~(g) Commercial Recreation Outdoor;~~
- ~~(h) Commercial Service;~~
- ~~(i) Community or Government Building;~~
- ~~(j) Country Club;~~
- ~~(k) Currency Exchange;~~
- ~~(l) Crematorium;~~
- ~~(m) Dry Cleaner;~~
- ~~(n) Financial Institutions;~~
- ~~(o) Fitness and Beauty Service;~~
- ~~(p) Funeral Home;~~
- ~~(q) Kennel, Cat;~~
- ~~(r) Hospital;~~
- ~~(s) Hotel/Motel;~~
- ~~(t) Intermodal Center;~~
- ~~(u) Laboratory;~~
- ~~(v) Library/Museum;~~
- ~~(w) Lodge;~~
- ~~(x) Mini-mart/Service Stations;~~
- ~~(y) Office or Office Building;~~
- ~~(z) Parking Lot or Garage;~~
- ~~(aa) Park/Playground;~~
- ~~(ab) Personal Service;~~
- ~~(ac) Regional Shopping Center;~~
- ~~(ad) Religious Institution;~~

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- ~~(ae) Residential Care Facility;~~
- ~~(af) Restaurant;~~
- ~~(ag) Restaurant, Drive-Through;~~
- ~~(ah) Restaurant/Snack Bar;~~
- ~~(ai) Retail;~~
- ~~(aj) Retail Food and Drug;~~
- ~~(ak) Retail General Merchandise;~~
- ~~(al) Retail Specialty;~~
- ~~(am) Retail, package liquor;~~
- ~~(an) School Business or Trade;~~
- ~~(ao) Single Room Occupancy Unit;~~
- ~~(ap) Supply House;~~
- ~~(aq) Swim Club;~~
- ~~(ar) Tavern/Bar;~~
- ~~(as) Theater/Assembly.~~

~~Sec. 37-123. Provisional uses in the CB District.~~

~~Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:~~

- ~~(a) Auto/Boat/RV/Motorcycle Sales, provided that there shall be no outdoor display or storage of vehicles or boats and that indoor showrooms shall not exceed 10,000 square feet in area;~~
- ~~(b) Emergency Shelter;~~
- ~~(c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;~~
- ~~(d) Multi-family Dwellings, subject to the requirements of Section 37-264.6;~~
- ~~(e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;~~
- ~~(f) Transitional Housing;~~
- ~~(g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.~~

~~Sec. 37-124. Special uses in the CB District.~~

~~No specific use is permitted in the IT-CB [CB] District only as a special use.~~

~~Sec. 37-125. Performance standards for the CB District.~~

~~In addition to other applicable development standards, each use shall comply to the following standards:~~

- ~~(a) Dwelling units shall be limited to the second story or above.~~
- ~~(b) There shall be no outdoor on-site storage of construction materials, bulk storage of hazardous substances, or heavy equipment.~~

~~Sec. 37-125.1. Performance standards for the Campus Commercial Overlay District.~~

- ~~(a) Property located within the Campus Commercial Overlay District shall be subject to the regulations of both the CB zoning district and the Campus Commercial Overlay District; provided that, when the regulations of said districts conflict, the provisions of the Campus Commercial Overlay District shall govern. Properties in the Campus Commercial Overlay District, shall comply with the performance standards in this Section except as otherwise provided herein.~~
- ~~(b) The combined gross floor area of existing buildings on a lot, defined in this Section as a building or buildings that were lawfully in existence prior to January 1, 2010, or that were constructed pursuant to a building permit validly issued or a completed planned development application submitted prior to January 1, 2010, may be increased by up to fifty (50) percent of the original floor area of the existing buildings without complying with the performance standards of the Campus Commercial Overlay District.~~
- ~~(c) The performance standards in the Campus Overlay District shall include the following:
 - ~~(1) All structures shall be a minimum of two (2) stories above grade in height.~~
 - ~~(2) The total Floor Area Ratio of all buildings on a parcel shall not exceed 6.0.~~
 - ~~(3) The maximum setback of buildings from the right-of-way shall be determined as follows:
 - ~~(i) Along streets with a rank of 1, buildings shall be set back from the street right-of-way a maximum of five (5) feet.~~
 - ~~(ii) Along streets with a rank of 2 or 3, buildings shall be set back from the street right-of-way a maximum of five (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 fifteen (15) feet to accommodate that zone. To qualify as a public-private setback zone, seating, outdoor dining, public art, or other pedestrian amenities must be made available to the public for a minimum of six (6) months each calendar year.~~~~
 - ~~(4) All building facades facing a public street, excluding alleys, shall have a minimum width of ninety (90) percent of the lot width as measured along the property line along said street frontage, except to the extent that said ninety (90) percent minimum width must be reduced to accommodate a driveway that is otherwise permitted by this chapter. The width of such a driveway shall not exceed twenty-two (22) feet.~~
 - ~~(5) For any building greater than 85 feet in height measured from grade, excluding the height of HVAC, mechanical equipment, elevator shafts, stairwell shafts, or other similar appurtenances installed on the roof, the portion of any façade of the building that faces a street that is more than 35 feet above grade must be set back a minimum of five (5) feet from the façade at street level.~~
 - ~~(6) Each building façade facing a public street other than an alley must consist of transparent glass with a minimum Visible Transmittance of 0.5, measured from two (2) feet in height above grade to ten (10) feet in height above grade at the percentages specified below:~~~~

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- ~~(i) If a building has only one (1) building façade that faces a public street other than an alley, then that façade shall consist of a minimum of 75% transparent glass;~~
 - ~~(ii) If a building has two (2) building facades that face a public street other than an alley, then any façade along Green Street shall consist of a minimum of 75% transparent glass, but the façade along any other street shall consist of a minimum of 70% transparent glass;~~
 - ~~(iii) If a building has three (3) or more building facades that face a public street other than an alley, then any façade along Green Street shall consist of a minimum of 75% transparent glass, but the façades along any other street shall consist of a minimum of 65% transparent glass.~~
- ~~(7) Each building façade facing a public street other than an alley must consist of transparent glass with a minimum Visible Transmittance of 0.5, measured on floors above the first, at the percentages specified below:~~
- ~~(i) If a building has only one (1) building façade that faces a public street other than an alley, then that façade above the first floor shall consist of a minimum of 35% transparent glass;~~
 - ~~(ii) If a building has two (2) building facades that face a public street other than an alley, then any façade along Green Street shall consist of a minimum of 35% transparent glass, but the façade along any other street shall consist of a minimum of 30% transparent glass;~~
 - ~~(iii) If a building has three (3) or more building facades that face a public street other than an alley, then any façade along Green Street shall consist of a minimum of 35% transparent glass, but the façades along any other street shall consist of a minimum of 25% transparent glass.~~
- ~~(8) The primary pedestrian entrance to any building shall be from a public sidewalk. For buildings fronting on Green Street, the primary pedestrian entrance shall be oriented towards Green Street.~~
- ~~(9) Multi-family Parking. The vehicular parking requirement otherwise applicable in the CB District for any residential uses provided in the building shall be reduced by ten (10) parking spaces. Bicycle parking requirements otherwise applicable to said residential uses will still apply.~~
- ~~(10) Parking must be accessed from the alley if the parcel is adjacent to an alley. If a parcel is not adjacent to an alley, one (1) point of access is permitted from a side street. If neither an alley nor side street is available, one (1) point of access is permitted from the primary street. For properties facing multiple streets, the street having the lower ranking as set forth in the following table shall be considered the side street:~~

Street	Rank
Green Street	1
Wright St., Sixth St., Fifth St., Fourth St., Third St., Second St., First St. and Locust St.	2
Healey St., John St. and Daniel St.	3

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- ~~(11) Parking Lots and Accessory Lots shall be setback no less than fifty (50) feet from a public street right of way, excluding alleys, when the parking and public street right of way is not separated by a building.~~
- ~~(12) All exterior walls on floors above the ground level that are used for vehicular parking shall extend from the floor to ceiling of that floor for the entire length of any façade facing a street.~~
- ~~(13) Density Bonus for Green Buildings:~~
- ~~(i) A property owner, developer or other applicant (the Applicant) shall be entitled to a density bonus permitting the construction of a building with a higher Floor Area Ratio (FAR) than is otherwise permitted in the Campus Commercial Overlay District upon a showing that the building has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council.~~
- ~~(ii) The density bonus shall be awarded by the Planning Director or the Director's designee in accordance with the following schedule:~~
- ~~(A) For LEED Certification—An additional 0.50 FAR.~~
- ~~(B) For LEED Silver—An additional 0.75 FAR.~~
- ~~(C) For LEED Gold—An additional 1.00 FAR.~~
- ~~(D) For LEED Platinum—An additional 1.25 FAR.~~
- ~~(iii) In order to receive the density bonus described herein, the Applicant must work with the LEED for new construction rating system and submit at the time of building permit application, design approval documents (a LEED Scorecard) certified by the Green Building Certification Institute (GBCI) that documents that a sufficient number of credits are anticipated to meet the requirements for the level of LEED certification necessary for the density bonus that is being applied for if the development is constructed in accordance with plans submitted to the GBCI.~~
- ~~(iv) Once the density bonus is awarded in the manner provided in this section, the Applicant shall be required, within one (1) year of obtaining an occupancy permit for the building in question, to submit to the Planning Director the LEED Certification letter by the GBCI that documents that the required level of LEED certification for the awarded density bonus has been met or exceeded. Each day that an Applicant has failed to submit the LEED Certification Letter after the deadline provided herein for said submittal shall be deemed a separate violation of this chapter.~~

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Map III-B: Campus Commercial Overlay District

~~Sec. 37-125.2. — Performance standards for the Midtown Commercial Overlay District.~~

- ~~(a) Property located within the Midtown Commercial Overlay District shall be subject to the regulations of both the CB zoning district and the Midtown Commercial Overlay District, provided that when the~~

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~~regulations of said districts conflict, the provisions of the Midtown Commercial Overlay District shall govern. Properties in the Midtown Commercial Overlay District shall comply with the performance standards in this section except as otherwise provided herein.~~

- ~~(b) The combined gross floor area of existing buildings on a lot, defined in this section as a building or buildings that were lawfully in existence prior to July 1, 2011, or that were constructed pursuant to a building permit validly issued or a completed planned development application submitted prior to July 1, 2011, may be increased by up to fifty (50) percent of the original floor area of the existing buildings without complying with the performance standards of the Midtown Commercial Overlay District.~~
- ~~(c) The performance standards in the Midtown Overlay District shall include the following:
 - ~~(1) All structures shall be a minimum of two (2) stories above grade in height.~~
 - ~~(2) The total Floor Area Ratio of all buildings on a parcel shall not exceed 6.0.~~
 - ~~(3) Buildings shall be setback from the street right-of-way a maximum of ten (10) feet. Buildings shall be setback from the property line along the Boneyard Creek Second Street Basin no more than eight (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 thirty (30) feet. To qualify as a public-private setback zone, seating, outdoor dining, public art, or other pedestrian amenities must be made available to the public for a minimum of six (6) months each calendar year.~~
 - ~~(4) All building facades facing the Boneyard Creek Second Street Basin or a public street, excluding alleys, shall have a minimum width of eighty (80) percent of the lot width as measured along the lot line along said Boneyard Creek Second Street Basin or street frontage, except to the extent that said eighty (80) percent minimum width must be reduced to accommodate a driveway that is otherwise permitted by this chapter. The width of such a driveway shall not exceed twenty-two (22) feet.~~
 - ~~(5) For any building greater than 85 feet in height measured from grade, excluding the height of HV/AC, mechanical equipment, elevator shafts, stairwell shafts, or other similar appurtenances installed on the roof, the portion of any façade of the building that faces a street that is more than 35 feet above grade must be set back a minimum of five (5) feet from the façade at street level.~~
 - ~~(6) Each building façade facing the Boneyard Creek Second Street Basin or a public street other than an alley must consist of transparent glass with a minimum Visible Transmittance of 0.5, measured from two (2) feet in height above grade to eight (8) feet in height above grade at the percentages specified below:
 - ~~(i) If a building has only one (1) building façade that faces the Boneyard Creek Second Street Basin or a public street other than an alley, then that façade shall consist of a minimum of 75% transparent glass;~~
 - ~~(ii) If a building has two (2) building facades that face the Boneyard Creek Second Street Basin or a public street other than an alley, then both facades shall consist of a minimum of 70% transparent glass;~~
 - ~~(iii) If a building has three (3) or more building facades that face the Boneyard Creek Second Street Basin or a public street other than an alley, then each of those facades shall consist of a minimum of sixty-five (65) percent transparent glass.~~~~
 - ~~(7) A minimum of thirty-five (35) percent of the area of any building façade facing the Boneyard Creek Second Street Basin or a public street, other than an alley, on all floors above the first, shall consist of glass. Said glass shall be transparent with a minimum Visible Transmittance of 0.5. For any floor that is occupied by a parking garage, said glass shall have a maximum Visible Transmittance of 0.5.~~
 - ~~(8) At least one (1) pedestrian entrance to any building shall be from a public sidewalk and shall meet the following additional requirements:~~~~

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- ~~(i) If the lot abuts the Boneyard Creek Second Street Basin, a minimum of one (1) pedestrian entrance shall be located either on the façade facing said Basin or within fifteen (15) feet of the façade facing said Basin and connect to the public walkway in said Basin, either through a minimum five (5) foot wide sidewalk or if present, the public/private setback zone; and~~
- ~~(ii) If the lot abuts two (2) or more primary streets, a minimum of one (1) pedestrian entrance shall be provided along at least one (1) of the primary streets; or~~
- ~~(iii) If the lot abuts neither a primary street or the Boneyard Creek lot, a minimum of one (1) pedestrian entrance shall be provided along at least one (1) secondary street.~~
- ~~(9) Multi-family Parking. The vehicular parking requirement otherwise applicable in the CB District for any residential uses provided in the building shall be reduced by ten (10) parking spaces. Bicycle parking requirements otherwise applicable to said residential uses will still apply.~~
- ~~(10) All vehicular access to parking facilities on the parcel must be from the alley if the parcel is adjacent to an alley. If a parcel is not adjacent to an alley but is adjacent to a secondary street, vehicular access to park facilities shall be limited to one (1) point of access from a secondary street. If the parcel is not adjacent to either an alley or a secondary street, vehicular access to parking facilities shall be limited to one (1) point of access from the primary street. See Table 37-125.2(c)(10) for the list of primary and secondary streets within the Midtown Commercial Overlay District.~~

Table 37-125.2(c)(10)

Primary Streets:	First Street, Springfield Avenue
Secondary Streets:	Logan Street, White Street, Marshall Street, Stoughton Street, Locust Street, Water Street

- ~~(11) Parking Lots, whether a principal use or accessory to a structure on the property, shall be setback no less than fifty (50) feet from the lot line along the Boneyard Creek Second Street Basin or along a public street right-of way, excluding alleys, when the parking lot is not separated from the lot line in question by a building that meets the requirements of this section.~~
- ~~(12) All exterior walls on floors above the ground level that are used for vehicular parking shall extend from the floor to ceiling of that floor for the entire length of any façade facing the Boneyard Creek Second Street Basin or a public street.~~
- ~~(13) Density Bonus for Green Buildings:~~
 - ~~(i) A property owner, developer or other applicant (the Applicant) shall be entitled to a density bonus permitting the construction of a building with a higher Floor Area Ratio (FAR) than is otherwise permitted in the Midtown Commercial Overlay District upon a showing that the building has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council.~~
 - ~~(ii) The density bonus shall be awarded by the Planning Director or the director's designee in accordance with the following schedule:~~
 - ~~(A) For LEED Certification—An additional 0.50 FAR.~~
 - ~~(B) For LEED Silver—An additional 0.75 FAR.~~
 - ~~(C) For LEED Gold—An additional 1.00 FAR.~~

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~~(D) For LEED Platinum—An additional 1.25 FAR.~~

~~(iii) To receive the density bonus described herein, the Applicant must work with the LEED for New Construction, Core and Shell, or Homes rating system and submit at the time of building permit application, design approval documents (a LEED Scorecard) certified by the Green Building Certification Institute (GBCI) that documents that a sufficient number of credits are anticipated to meet the requirements for the level of LEED certification necessary for the density bonus that is being applied for if the development is constructed in accordance with plans submitted to the GBCI.~~

~~(iv) Once the density bonus is awarded in the manner provided in this section, the applicant shall be required, within one (1) year of obtaining an occupancy permit for the building in question, to submit to the Planning Director the LEED Certification letter by the GBCI that documents that the required level of LEED certification for the awarded density bonus has been met or exceeded. Each day that an applicant has failed to submit the LEED Certification Letter after the deadline provided herein for said submittal shall be deemed a separate violation of this chapter.~~

~~(14) 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 shall be screened from said public right-of-way or Basin in accordance with the following requirements:~~

~~(i) Areas for the collection of trash and recycled materials shall not be located within the visibility triangle and must be screened with a one hundred (100) percent opaque masonry wall or metal fence having a height of at least six (6) feet.~~

~~(ii) All other utility areas shall be screened with a one hundred (100) percent opaque masonry wall having a height of at least four (4) feet. Provided that if it is located within the visibility triangle, the height shall be three (3) feet.~~

Sec. 37-62.1. – CB1 Central Business Urban Fringe District—Purpose.

The primary purpose of the Central Business Urban Fringe District is to provide for medium intensity retail, service, and office development along with housing, parking, and institutional uses. This district is most suitable for areas in and around the commercial core of the city. This district is designed to provide for expansion of the urban built environment while also accommodating existing land uses and structures. This District allows medium intensity uses in terms of scale of buildings, traffic that is generated, and size of businesses. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking.

Sec. 37-62.2. - Permitted uses in the CB1 District.

Unless otherwise provided for in this chapter, no structure or land, erected, converted, or structurally altered in the CB1 District, except for one (1) or more of the following uses which are permitted:

(a) Animal Clinic;

(b) Bed and Breakfast Inn;

(c) Broadcast Studio;

(d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;

(e) Clinic;

(f) Commercial Recreation Indoor;

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- (g) Commercial Recreation Outdoor;
- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;
- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;
- (z) Parking Lot or Garage;
- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;
- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;

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(aq) Swim Club;

(ar) Tavern/Bar;

(as) Theater/Assembly.

Sec. 37-62.3. – Provisional uses in the CB1 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;
- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;
- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.
- (h) Any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

Sec. 37-62.4. – Special uses in the CB1 District.

No specific use is permitted in the CB1 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

Sec. 37-63.1. – CB2 Central Business Downtown District—Purpose.

The primary purpose of the Central Business Downtown District is to provide for high density retail, service, office, and hotel development along with housing, parking, and institutional uses. This district is most suitable for Champaign's downtown core. This District has high intensity uses in terms of scale of buildings, traffic that is generated, size of businesses, and hours of operation. This district is designed to accommodate all types of businesses as well as residents who wish to live in an urban environment. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking. This district supports the continued growth of Downtown Champaign as a regional attraction with a strong public realm.

Sec. 37-63.2. - Permitted uses in the CB2 District.

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Unless otherwise provided for in this chapter, no structure or land shall be erected, converted, or structurally altered in the CB2 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Bed and Breakfast Inn;
- (c) Broadcast Studio;
- (d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (e) Clinic;
- (f) Commercial Recreation Indoor;
- (g) Commercial Recreation Outdoor;
- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;
- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;
- (z) Parking Lot or Garage;
- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;

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- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;
- (aq) Swim Club;
- (ar) Tavern/Bar;
- (as) Theater/Assembly.

Sec. 37-63.3. – Provisional uses in the CB2 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;
- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;
- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.
- (h) Any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

Sec. 37-63.4. – Special uses in the CB2 District.

No specific use is permitted in the CB2 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

Sec. 37-64.1. – CB3 Central Business Campustown District—Purpose

The primary purpose of the Central Business Downtown District is to provide for high intensity mixed use pedestrian-oriented development along the Green Street corridor and adjacent to the University of Illinois campus. The corridor abuts 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. Automobile-oriented development is discouraged in this district, and individual property owners determine the necessity of providing on-site parking. This district supports the continued growth of Campustown as a regional attraction with a strong public realm.

Sec. 37-64.2. - Permitted uses in the CB3 District.

Unless otherwise provided for in this chapter, no structure or land, erected, converted, or structurally altered in the CB3 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Bed and Breakfast Inn;
- (c) Broadcast Studio;
- (d) Bus Station/Taxi Terminal/Intermodal Transportation Facility;
- (e) Clinic;
- (f) Commercial Recreation Indoor;
- (g) Commercial Recreation Outdoor;
- (h) Commercial Service;
- (i) Community or Government Building;
- (j) Country Club;
- (k) Currency Exchange;
- (l) Crematorium;
- (m) Dry Cleaner;
- (n) Financial Institutions;
- (o) Fitness and Beauty Service;
- (p) Funeral Home;
- (q) Kennel, Cat;
- (r) Hospital;
- (s) Hotel/Motel;
- (t) Intermodal Center;
- (u) Laboratory;
- (v) Library/Museum;
- (w) Lodge;
- (x) Mini-mart/Service Stations;
- (y) Office or Office Building;
- (z) Parking Lot or Garage;

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- (aa) Park/Playground;
- (ab) Personal Service;
- (ac) Regional Shopping Center;
- (ad) Religious Institution;
- (ae) Residential Care Facility;
- (af) Restaurant;
- (ag) Restaurant, Drive Through;
- (ah) Restaurant/Snack Bar;
- (ai) Retail;
- (aj) Retail Food and Drug;
- (ak) Retail General Merchandise;
- (al) Retail Specialty;
- (am) Retail, package liquor;
- (an) School Business or Trade;
- (ao) Single Room Occupancy Unit;
- (ap) Supply House;
- (aq) Swim Club;
- (ar) Tavern/Bar;
- (as) Theater/Assembly.

Sec. 37-64.3. – Provisional uses in the CB3 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CB3 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Auto/Boat/RV/Motorcycle Sales, provided that the outdoor display or storage of vehicles or boats offered for sale shall not exceed 540 square feet in area and that indoor showrooms shall not exceed 10,000 square feet in area;
- (b) Emergency Shelter;
- (c) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (d) Multi-family Dwellings and Common Lot Line Dwellings, subject to the requirements of Section 37-264.3;
- (e) Minor Auto Repair, provided that there is no outside storage of inoperable vehicles and all auto repair work is conducted indoors;
- (f) Transitional Housing;
- (g) Utility station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.

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(h) Any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

Sec. 37-64.4. – Special uses in the CB3 District.

No specific use is permitted in the CB3 District only as a special use. However, any permitted or provisional use intending to operate a drive-in or drive-through component must seek approval through the Special Use Permit process. This provision only applies to drive-in or drive-through uses created or expanded after September 4, 2016.

Sec. 37-~~126~~65.1. - CI Commercial Industrial District—Purpose.

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.

Sec. 37-~~127~~65.2. - Permitted uses in the CI District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CI District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto/Boat/RV/Motorcycle Sales;
- (c) Auto Repair, Major;
- (d) Auto Repair, Minor;
- (e) Broadcast Studio;
- (f) Bus Station/Taxi Terminal/Intermodal Facility;
- (g) Car Wash;
- (h) Clinic;
- (i) Commercial Office;
- (j) Community or Government Building;
- (k) Contractor Shop;
- (l) Crematorium;
- (m) Dry Cleaner/Laundromat;
- (n) Fitness Service;
- (o) Flexible Office/Warehouse Facility;
- (p) Greenhouse/Nursery;
- (q) Kennel, Cat;
- (r) Laboratory;
- (s) Lodge;

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- (t) Mini-warehouse;
- (u) Office or Office Building;
- (v) Parking Lot or Garage;
- (w) Personal Service;
- (x) Precision Machine Shop;
- (y) Railroad Yard/Freight Terminal;
- (z) Religious Institutions;
- (aa) School - Business or Trade;
- (bb) Single Room Occupancy Unit;
- (cc) Theatre/Assembly;
- (dd) Truck Terminal;
- (ee) Warehouse;
- (ff) Wholesale;
- (gg) Utility Station.

Sec. 37-~~128~~65.3. - Provisional uses in the CI District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the CI District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Emergency shelter;
- (b) Financial institution;
- (c) Freestanding antennas, and satellite dishes;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (f) Mini-mart/service station, provided that such uses have frontage on an arterial street;
- (g) Mini-warehouse;
- (h) Recycling center, provided that the total floor area for all buildings on the lot does not exceed thirty thousand (30,000) square feet;
- (i) Restaurant;
- (j) Retail uses, provided that the lot has frontage on an arterial street;
- (k) Transitional Housing.

Sec. 37-~~129~~65.4. - Special uses in the CI District.

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No specific use is permitted in the CI District only as a special use.

Sec. 37-~~130.65.5~~. - Performance standards in the CI District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;
- (b) There shall be no bulk storage of hazardous substances;
- (c) There shall be a maximum of four (4) loading bays for any use in the district.

Sec. 37-~~130.166.1~~. - IOP Interstate Office Park District—Purpose.

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.

(C.B. No. 2007-024, § 1, 2-6-07)

Sec. 37-~~130.266.2~~. - Permitted uses in the IOP District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IOP District, except for one (1) or more of the following uses which are permitted:

- (a) Broadcast studio;
- (b) Clinics and outpatient treatment center;
- (c) Commercial service;
- (d) Community or government building;
- (e) Fitness service;
- (f) Hospital;
- (g) Hotel/motel;
- (h) Laboratory;
- (i) Office or office building;
- (j) Park and ride facility;
- (k) Personal service;

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- (l) Research facility;
- (m) School business or trade;
- (n) Surgery center;
- (o) Training facility.

Sec. 37-~~130.366.3~~. - Provisional uses in the IOP District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IOP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Cellular antennae provided they are mounted to the top of a principal building;
- (b) Day care center in accordance with section 37-246;
- (c) Helicopter landing pad provided that such use is accessory to a principal use and it can be demonstrated that the use is needed to accomplish the mission of the principal use;
- (d) Parking structures provided they are associated with one (1) or more principal uses;
- (e) Pharmacy provided it is accessory to a permitted principal use;
- (f) Restaurant/snack bar provided it is accessory to, and enclosed within a permitted principal use.

Sec. 37-~~130.466.4~~. - Special uses in the IOP District.

The following uses are permitted in the IOP District only as a special use:

None.

Sec. 37-~~130.566.5~~. - Performance standards in the IOP District.

In addition to other applicable development standards, each use shall comply with the following standards:

- (a) *Building size*. No principal structure shall be less than ten thousand (10,000) square feet.
- (b) *Lot size*. The minimum lot size shall be one (1) acre.
- (c) *Multiple building/campus*. Multiple buildings or a campus of buildings are permitted on a single lot. A master plan of the lot featuring multiple buildings shall be submitted to the Zoning Administrator and shall outline the location of future buildings and related features (parking/landscaping/signage). All buildings shown on the master plan shall conform to setbacks and standards listed within this section and shall be designed to have consistent architectural design. The master plan must be reviewed and approved prior to issuance of a building permit for the first principal structure on the lot.
- (d) *Building design*. All principal buildings shall conform to the following standards:

Exterior materials —A minimum of two (2) materials shall be used for building exteriors, from the following list: stone, brick, split face block, architectural pre-cast (panels or detailing), pre-cast or site cast concrete panels, architectural metal panels, glass, ornamental metal, composite metal panel, or a comparable material. Standard concrete block (cmu) is not allowed as an exterior

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material. Dryvit, stucco or EIFS (exterior insulation and finish system) is permitted as an exterior material, up to thirty-five (35) percent of the total facade area.

If a lot contains more than one (1) principal building (exceeding ten thousand (10,000) s.f.), each building will utilize a consistent pallet of exterior materials. Initial principal building construction will set the standard for future principal buildings to be built on the lot.

Accessory buildings shall utilize exterior materials similar to the principal buildings.

Primary building entrances shall be defined and articulated by architectural elements such as gables, porticos, archways, lintels, pediments, pilasters, columns, recessed nodes and other design elements appropriate to the architectural style and details of the building as a whole.

Rooftop mechanical and telecommunication equipment shall be screened from view using parapets, penthouse screens or other similar method and which are integrated into the overall building design. Exceptions are permitted for antennae and ventilation/exhaust/mechanical elements that must extend beyond screening for proper operation.

(e) *Site design.*

i) *Interstate Highway Setback:* In addition to the setbacks required by Article IV of the Zoning Ordinance, Development Standards, a seventy-foot setback shall be maintained for all structures from Interstate Highway right-of-way. Surface parking lots and code mandated emergency vehicle lanes may be built within this setback. In addition, a twenty-five-foot landscape setback shall be maintained from Interstate right-of-way with landscape materials provided as required below. Multi-use trails may be installed within this corridor.

ii) *Lot—Site Landscaping:* A landscape design is required for review and approval for each lot. A minimum of fifteen (15) percent of the lot shall be designed planted areas consisting of the following materials: trees, evergreens, shrubs, lawn and groundcover. In addition, each lot shall be planted with at least one (1) shade tree of two-inch caliper or an evergreen with a minimum height of six (6) feet at time of planting and a minimum height of fifteen (15) feet height at maturity, per five thousand (5,000) square feet of open space. A mixture of planting materials is required. A mixture of tree species is required. No more than one-third (1/3) of any one (1) plant species may be of a single plant material. Hardscape elements (reflecting ponds, patios, porticos, plazas, paved features or seating areas) may comprise up to fifteen (15) percent of the designed planted area of the lot.

iii) *Lot—Street frontage landscaping:* If a lot is situated along a collector or arterial street, the landscape design of the lot shall include provisions for planting strips facing the right-of-way. A planting strip, with a minimum width of ten (10) feet, shall be provided adjacent to any collector or arterial street, which shall be planted as follows:

For each one hundred (100) linear foot increment along the right-of-way, the planting strip shall utilize a minimum of:

- (a) Two (2) shade trees or two (2) ornamental trees; and
- (b) Ten (10) shrubs, which may be planted below the trees.

Please note the landscape design for the planting strip must conform with City Manual of Practice (line of sight/vision criteria, setbacks to drives, setbacks to intersections, etc.). The City Manual of Practice guidelines shall supersede the IOP standards.

iv) *Lot—Interstate Highway Landscaping:* If a lot is adjacent to the Interstate Highway, the landscape design of the lot shall include provisions for plantings within the Interstate Highway Setback, which shall be planted as follows: For each one hundred (100) linear foot increment along the interstate highway, the landscape design shall utilize a minimum of:

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- (a) One (1) shade tree; and
- (b) Two (2) evergreens (to be at least fifteen (15) feet tall at maturity)

A multi-use trail may be built within this setback. If applicable, the landscape design should denote the location of the multi-use trail in relation to the planting/landscape design. If a development includes multi-use trails, each individual lot shall provide a sidewalk or trail link to the multi-use trail.

v) *Access:*

- (a) *Principal access:* Each lot shall have at least one (1) principal access.

Lots featuring multiple buildings or a campus of buildings may denote multiple principal access drives.

- (b) *Truck access:* Each lot shall have at least one (1) access that is designed and built to accommodate trucks (delivery/shipping/receiving) and emergency vehicles (fire truck w/ladder) using a WB-60 turning movement criteria. In the case where a lot only has one (1) access point, the principal access will also be designed as the truck access for the lot. Within the right-of-way, the paving for the truck access will be designed and built to accommodate heavier truck loads.

- (c) *Multiple access:* If a lot has multiple access points, it is encouraged to install the appropriate signage to denote which access points are designated for delivery/shipping/receiving or for large trucks/vehicles.

- (d) *Location of access:* The location of the access points onto public streets shall conform to the City Manual of Practice. For lots facing each other, the respective site plans will align access drive locations onto public streets when possible. If the subdivision utilizes access control guidelines, the location of the access point(s) onto the public streets shall conform to such guidelines.

vi) *Setbacks:* This zoning district will have the following minimum setback guidelines:

- (a) *Front yard:* Twenty (20) feet.
- (b) *Rear yard:* Twenty (20) feet.
- (c) *Side yard:* Fifteen (15) feet.

vii) *Screening of dumpsters and utilitarian areas:* All dumpsters and utilitarian areas shall be screened from view using walls, fencing or landscaping, provided that the design of such screen is compatible with the design of the site and the principal building(s) on the lot. Site plans are encouraged to orientate or locate such utilitarian features such that they are not readily visible to the public.

viii) *Exterior lighting:* An exterior lighting plan is required for review and approval at each lot. The exterior lighting plan of the respective lot shall strive to conform to an exterior lighting theme established at the respective IOP subdivision. Such exterior lighting theme shall be consistently used within the subdivision. The exterior lighting theme shall designate exterior light fixtures, poles, wallpacks, ballards and HID lighting (either metal halide or high pressure sodium at the direction of the respective subdivision) to create a consistent appearance. Banners may be added to the poles. Energy efficient fixtures and controls are required.

(f) *Signage:*

- (1) *City street frontage.* In any frontage along a city street, all freestanding signage in the IOP district shall be designed as a monument sign only with a maximum height of eight (8) feet and a maximum size of eighty (80) square feet, provided that for developments exceeding ten (10) acres with multiple principal buildings, one (1) freestanding monument sign with a

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maximum height of sixteen (16) feet and a maximum square footage of one hundred fifty (150) square feet will be permitted for each designated principal access.

- (2) *Interstate highway frontage.* In any frontage along an interstate highway, each lot will be allowed an option of either a two hundred (200) square foot wall mounted sign located on the principal building or a two hundred (200) square foot monument sign with a maximum height of eight (8) feet provided that for developments exceeding ten (10) acres with multiple principal buildings, each principal buildings having a wall facing the interstate highway may erect a two hundred (200) square foot wall mounted sign located on the wall facing the interstate highway.
- (3) *Office Park Identity Expressway Sign.* Within an IOP subdivision that exceeds fifty (50) acres and fronts the Interstate Highway, one (1) office park identity expressway sign with a maximum size of two hundred (200) square feet and a maximum height of eight (8) feet may be installed. This sign may utilize an electronic changing message sign facing the interstate frontage for any portion of its face. Electronic office park identity expressway signs shall not change more than once in any ten-second period. Changes shall be instantaneous full-face changes; no effects (wipes, fades, flashing, etc.) may be employed. A new changing electronic office park identity expressway sign shall have a resolution of at least 20mm. Electronic office park identity expressway sign faces shall be equipped with a system to regulate the intensity of lighting, reducing or increasing the light output as exterior light conditions fluctuate.

Office park identity expressway signs which are capable of changing more than once per hour shall be directly connected to the regional emergency dispatch system in order that the emergency dispatchers would be able to override the message otherwise displayed on the sign in favor of an emergency bulletin. The Director of METCAD or the Director's designee shall have authority to direct such an override. Examples of an emergency justifying such override would be broadcasting from the Statewide "Yellow Alert" system regarding abducted children or imminent weather bulletins where the other aspects of the emergency broadcast system (sirens, cable override) are activated.

This office park identity expressway sign may be located on a common area lot. The base of the office park identity expressway sign shall be landscaped in accordance with the provisions of section 37-427(b). The height of the office park identity expressway sign shall be measured from the elevation of the nearest edge of the interstate pavement or the ground beneath the sign, whichever is higher.

- (g) *IOP use restrictions:* Outdoor storage, sale or display of goods, and semi-truck parking is not permitted anywhere within view from a public right-of-way.
- (h) *Fencing:* No chain link fences shall be permitted in the IOP zone unless the same are mandated by the U.S. Department of Transportation or the Illinois Department of Transportation.

Sec. 37-~~131~~67.1. - IBP Interstate Business Park District—Purpose.

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 five (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.

Sec. 37-~~132~~67.2. - Permitted uses in the IBP District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IBP District, except for one (1) or more of the following uses which are permitted:

- (a) Community or Government Building;
- (b) School Business or Trade;
- (c) Broadcast Studio;
- (d) Commercial Service;
- (e) Office or Office Building;
- (f) Wholesale;
- (g) Warehouse;
- (h) Light Manufacturing;
- (i) Laboratory.

Sec. 37-~~133~~67.3. - Provisional uses in the IBP District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the IBP District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Commercial indoor recreation, fitness, commercial and personal services, provided such are part of a mixed use development and do not comprise more than twenty-five (25) percent of the floor area of any one (1) building;
- (b) Restaurants/snack bars;
- (c) Day care center;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence.

Sec. 37-~~134~~67.4. - Special uses in the IBP District.

No specific use is permitted in the IBP District only as a special use.

Sec. 37-~~135~~67.5. - Performance standards in the IBP District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;

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- (b) There shall be no bulk storage of hazardous substances;
- (c) Outdoor storage sale or display of goods are not permitted anywhere within view from a public right-of-way;
- (d) Unfinished concrete block or corrugated metal is not permitted as an exterior finish material for any building;
- (e) A minimum of ten (10) percent of the lot shall be planted areas consisting of trees, evergreens, shrubs, and groundcover. In addition, each lot shall be planted with at least one shade tree of two (2) inch caliper or an evergreen with a minimum height of five (5) feet at time of planting and a minimum height of fifteen (15) feet height at maturity, per five thousand (5,000) square feet of open space;
- (f) No principal structure shall be less than twenty thousand (20,000) square feet;
- (g) All entrance drives and street radii shall be designed to accommodate a WB-60 turning movement.

Sec. 37-~~136~~68.1 - I1 Light Industrial District—Purpose.

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 by-products. Limited retail sales and services related to the industrial uses may also be permitted as accessory uses. Performance standards minimize the potential for significant by-products 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.

Sec. 37-~~137~~68.2 - Permitted uses in the I1 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I1 District, except for one (1) or more of the following uses which are permitted:

- (a) Animal Clinic;
- (b) Auto Repair, Major;
- (c) Auto Repair, Minor;
- (d) Bus Station/Taxi Terminal/Intermodal Facility;
- (e) Broadcast Studio;
- (f) Commercial Service;
- (g) Community or Government Building;
- (h) Contractor Shop;
- (i) Crematorium;
- (j) Farm;
- (k) Flexible Office/Warehouse Facility;
- (l) Grain Elevator;
- (m) Greenhouse/Nursery;

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- (n) Guest Residence;
- (o) Indoor Recreation;
- (p) Kennel, Cat;
- (q) Laboratory;
- (r) Light Manufacturing;
- (s) Mini-warehouse;
- (t) Office or Office building;
- (u) Railroad Station;
- (v) Railroad Yard/Freight Terminal;
- (w) School - Business or Trade;
- (x) Truck Terminal;
- (y) Utility Station;
- (z) Warehouse;
- (aa) Wholesale.

Sec. 37-~~138~~68.3. - Provisional uses in the I1 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I1 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day care center;
- (b) Financial institution;
- (c) Freestanding antenna, and satellite dish;
- (d) Freestanding telecommunication tower, provided it is located a distance greater than three hundred (300) feet from the nearest residentially zoned parcel and enclosed by an eight-foot high opaque fence;
- (e) Hotel/motel, provided the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (f) Kennel, provided that such use is in accordance with Article V. Provisional and Special Use Standards;
- (g) Mini-warehouse;
- (h) Recycling/waste hauling;
- (i) Religious Institution, provided that the lot has frontage on an arterial street or collector street.
- (j) Restaurant drive-through, provided the lot is located within two thousand (2,000) feet of the right-of-way of an interstate exit ramp;
- (k) Truck stop, provided the lot is located within two thousand (2,000) feet of the right-of-way line of an interstate exit ramp.

Sec. 37-~~139~~68.4. - Special uses in the I1 District.

No specific use is permitted in the I1 District only as a special use.

Sec. 37-~~140~~68.5. - Performance standards for the I1 District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;
- (b) No odor from the following sources shall be detectable at the lot line:
 - (1) Dead or decaying matter;
 - (2) Storage of waste, garbage, or untreated sewage;
 - (3) Animal offal and similar by-products.
- (c) Explosive materials and the bulk storage of hazardous substances shall not be located within five hundred (500) feet from any residential, office, or business district. Any use handling such materials shall comply with chapter 13, Fire Prevention and Protection and Hazardous Materials, of the Champaign Municipal Code.

Sec. 37-~~141~~69.1. - I2 Heavy Industrial District—Purpose.

It is the primary purpose of the I2 Heavy Industrial 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.

Sec. 37-~~142~~69.2. - Permitted uses in the I2 District.

Unless otherwise provided for in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I2 District, except for one or more of the following uses which are permitted:

- (a) Antenna/Tower/Satellite Dish;
- (b) Community or Government Building;
- (c) Contractor Shop;
- (d) Crematorium;
- (e) Distribution Facility;

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- (f) Farm;
- (g) Grain Elevator;
- (h) Gravel Processing and Excavation;
- (i) Heavy Manufacturing 1;
- (j) Laboratory;
- (k) Light Manufacturing;
- (l) Major Auto Repair;
- (m) Railroad Yard/Freight Terminal;
- (n) Truck Terminal;
- (o) Utility Station;
- (p) Warehouse;
- (q) Wholesale.

Sec. 37-~~143~~69.3. - Provisional uses in the I2 District.

Unless otherwise provided in this chapter, no structure or land may be used, erected, converted, or structurally altered in the I2 District, except for one (1) or more of the permitted uses listed above or one (1) or more of the following provisional uses, provided the provisional use meets the requirements of this chapter:

- (a) Day Care;
- (b) Drive-thru Restaurant;
- (c) Freestanding Antenna, and Satellite Dish;
- (d) Freestanding Telecommunication Tower, provided it is located a distance greater than three hundred (300) feet from the nearest residential structure and enclosed by an eight-foot opaque fence;
- (e) Gas Station;
- (f) Junk/Auto Salvage Yard;
- (g) Mini-warehouse.
- (h) Recycling/Waste Hauling;
- (i) Truck Stop provided that the lot is located within two thousand (2,000) feet of the right-of-way line of an interstate exit ramp.

Sec. 37-~~144~~69.4. - Special uses in the I2 District.

- (a) Heavy Manufacturing 2;
- (b) Transfer Station.

No additional specific use is permitted in the I2 District only as a special use.

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Sec. 37-~~145~~69.5. - Performance standards for the I2 District.

In addition to other applicable development standards, each use shall comply to the following standards:

- (a) The use shall not exceed the vibration perception threshold at the lot line for any use. For the purpose of this chapter, the "vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means, but not limited to sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion of velocity of 0.01 in/sec over the range of 1 to 100 Hz;.
- (b) No odor from the following sources shall be detectable at the lot line:
 - (1) Dead or decaying matter;
 - (2) Storage of waste, garbage, or untreated sewage;
 - (3) Animal offal and similar by-products.
- (c) Explosive materials and the bulk storage of hazardous substances shall not be located within five hundred (500) feet from any residential, office, or business district. Any use handling such materials shall comply with chapter 13, Fire Prevention and Protection and Hazardous Materials, of the Champaign Municipal Code.

~~Sec. 37 146. UN-R Urban Neighborhood Residential District Purpose.~~

~~It is the primary purpose of the Urban Neighborhood Residential District (UN-R District) to provide for low to medium density residential development and compatible commercial development. Lower density development is appropriate near existing or planned low density residential development, whereas medium density residential and small-scale commercial development is appropriate farther from existing or planned low density residential development.~~

~~Sec. 37 146.1. Permitted uses in the UN-R District.~~

~~Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the UN-AC District, except for one or more of the following permitted uses:~~

- ~~(a) Animal Clinic;~~
- ~~(b) Assisted/Independent Living Facility;~~
- ~~(c) Bed and Breakfast Inn;~~
- ~~(d) Broadcast Studio;~~
- ~~(e) Clinic, small;~~
- ~~(f) Commercial Recreation Indoor;~~
- ~~(g) Commercial Recreation Outdoor;~~
- ~~(h) Commercial Service;~~
- ~~(i) Community or Government Building;~~
- ~~(j) Currency Exchange;~~
- ~~(k) Day Care Center;~~
- ~~(l) Dry Cleaner;~~

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- ~~(m) Financial Institution without drive-through;~~
- ~~(n) Fitness and Beauty Service;~~
- ~~(o) Hotel/Motel;~~
- ~~(p) Library/Museum;~~
- ~~(q) Lifestyle Center;~~
- ~~(r) Multi-family Dwelling above the ground floor;~~
- ~~(s) Office or Office Building;~~
- ~~(t) Park/Playground;~~
- ~~(u) Personal Service;~~
- ~~(v) Regional Shopping Center;~~
- ~~(w) Religious Institution;~~
- ~~(x) Residential Care Facility;~~
- ~~(y) Restaurant without drive-through;~~
- ~~(z) Retail;~~
- ~~(aa) Retail, Food and Drug without drive-through;~~
- ~~(ab) Retail, General Merchandise;~~
- ~~(ac) Retail, Package Liquor;~~
- ~~(ad) Retail, Specialty;~~
- ~~(ae) School—Business or Trade;~~
- ~~(af) Single Room Occupancy Unit;~~
- ~~(ag) Swim Club;~~
- ~~(ah) Tavern/Bar;~~
- ~~(ai) Theatre/Assembly;~~
- ~~(aj) Townhouse;~~
- ~~(ak) Transit Hub.~~

~~Sec. 37-146.2. Provisional uses in the UN-R District.~~

~~The following uses shall be allowed in the UN-R District as provisional uses, subject to the requirements provided in this section:~~

- ~~(a) Bed and Breakfast Homestay, subject to section 37-245;~~
- ~~(b) Community Living Facility, Category III, provided the use shall be separated by at least one thousand (1,000) feet from another Community Living Facility, Category III;~~
- ~~(c) Day Care Center, subject to section 37-246;~~
- ~~(d) Financial Institution with drive-through, subject to section 37-249.1;~~
- ~~(e) Golf Course/Country Club, subject to the requirements of section 37-264.5;~~
- ~~(f) Animal Clinic, provided that there shall be no outdoor animal run areas and there shall be boarding of animals only for treatment;~~

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- ~~(g) Shopping Center, provided the total lot area of a shopping center may not exceed two (2) acres;~~
- ~~(h) Retail, package liquor, provided that the lot in which the establishment is located is no less than one (1) acre in area;~~
- ~~(i) Tavern, subject to the requirements of Section 37-257;~~
- ~~(j) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.~~

~~Sec. 37-146.3. Special uses in the UN-R District.~~

~~No specific use is permitted in the UN-R District only as a special use. In accordance with Article V. Provisional and Special Uses, any use may be proposed as a special use. These can only be approved in accordance with the procedures in Article V.~~

~~Sec. 37-146.4. Performance standards for the UN-R District.~~

~~In addition to other applicable development standards, each use in the UN-R District shall comply with the following standards:~~

- ~~(a) The maximum gross floor area of any individual commercial use within the District shall not exceed ten thousand (10,000) square feet.~~
- ~~(b) There shall be no on-site storage of construction materials or construction equipment.~~
- ~~(c) There shall be no outdoor storage or display of any equipment, goods, supplies, products or other similar items for any commercial use except as expressly permitted herein. Outdoor displays of goods, supplies, or products, that are offered and marked for retail sale on the premises are permitted during hours the commercial use is open to the public if the display area does not exceed twenty five (25) percent of the portion of the building's front facade for that commercial use in length, two (2) feet in depth, and six (6) feet in height.~~
- ~~(d) The sale and consumption of food and beverages shall be conducted indoors, except for benches or tables placed for the convenience of customers. Tables associated with a snack bar or restaurant may not be located within one hundred (100) feet from the lot line of any existing or planned residential use, unless that residential use is part of a mixed-use building. Outdoor seating per individual commercial use shall not exceed eight (8) seats.~~
- ~~(e) Commercial uses shall not be permitted to operate between 11:00 p.m. and 6:00 a.m. on weekdays and between 1:00 a.m. and 7:00 a.m. on weekends and holidays.~~

~~Sec. 37-147. Un-AC—Urban Neighborhood—Activity Center District—Purpose.~~

~~It is the primary purpose of the Urban Neighborhood—Activity Center District (UN-AC District) to encourage a mix of commercial, entertainment, office, and multi-family residential uses. Uses in this district service a community and regional trade area. The district is pedestrian-oriented and the bulk and scale of buildings are varied but geared to the pedestrian.~~

~~Sec. 37-147.1. Permitted uses in the UN-AC District.~~

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

~~Unless otherwise provided for in this Chapter, no structure or land may be used, erected, converted, or structurally altered in the UN-AC District, except for one or more of the following permitted uses:~~

- ~~(a) Animal Clinic;~~
- ~~(b) Assisted/Independent Living Facility;~~
- ~~(c) Bed and Breakfast Inn;~~
- ~~(d) Broadcast Studio;~~
- ~~(e) Clinic, small;~~
- ~~(f) Commercial Recreation—Indoor;~~
- ~~(g) Commercial Recreation—Outdoor;~~
- ~~(h) Commercial Service;~~
- ~~(i) Community or Government Building;~~
- ~~(j) Currency Exchange;~~
- ~~(k) Day Care Center;~~
- ~~(l) Dry Cleaner;~~
- ~~(m) Financial Institution without drive-through;~~
- ~~(n) Fitness and Beauty Service;~~
- ~~(o) Hotel/Motel;~~
- ~~(p) Library/Museum;~~
- ~~(q) Lifestyle Center;~~
- ~~(r) Multi-family Dwelling above the ground floor;~~
- ~~(s) Office or Office Building;~~
- ~~(t) Park/Playground;~~
- ~~(u) Personal Service;~~
- ~~(v) Regional Shopping Center;~~
- ~~(w) Religious Institution;~~
- ~~(x) Residential Care Facility;~~
- ~~(y) Restaurant without drive-through;~~
- ~~(z) Retail;~~
- ~~(aa) Retail, Food and Drug without drive-through;~~
- ~~(ab) Retail, General Merchandise;~~
- ~~(ac) Retail, Package Liquor;~~
- ~~(ad) Retail, Specialty;~~
- ~~(ae) School—Business or Trade;~~
- ~~(af) Single Room Occupancy Unit;~~
- ~~(ag) Swim Club;~~
- ~~(ah) Tavern/Bar;~~
- ~~(ai) Theatre/Assembly;~~

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- ~~(aj) Townhouse;~~
- ~~(ak) Transit Hub.~~

~~Sec. 37-147.2. Provisional uses in the UN-AC District.~~

~~The following uses shall be permitted in the UN-AC District as provisional uses, subject to the requirements set forth in this section:~~

- ~~(a) Auto Repair—Minor, subject to the requirements of Section 37-244.1;~~
- ~~(b) Animal clinic, daytime or animal boarding, daytime, subject to the requirements of Section 37-264.4;~~
- ~~(c) Financial Institution with drive-through, subject to the requirements of Section 37-249.1;~~
- ~~(d) Garden Center, subject to the requirements of Section 37-264.3;~~
- ~~(e) Mini-mart/gas station, subject to the requirements of Section 37-244.2;~~
- ~~(f) Multi-family residential when more than fifty (50) percent of ground floor gross floor area is occupied by the residential use, provided that residential ground floor uses shall include active commons areas, such as fitness centers or community rooms;~~
- ~~(g) Restaurant with drive-through, subject to the requirements of Section 37-255.1;~~
- ~~(h) Retail, Food and Drug with drive-through, subject to the requirements of Section 37-255.1;~~
- ~~(i) Utility Station, provided that the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.~~

~~Sec. 37-147.3. Special uses in the UN-AC District.~~

~~No specific use is permitted in the UN-AC District only as a special use. In accordance with Article V. Provisional and Special Uses, any use may be proposed as a special use. These can only be approved in accordance with the procedures in Article V.~~

~~Sec. 37-147.4. Performance standards for the UN-AC District.~~

~~In addition to other applicable development standards, each use in the UN-AC District shall comply with the following standards:~~

- ~~(a) There shall be no outdoor storage or display of any equipment, goods, supplies, products or other similar items except as expressly permitted herein.~~
- ~~(b) Outdoor displays of goods, supplies or products offered and marked for retail sale on the premises of a commercial use are permitted during hours a use is open to the public if the display area does not exceed twenty-five (25) percent of the portion of the building's front facade for that use in length, three and one-half (3½) feet in depth, and six (6) feet in height~~

~~Sec. 37-148. UN-C—Urban Neighborhood—Corporate District—Purpose.~~

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

~~It is the primary purpose of the Urban-Neighborhood—Corporate District (UN-C District) to allow a mix of employment, such as corporate headquarters, commercial, and institutional uses with high floor area ratios (F.A.R.) and building heights permitted and interactions between the buildings, site, and open space contributing to a synergy often evident in corporate and technology parks.~~

~~Sec. 37-148.1.—Permitted uses in the UN-C District.~~

~~Unless otherwise provided for in this Chapter, no structure of land may be used, erected, converted, or structurally altered in the UN-C District, except for one or more of the following permitted uses:~~

- ~~(a) Broadcast Studio;~~
- ~~(b) Clinic, large;~~
- ~~(c) Clinic, small;~~
- ~~(d) Commercial Recreation—Indoor;~~
- ~~(e) Community or Government Building;~~
- ~~(f) Day Care Center;~~
- ~~(g) Financial Institution without drive-through;~~
- ~~(h) Fitness and Beauty Service;~~
- ~~(i) Funeral Home;~~
- ~~(j) Hospital;~~
- ~~(k) Hotel/Motel;~~
- ~~(l) Laboratory;~~
- ~~(m) Library/Museum;~~
- ~~(n) Office or Office Building;~~
- ~~(o) Park/Playground;~~
- ~~(p) Personal Service;~~
- ~~(q) Religious Institution;~~
- ~~(r) School—Business or Trade;~~
- ~~(s) Theatre/Assembly; and~~
- ~~(t) Transit Hub.~~

~~Sec. 37-148.2.—Provisional uses in the UN-C District.~~

~~The following uses shall be permitted in the UN-C District as provisional uses, subject to the requirements set forth in this section:~~

- ~~(a) Commercial Service, provided the floor area does not exceed three thousand (3,000) square feet or twenty five (25) percent of the total building area, whichever is less.~~
- ~~(b) Restaurant/Snack Bar, subject to the requirements of Section 37-255.~~
- ~~(c) Retail Food and Drug, subject to the requirements of Section 37-259.~~
- ~~(d) University research/production/training facility, subject to the requirements of Section 37-263.~~

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~~(e) Utility Station, provided the use occupies a minimum lot size of twenty thousand (20,000) square feet. Any utility station creating any measurable electromagnetic field shall be setback a minimum of sixty (60) feet from the nearest property line of an adjacent residential use.~~

~~Sec. 37-148.3. Special uses in the UN-C District.~~

~~No specific use is permitted in the UN-C District only as a special use. In accordance with Article V, Provisional and Special Uses, any use may be proposed as a special use. These can only be approved in accordance with the procedures in Article V.~~

~~Sec. 37-148.4. Performance standards for the UN-C District.~~

~~In addition to other applicable development standards, each use in the UN-C District shall comply to the following standards:~~

- ~~(a) There shall be no bulk on-site storage of hazardous substances, construction materials, or heavy equipment.~~
- ~~(b) There shall be no outdoor storage of any goods, supplies, products, or other equipment associated with the business.~~
- ~~(c) Loading docks shall be limited to the rear yard. The number of loading docks shall not be more than the amount required for office buildings in Article VII, Parking, Loading, and Access Drives.~~
- ~~(d) No use shall emit any vibration, glare, heat, smoke, dust, electrical interference, nor odor detectable beyond the property line of the subject property.~~

Secs. 37-~~149~~70—37-160. - Reserved.

DIVISION 4. - PRINCIPAL, ACCESSORY, AND TEMPORARY USES

Sec. 37-168. - Automatic teller machines.

- (a) Automatic teller machines shall not be located within fifty (50) feet of any lot line of a residential district and shall not be permitted as a freestanding use in the MF3 or MFUniv Districts.
- (b) Access to any automatic teller machine shall be from an arterial or collector street.
- (c) Automatic teller machines shall meet stacking requirements for drive-in uses.

ARTICLE IV. - DEVELOPMENT STANDARDS

DIVISION 2. - LOT REQUIREMENTS

Sec. 37-183. - Minimum lot standards.

- (a) A lot in any residential zoning district, other than a lot of record created as of June 29, 1965, shall meet the minimum requirements in this subsection (a).

~~(1) A Lot other than a lot in an In-Town or Urban Neighborhood District, shall meet the requirements of Table IV-A.~~

(1) (2) A Lot in an In-Town District shall meet the requirement of Table IV-B.

~~(3) A Lot in an Urban Neighborhood District shall meet the requirements of Table IV-C.~~

(2) (4) All lots, shall meet the following additional minimum standards:

- (i) The lot shall have frontage on a public street as required by Chapter 9 of the City of Champaign Manual of Practice as established by authority of Section 31-109 of this Code.
- (ii) No part of the lot shall be less than the width sufficient for the minimum driveway width where that portion of the lot furnishes the principal means of access to a street as required by Chapter 9 of the City of Champaign Manual of Practice as established by authority of Section 31-109 of this Code, or;

- (b) A Lot in any commercial or industrial district, other than a lot of record created as of June 29, 1965, shall meet the minimum requirements [of] this subsection (b).

(1) A lot other than a lot located within an In-Town Zoning District ~~or an Urban Neighborhood District,~~ shall comply with the requirements of Table IV-A.

(2) A lot in an In-Town Zoning District shall meet the minimum requirements of Table IV-B. The lot shall also meet the above referenced standards, unless the property is a part of an office or industrial complex or shopping center. In that instance, the lot may be platted without street frontage if an irrevocable easement for access is provided as a part of the subdivision of the property.

~~(3) A Lot in an Urban Neighborhood District shall meet the requirements of Table IV-C.~~

Sec. 37-187. - Standards for common-lot-line dwellings or townhouse lots.

- (a) In the SF2, IT-SF1, and IT-SF2 Districts, where a common-lot-line structure is constructed for sale, with each unit on an individual lot, for individual ownership, such common-lot-line dwelling is subject to Table IV-A, Standards for Principal Structures on individual lots except that no side yard setback is required for the interior portion of a lot for a common-lot-line structure, and the minimum individual lot width at the front setback line for duplex townhomes under these circumstances shall be thirty (30) feet per dwelling unit in the SF2 District, and twenty-five (25) feet in the IT-SF1 and IT-SF2 Districts.

- (b) In the MF1, MF2, ~~and MF3,~~ and MFUniv Districts, where townhouse and rowhouse buildings are permitted and one (1) of these structures is constructed for sale, with each unit on an individual lot, to individual owners, such structures shall not be subject to the minimum lot area per dwelling unit requirements of Table IV-A, but instead shall be subject to the following minimum requirements:

(1) A townhouse or common-lot-line dwelling shall be developed on a subdivided lot with no more than seven (7) dwelling units per structure. No structure shall exceed one hundred fifty (150) feet in length.

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- (2) Minimum lot area per unit shall be not less than one thousand eight hundred (1,800) square feet and shall have a minimum lot width at the front setback line of not less than eighteen (18) feet.
- (3) Minimum yards:
 - a. *Front yard.* On a lot containing a townhouse or rowhouse there shall be a front yard of not less than twenty (20) feet.
 - b. *Side yard.* On a lot containing a townhouse or rowhouse, no side yards shall be required for interior lots. Exterior lots at the end of each structure shall have a side yard setback of not less than six (6) feet and shall have a minimum distance between structures of not less than twelve (12) feet.
 - c. *Rear yard.* There shall be a rear yard setback consistent with Table IV-A.

DIVISION 3. - YARDS AND SETBACK REQUIREMENTS

Sec. 37-192. - Front yards.

- (a) *Double frontage lots.* Where a lot extends through the block from street to street the required front yards shall be provided along each street.
- (b) *Corner lots.* Corner lots in the MFUniv District are only required to provide a required front yard on one street side. In all other districts, ~~T~~ there shall be a required front yard on each street side of a corner lot subject to the provisions in Section 37-203 for existing lots in developed areas.

Sec. 37-195. - Visibility triangle setbacks.

Where a lot is located at the intersection of two (2) or more streets, no parking or structure of any kind shall be located within the visibility triangle, except in the CG, Commercial General District and the CB1, CB2, and CB3 Central Business Districts. Landscaping in this area shall either be shrubs at a height of three (3) feet or less or deciduous trees from the approved plant list, with branches having a clearance of six (6) feet. The visibility triangle shall be equal to the dimensions defined in Chapter 22 and Chapter 35 of the Municipal Code.

**TABLE IV-A
STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS**

District	Maximum Height (Feet)	Minimum Lot Size (Sq. Ft.)	Average Lot Width* (Feet) (1)	Maximum FAR (2)	Minimum OSR (2)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)
SF1	35	6,000	60	.35	.45	25	6	10
SF2	35	5,000 <u>(7)</u> (10)	50 <u>(7)</u> (10)	.40	.40	20	5	10

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MF1	(3)	6,500 (7) (10)	60 (7) (10)	.90	.35	20	6	10
MF2	(3)	6,500	60	1.4	.30	20	10 (6)	10
MF3	(3)	6,500	60	1.9	.25	15	10 (6)	10
<u>MFUniv</u>	<u>75</u>	<u>6,500</u>	<u>60</u>	<u>=</u>	<u>=</u>	<u>15</u>	<u>10 (6)</u>	<u>10</u>
MHP	18	5 acres	130	—	.30	25	15	15
MHS	35	6,000	65	.40	.40	20	6	10
CO	35	10,000	60	.35	.25	15	10	10
CN	35	6,500	60	.35	(4)	(5)	(5)	15
CG	—	6,500	60	4.00	(4)	(5)	(5)	(5)
CB	—	(9)	(9)	9.00 (7)	—	(8)	—	—
<u>CB1</u>	<u>85</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>CB2</u>	<u>115</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>CB3</u>	<u>175</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
CI	—	—	—	3.00	—	(5)	(5)	(5)
IBP	—	5 acres	—	0.5	1.0	15	10	10
I1	—	10,000	—	1.00	—	(5)	(5)	(5)
I2	—	10,000	—	1.50	—	(5)	(5)	(5)

Notes:

* Minimum lot width is to be measured at the front yard setback line.

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- (1) The minimum lot width for corner lots is equal to the number in the table plus ten (10) feet.
- (2) FAR means floor area ratio. OSR means Open Space Ratio. FAR for University Group Housing = 4.0. See Section 37-215 for more details regarding the provision of open space.
- (3) Maximum height equals two (2) times the distance from the front building line of ninety-five (95) percent of the bulk of the building to the centerline of the street right-of-way.
- (4) Residential developments in this district will have to apply an OSR of .20 to the development and shall have minimum setbacks of ten (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 this Chapter.
- (6) Minimum side yard setbacks for structures containing one or two (2) units shall be six (6) feet.
- ~~(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).~~
- ~~(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).~~
- ~~(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 than six thousand five hundred (6,500) square feet, or a width of less than sixty (60) feet. Properties in this area that had been previously legally subdivided shall be considered conforming lots of record.~~
- (7) (10) Single Family Detached Homes in the SF2 and MF1 Zoning Districts are allowed to reduce the minimum lot size to four thousand (4,000) square feet and the minimum lot width to thirty-eight (38) feet, provided that a two (2) car garage and driveway of sufficient width and length to accommodate two (2) vehicles parked side by side are provided on the lot.

Secs. 37-196—37-200. - Reserved.

DIVISION 4. – SUPPLEMENTARY REQUIREMENTS FOR BUILDINGS WITHIN THE MFUNIV, CB1, CB2, AND CB3 DISTRICTS

Sec. 37-197. – Supplementary requirements for buildings within the MFUniv District.

- (a) Parking design is subject to the following requirements:
 - (1) Vehicular access to parking must be taken from the alley for any lot abutting a public alley;
 - (2) Ground level parking may not be located within a required front or side yard and must be separated from the exterior wall abutting the front yard by interior floor area having a minimum depth of twenty feet. For side facades facing public streets, ground level parking must be screened by a wall at least four (4) feet in height extending along the entire breadth of the parking area. This wall may be interrupted by one driveway not to exceed twenty-two (22) feet in width, as well as one additional pedestrian access point. Additionally, the portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least 50% of the vertical plane of that frontage;

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- (3) Upper level parking must be screened along any façade facing a public street by an exterior wall extending from floor to ceiling along the entire length of the wall.
- (b) A minimum of 35% of the area of every floor frontage facing a public street must consist of transparent glass.
- (c) Each building shall have a primary entrance facing a public street allowing pedestrian access via a connection to a public sidewalk. The primary entrance shall be covered by a shelter that is at least two (2) feet six (6) inches in depth and five (5) feet in width. This shelter may be provided with a projection from the wall, an inset into the wall, or a combination of the two.
- (d) No material other than brick shall constitute more than 70% of any façade facing a public street, exclusive of the windowed portion of the façade.
- (e) Exterior walls seventy-five (75) feet in length or greater that face public streets are subject to the following articulation requirements:
 - (1) A minimum of two (2) feet in variation in the vertical plane of said walls must occur at intervals of fifty (50) feet or less along the horizontal length of the wall. Intervals do not need to be equal in width. At least 50% of the vertical surface area of each horizontal interval must be recessed, projected, or offset to meet this requirement.
 - (2) Architectural features that may satisfy this requirement include, but are not limited to: wall offsets, projections and/or recesses, columns, bay windows, and balconies. These features may encroach into required yards subject to the requirements of Section 37-221.

Sec. 37-198. - Supplementary requirements for buildings within the CB1, CB2, and CB3 Districts.

- (a) Buildings are subject to a minimum height requirement of twenty (20) feet.
- (b) Buildings are subject to maximum setbacks along lot lines facing a public street.
 - (1) In the CB1 District, the maximum setback for lot lines facing a public street is fifteen (15) feet.
 - (2) In the CB2 and CB3 districts, the maximum setback for lot lines facing a public street is ten (10) feet.
- (c) Parking design is subject to the following requirements:
 - (1) Vehicular access to parking must be taken from the alley for any lot abutting a public alley;
 - (2) Vehicular access to parking may not be taken from any public street as designated in Section 37-264.3 unless no alternative option for access exists;
 - (3) Ground level parking may not be located within a required front or side yard and must be separated from the exterior wall abutting the front yard by interior floor area having a minimum depth of twenty feet. For side facades facing public streets, ground level parking must be screened by a wall at least four (4) feet in height extending along the entire breadth of the parking area. This wall may be interrupted by one driveway not to exceed twenty-two (22) feet in width, as well as one additional pedestrian access point. Additionally, the portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least 50% of the vertical plane of that frontage;
 - (4) Upper level parking must be screened along any façade facing a public street by an exterior wall extending from floor to ceiling along the entire length of the wall. This wall may contain windows and ventilation grilles.
- (d) A minimum of 35% of the area of every floor frontage facing a public street must consist of transparent glass.
- (e) For any building greater than 85 feet in height measured from grade, excluding the height of HV/AC, mechanical equipment, elevator shafts, stairwell shafts, or other similar appurtenances installed on the roof, the portion of any façade facing a public street that is more than thirty-five

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(35) feet above grade must be stepped back a minimum of five (5) feet from the facade at ground level.

- (f) All ground floor building frontages facing a public street, excluding alleys, shall extend along a minimum proportion of the lot width as measured along the property line, except to the extent that this minimum width must be reduced to accommodate a driveway that is otherwise permitted by this chapter. The width of such a driveway shall not exceed twenty-two (22) feet. The minimum proportion in each district is as follows:
- (1) CB1 District: 80%
 - (2) CB2 District: 90%
 - (3) CB3 District: 90%

DIVISION 4 5. - SPECIAL YARD REQUIREMENTS FOR CERTAIN LOTS OF RECORD, AND IN-TOWN USES, ~~AND DEVELOPMENTS WITHIN URBAN NEIGHBORHOOD DISTRICTS~~^[2]

Sec. 37-202. - Substandard lots established prior to adoption of ordinance.

- (a) In any district, a building or structure for any of the uses permitted in the respective districts, except two-family and multifamily dwellings (unless the property is located in the area noted in subparagraph (b) of this section and is zoned multifamily), may be erected on a single lot of record as of June 29, 1965, which has less than the minimum lot area or width specified for the respective district. This provision shall apply provided that yard dimensions and requirements other than those applying to area width, and/or of the lot shall conform to the regulations for the district in which such lot is located.
- (b) Erection of new multiple family residences in the ~~MF-2 and MF-3~~ MF3 and MFUniv zoning districts located south of University Avenue, north of Kirby Avenue, and east of Neil Street shall be permitted. Such improvements shall meet all other code requirements.
- (c) If two (2) or more lots, or combinations of lots and portions of lots, with continuous frontage in single ownership are of record as of June 29, 1965, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered an undivided parcel for the purpose of this Code. No portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Code, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Code.

Sec. 37-203. - Corner lots recorded prior to adoption of this ordinance.

Lots of record as of the date of adoption of the Zoning Ordinance of 1996, are not required to provide the additional lot width required for corner lots in Table IV-A. Lots of record as of the date of adoption of the Zoning Ordinance of 1996, shall comply with the following regulations:

- (a) For corner lots which were a legal lot of record at the date of adoption of the Zoning Ordinance of 1996, and which are located in the SF1, SF2, or MF1 Districts, a side yard on the street side of a corner lot shall have a width of not less than fifteen (15) feet.
- (b) In the ~~MF2, and MF3,~~ and MFUniv Districts, a side yard on the street side of a corner lot shall have a width of not less than ten (10) feet, except where such lot abuts in the rear either directly or across an alley, a lot in an SF1, SF2, or MF1 District in which case the side yard on the street side of the corner lot shall be fifteen (15) feet.
- (c) Any legal lot with a width of at least forty-eight (48) feet shall be allowed to have a minimum buildable width of thirty-eight (38) feet. In no case shall the side yard on the street side of a corner lot be reduced to less than five (5) feet.

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~~Sec. 37-208.—General applicability of urban neighborhood district development standards.~~

~~Except as otherwise specified, every permitted, provisional and special use in the UN-R, UN-AC, and UN-C Districts shall be subject to the applicable design standards in Table IV-C of this article.~~

~~TABLE IV-C: STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS IN UN-C, UN-AC, AND UN-R~~

District	Minimum / Maximum Height	Minimum Lot Size	Average Lot Width (Feet)	Minimum/ Maximum FAR or Density	Minimum OSR	Minimum/ Maximum Front Yard (Feet)[±]	Minimum/ Maximum Rear Yard (Feet)[±]	Minimum Side Yard (Feet)[±]
UN-C	Minimum : 40 feet; Maximum : 80 feet	6,500	60 feet	Minimum: n/a Maximum: 6.0 FAR Plus LEED bonus	.25 total, divided into: .10 on lot² .15 toward a common open space³	Minimum for lots within 50 feet of any low-density parcel⁴: 25 feet Minimum elsewhere: 0 feet	Minimum for lots within 50 feet of any low-density parcel⁴: 25 feet Minimum elsewhere : 10 feet	Min.: 6 feet
UN-AC	Minimum : 25 feet⁵ Maximum : 60 feet	60 feet	6,500	Maximum: 4.0 FAR Plus LEED bonus	.25 total, divided into: .10 on lot² .15 toward common open space³	Minimum for lots within 50 feet of any low-density parcels⁴: 25 feet Minimum elsewhere: 0 feet; Maximum: 10 feet (except to provide	Minimum for lots within 50 feet of any low-density parcel⁴: 25 feet Minimum elsewhere : 10 feet	Min.: 0 feet

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						common open space)		
UN-R	Minimum :n/a Maximum :35 feet for lots within 250 feet of any low- density parcel ⁴ Maximum elsewhere :50 feet	5,000	50 feet	Minimum Density: .7 du/ac Maximum: .4 FAR for lots within 250 feet of any low- density parcel ⁴ ; Maximu m elsewhere: .9 FAR	.50 total .30 on lot ² .20 toward common open space ³	Minimum for lots within 50 feet of any low-density parcels ⁴ : 25 feet Minimum elsewhere: 0 feet; Maximum within 50 feet of any low-density parcel ⁴ : none Maximum elsewhere: 20 feet	Minimum for lots within 50 feet of any low- density parcel ⁴ : 25 feet Minimum elsewhere : 10 feet (except detached garages, with min. 2 feet)	Min.: 5 feet

- ~~1—Setback is measured to the first portion of the structure under roof with a width of at least one-third of the building frontage. Any lot adjacent to the I-57 right-of-way will be subject to a minimum 25-foot setback, regardless of yard.~~
- ~~2—On-site open space requirement may be met by areas using low impact development stormwater management, trails, balconies, porches, a green roof, and/or accessible rooftop with amenities if of a minimum area of 10 feet by 10 feet.~~
- ~~3—Common open space shall be located no greater than ¼ mile from the lot.~~
- ~~4—A "Low-density parcel" shall mean and include any parcel that is in the SF-1 or SF-2 zoning districts, or that is subject to SF-1 or SF-2 zoning as specified in a recorded annexation agreement, or that is outside of the City's corporate boundaries, not subject to specific zoning in any annexation agreement, and in an area designated as low density residential on the generalized future land use map in the current version of the City's Comprehensive Plan.~~
- ~~5—Up to a maximum of 25% of the total gross floor area of all buildings within a contiguously-zoned UN-AC zoning district may within buildings of a minimum of 15 feet in height.~~

Sec. 37-209.— Density bonus for green buildings

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- ~~(a) A property owner, developer or other applicant (the Applicant) shall be entitled to a density bonus permitting the construction of a building with a higher Floor Area Ratio (FAR) than is otherwise permitted in either the Urban Neighborhood-Corporate or Urban Neighborhood-Activity Center Zoning District upon a showing that the building has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council.~~
- ~~(b) The density bonus shall be awarded by the Planning Director or the Director's designee in accordance with the following schedule:

 - ~~(i) For LEED Certification—0.50 FAR~~
 - ~~(ii) For LEED Silver—0.75 FAR~~
 - ~~(iii) For LEED Gold—1.00 FAR~~
 - ~~(iv) For LEED Platinum—1.25 FAR~~~~
- ~~(c) In order to receive the density bonus described herein, the Applicant must work with the LEED for new construction rating system and submit at the time of building permit application, design approval documents (a LEED Scorecard) certified by the Green Building Certification Institute (GBCI) that documents that a sufficient number of credits are anticipated to meet the requirements for the level of LEED certification necessary for the density bonus that is being applied for if the development is constructed in accordance with plans submitted to the GBCI.~~
- ~~(d) Once the density bonus is awarded in the manner provided in this Section, the Applicant shall be required, within one year of obtaining an occupancy permit for the building in question, to submit to the Planning Director the LEED Certification letter by the GBCI that documents that the required level of LEED certification for the awarded density bonus has been met or exceeded. Each day that an Applicant has failed to submit the LEED Certification Letter after the deadline provided herein for said submittal shall be deemed a separate violation of this Chapter.~~

Secs. 37-208—37-210. - Reserved.

~~Sec. 37-210. - Reserved.~~

DIVISION 5.6. - FLOOR AREA RATIO, OPEN SPACE RATIO, OPEN SPACE BETWEEN BUILDINGS, AND HEIGHT

Sec. 37-215. - Usable open space requirements.

- (a) Usable open space shall be provided in a compact area having no dimension less than eighteen (18) feet, except as permitted under the provisions of subsections (b) and (e) of this section.
- (b) Usable open space for a multifamily dwelling, residential use, or any other dwelling may be provided through the following options:

Type of Usable Open space	Minimum Dimensions (Feet)	Percentage of Open Space Requirement	
		SF1, SF2, MF1, MF2, MF3, MHP, MHS, CN	CG

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Common Open Space	Side - 18 ft.	Up to 100%(d)	Up to 100%
Balconies (e)	5ft. × 9ft. (for any one (1) balcony for any one (1) unit)	Up to 25%	Up to 50%

- (c) In the SF1, SF2, MF1, MF2, MF3, MHP, MHS, CO, and CN Districts, the required common open space has to be provided at the ground level.
- (d) In the CG, Commercial General District, common open space may be located above ground level with the following additional requirements:
 - (1) If the common open space is accessible by key only, said key shall be provided to all tenants of the building.
 - (2) The floor of the useable open space shall be of walkable material, such as concrete, brick pavers or wood decking.
 - (3) Seating shall be provided at a rate of one (1) seat per four (4) dwelling units.
 - (4) Landscape areas, consisting of planters, gardens, etc., shall comprise no less than ten (10) percent of the total useable open space area.
 - (5) Useable open space located more than forty (40) feet above ground level shall contain a perimeter windscreen, wall, or combination thereof no less than six (6) feet high. If the useable open space is set back from the building edge by at least ten (10) feet, this requirement shall not be necessary.
- (e) No useable open space is required for any multifamily dwelling within the University District (as defined in Section 37-35) or the MFUniv District. In calculating the required usable open space for University District projects containing both residential and non-residential uses, the gross floor area shall exclude all floor area reserved exclusively for residential use.

Sec. 37-218. - Height modifications.

The height limitations stipulated in Table IV-A of this article shall not apply to the following:

- (a) Places of public assembly in religious institutions, schools, and other permitted public buildings in the SF1, SF2, IT-SF1, and IT-SF2 Districts, provided that for each three (3) feet by which the height of such buildings exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by one additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
- (b) Barns, silos, other farm structures, spires, belfries, cupolas, domes, monuments, water-storage tanks, fire and hose towers, electrical transmission and distribution towers, telephone poles, windmills, chimneys, smoke stacks, flag poles, freestanding telecommunication towers, and parapet walls extending not more than four (4) feet above the limiting height of the building.
- (c) ~~Bulkheads,~~ Fixed mechanical equipment, roof structures covering fixed mechanical equipment (including elevator equipment), cooling towers, rooftop access structures, and scenery lofts, provided that no linear dimension shall exceed fifty (50) percent of the corresponding lot line frontage. All such structures above the height otherwise permitted in the district shall not occupy more than twenty-five (25) percent of the area of the lot.

DIVISION 6.7. - PROJECTIONS, ENCROACHMENTS AND ACCESSORY BUILDINGS IN YARDS

Sec. 37-221. - Projections and encroachments into yards.

Unless otherwise provided in this chapter, no building or structure, portion of any building, structure, or mechanical equipment shall be erected in, occupy, or obstruct a required front, rear, or side yard except for the following:

- (a) Cornices, sills, eaves, and other ornamental features may encroach to a distance of not more than two (2) feet, six (6) inches, but in no case less than four (4) feet from a side lot line.
- (b) [Fire escapes.]
 - (1) Fire escapes to a distance of not more than four (4) feet six (6) inches, or enclosed fire escapes, and enclosed balconies leading from fire towers in required rear yards, when such projection is not more than ten (10) feet when the main structure was built prior to the effective date of the Zoning Ordinance of 1996.
 - (2) On all structures for which a building permit is issued on or after the effective date of the Zoning Ordinance of 1996, this encroachment or projection shall not be permitted.
- (c) [Uncovered stairways and necessary landings.]
 - (1) Uncovered stairways and necessary landings, to a distance of not more than four (4) feet, six (6) inches, provided that each stair and landing shall not extend above the entrance floor of the building.
 - (2) The railing height may not exceed more than six (6) inches above the BOCA minimum requirement.
 - (3) The stairway or landing may be covered, but not enclosed, if the covering does not exceed one-third of the length of the building wall on which it is located.
 - (4) This provision is only applicable when the main structure was built prior to June 29, 1965.
 - (5) On all new construction this encroachment or projection shall not be permitted.
- (d) Bay windows and chimneys to a distance of not more than three (3) feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located, and provided, further, that in no case shall a bay window or chimney project into a required side yard by more than one-third of such yard.
- (e) Terraces and uncovered porches to a distance of not more than two (2) feet six (6) inches, provided that such terraces and porches do not extend more than three (3) feet above the ground level at the required yard line.
- (f) Port-cocheres, canopies, or balconies (including any architectural feature used to provide shelter for a required primary entrance) to a distance of not more than two (2) feet six (6) inches.
- (g) Driveways, walks, fences and underground structures.
- (h) Concrete, asphaltic concrete, or all weather surfaces on yards. If the yard to be surfaced is a required front or side yard, then the surface must be so located or constructed that an automobile cannot be driven or cannot project upon it from a driveway, parking space, street or alley.
- (i) Clothes line, trellises, a distance of not more than three (3) feet.
- (j) Decks, provided that they are no more than one foot in height from the ground, may extend two (2) feet six (6) inches into any required side or rear yard, unless that yard is surrounded by an

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opaque fence, in which case it may extend up to said fence. Such decks may extend four (4) feet six (6) inches into a required front yard.

- (k) Residential balconies located above the first floor in mixed-use buildings located in the CG District to a distance of not more than five (5) feet.

ARTICLE V. - PROVISIONAL AND SPECIAL USES

DIVISION 3. - STANDARDS FOR SPECIFIC PROVISIONAL USES

~~Sec. 37-244.1. Standards for auto repair—Minor in UN-AC.~~

~~Any auto repair—Minor in a UN-AC District shall meet each of the following standards:~~

- ~~(a) Service bays shall be enclosed,~~
- ~~(b) A maximum of two (2) single-vehicle garage doors are permitted, and~~
- ~~(c) Service bay access shall be provided at the side or rear of the building.~~

~~Sec. 37-244.2. Standards for mini mart/gas stations in UN-AC.~~

~~Any mini-mart/gas station in a UN-AC District shall meet each of the following standards:~~

- ~~(a) A maximum of four (4) pumps (serving eight (8) vehicles).~~
- ~~(b) A maximum canopy size of one thousand eight hundred (1,800) square feet.~~
- ~~(c) Gas pumps are prohibited in the front yard, provided that if the property is a corner lot, the prohibition shall apply only to the front yard along the street with the higher traffic volume classification.~~
- ~~(d) Canopy lighting shall be fully shielded and not exceed five (5) footcandles.~~
- ~~(e) Canopy lighting shall not exceed one (1) footcandles after business hours.~~

Sec. 37-245. - Standards for bed and breakfast homestays in SF1, SF2, MF1, MF2, IT-SF1, and IT-SF2 and ~~UN-R~~ Districts.

A bed and breakfast homestay in the SF1, SF2, MF1, MF2, IT-SF1, and IT-SF2, ~~and UN-R~~ Districts shall meet each of the following standards:

- (a) The property shall be owner-occupied and the owner shall be the operator of the establishment.
- (b) The maximum length of stay for any guest for any consecutive period of time shall be seven (7) days.
- (c) The maximum number of bedrooms for a bed and breakfast use shall not exceed three (3).
- (d) No cooking facilities shall be permitted in any of the rented rooms.
- (e) Breakfast may be served to overnight guests only. No other meals shall be served to guests and no other food service is allowed.
- (f) No advertising sign, other than a nameplate, which does not exceed one square foot in total face area, shall be displayed in connection with the bed and breakfast facility.
- (g) All bed and breakfast establishments shall meet all applicable requirements of the Illinois Compiled Statutes.

Sec. 37-246. - Standards for day care centers.

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Day care centers shall meet the following standards as applicable:

- (a) All day care centers shall submit for review to the Zoning Administrator all approved valid permits required by the State of Illinois and any other applicable City, County, State, or Federal agency prior to occupancy.
- (b) All day care centers shall provide a minimum of four (4) stacking spaces for off-street drop-off and loading of children shall be provided to accommodate customers.
- (c) If located within the SF1, SF2, IT-SF1, or IT-SF2 Districts, ~~or within the UN-R District on the same block face as any single family home,~~ day care centers shall be developed, maintained, and operated so that the building and yard have the appearance of a single-family residence. The size of the building shall not exceed four thousand (4,000) square feet
- (d) All day care centers shall be designed and used so that there is no play equipment or care of children in the front or side yard setback.
- (e) Outdoor activities at all day care centers shall only be permitted between 8:00 a.m. and 6:00 p.m.
- (f) In the In-Town Districts, day care centers shall meet the side yard and landscape setback requirements for the SFR attached use found in section 37-547.
- (g) No point on a lot on which a day care center is a principal use and located in a Residential District shall be located within six hundred (600) feet from any point on another lot that is the site of a day care center that is a principal use.

Sec. 37-248. - Standards for emergency shelters and transitional housing.

Emergency shelters and transitional housing shall meet each of the following standards:

- (a) In all residential zoning districts, emergency shelters and facilities providing transitional housing shall be separated by at least six hundred (600) feet from any and all other nearest emergency shelters and/or transitional housing and shall be located not more than six hundred (600) feet from a public bus route.
- (b) If the emergency shelter or facility for transitional housing is located in the CG, CB1, CB2, CB3, or CI Districts, and if the property was acquired by the current owner on or after November 1, 1989, the operator of the emergency shelter or facility for transitional housing for the homeless shall provide the Zoning Administrator with an Illinois Responsible Property Transfer Act disclosure statement signed by the owner.
- (c) The owner must conform with any other applicable governmental regulations regarding the siting and operation of emergency shelters or facility for transitional housing for the homeless.
- (d) The length of stay in an emergency shelter shall be limited to no more than sixty (60) consecutive days, with a minimum of thirty (30) days between stays. The period between October 31 and March 31 shall not be subject to this provision.
- (e) The length of stay in a facility for the transitional housing shall be limited to no more than two consecutive years, with a minimum of one year between residency periods. Each person residing in the facility shall be enrolled in a required rehabilitation and/or training program.
- (f) Such facilities located within the MF2, Multifamily Medium Density District shall be limited to no more than twenty (20) persons or the limitation of the Building Code, whichever is less. Such facilities within the MF3, Multifamily Medium Density District shall be limited to no more than sixty (60) people or the limitation of the Building Code, whichever is less.

~~**Sec. 37-249.1. - Standards for financial institutions with drive-through in UN-R and UN-AC Districts.**~~

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~~Any financial institutions with a drive-through in a UN-R or UN-AC District shall meet each of the following standards:~~

- ~~(a) Maximum of two (2) drive-through lanes may be provided~~
- ~~(b) Drive-through Lanes are prohibited in the front yard, provided that if the property is on a corner lot, the prohibition shall apply only to the front yard along the street with the higher traffic volume classification. The canopy shall not extend in front of the plane of the building's front façade extended to the side lot lines.~~
- ~~(c) No point on a lot that is the site of a financial institution with a drive-through shall be located within seven hundred fifty (750) feet from any point on another lot that is the site of a financial institution with a drive-through.~~

Sec. 37-255. - Standards for restaurants in the CO, and CI, ~~and UN-C~~ Districts.

Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall meet each of the following standards:

- (a) Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall not exceed seven thousand, five hundred (7,500) square feet.
- (b) Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall not serve food or alcohol between the hours of 11:00 p.m. and 6:00 a.m. Sunday through Thursday, or 12:00 p.m. to 6:00 a.m. Friday and Saturday.
- (c) Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall not be permitted to hold a liquor license of a designation higher than an "R" (Restaurant) license.
- (d) Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall be separated from any other restaurant within a CO District by a minimum of seven hundred fifty (750) feet, lot-line to lot-line.
- (e) Restaurants in the CO, and CI, ~~and UN-C~~ Districts shall not be permitted to have any outdoor amplified sound including loudspeakers or music, nor outdoor unamplified music.

~~**Sec. 37-255.1. - Standards for restaurants with drive-through and retail, food and drug, with drive-through in UN-AC.**~~

~~Any restaurant or retail food or drug store with a drive-through in a UN-AC District shall meet each of the following standards:~~

- ~~(a) Order boxes and drive-through lane are prohibited in the front yard, provided that if the property is a corner lot, the prohibition shall apply only to the front yard along the street with the higher traffic volume classification.~~
- ~~(b) No pick-up window shall be located on the front façade of the building, provided that if the property is a corner lot, the prohibition shall only apply to the front façade facing the street with the higher traffic volume classification.~~

Sec. 37-257. - Standards for liquor establishments in the CN and UN-R District.

Liquor establishments located in the CN and UN-R Districts shall meet each of the following standards, determined by their distance from nearby residences and the area of the particular CN ~~or~~ UN-R District:

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- (a) Any liquor establishment located in a CN District of at least eight (8) acres in area and that has no part of its licensed premises located closer than five hundred (500) feet from the boundary of any lot zoned SF1, SF2, IT-SF1, or IT-SF2, other than a lot dedicated for a park or other non-residential use, ~~and any liquor establishment located in a UN-R District that has no part of its licensed premises located closer than one hundred (100) feet from the boundary of any other lot zoned SF1, SF2, or UN-R~~ shall comply with the following requirements:
- (1) Such liquor establishments shall not sell or serve alcoholic liquor or beverages between the hours of 12:00 midnight and 11:00 a.m. daily. Liquor establishments shall close and not permit the public to remain within the premises between the hours of 12:30 a.m. and 11:00 a.m. daily; provided however, that on New Year's Eve such liquor establishments may, sell or serve alcoholic liquors until 1:00 a.m. of New Year's Day and permit the public to remain on the premises until 1:30 a.m. of New Year's Day.
 - (2) The floor area where liquor may be consumed on the premises shall not exceed three thousand (3,000) square feet.
- (b) Any liquor establishment located in CN Districts less than eight (8) acres in area or any liquor establishment that has any part of its licensed premises less than five hundred (500) feet from the boundary of any lot zoned SF1, SF2, IT-SF1, or IT-SF2, other than a lot dedicated for a park or other non-residential use, shall comply with the following requirements:
- (1) Liquor establishments shall not remain open to the public during the hours of 11:00 p.m. to 11:00 a.m., provided however, that such liquor establishments may, remain open to the public on New Year's Eve. On New Year's Eve such Liquor Establishments may open at 11:00 a.m., and sell or serve alcoholic liquors until 1:00 a.m. of New Year's Day and permit the public to remain on the premises until 1:30 a.m. of New Year's Day.
 - (2) The total floor area in the establishment to be used for the display of packaged alcoholic liquors or the consumption of alcoholic liquors on the premises shall not exceed two thousand (2,000) square feet.
 - (3) There shall be no amplified sounds or speakers outside the establishment.
- (c) All lights related to advertising signs for the liquor establishments, or any products sold on site, visible from outside the establishment shall be turned off at the close of business hours. Lights for purposes of security are not subject to this provision.
- (d) No accessory parking for a liquor establishment may be located in a residential district.

Sec. 37-259. - Standards for retail food and drug in the CO ~~and UN-C~~ Districts.

Retail food and drug uses in the CO ~~and UN-C~~ Districts shall meet each of the following criteria:

- (a) Retail food and drug uses in the CO ~~and UN-C~~ Districts shall not exceed three thousand (3,000) square feet or more than twenty-five (25) percent of the floor area of any building.
- (b) Retail food and drug uses in the CO ~~and UN-C~~ Districts shall not be open to the public between the hours of 10:00 p.m. and 6:00 a.m.

Sec. 37-263. - Standards for University Research and/or Production Facility within the CO and UN-C Districts.

University Research and/or Production Facility within the CO District ~~and UN-C Districts~~ shall meet each of the following criteria:

- (a) Principal activities shall be located indoors, except training activities.

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- (b) No structure shall be less than five thousand (5,000) square feet.
- (c) All production activities shall be limited to the assembly of parts that are manufactured off-site.
- (d) Any outdoor storage of materials including gases, oxygen, and other similar materials shall be one hundred (100) percent screened with materials which match the exterior materials of the structure.

~~Sec. 37-264.3. Standards for garden centers in UN-AC.~~

~~Any garden center in a UN-AC District shall meet each of the following standards:~~

- ~~(a) It shall be exclusively for retail use. No wholesale use shall be allowed.~~
- ~~(b) The combined gross floor area of all buildings used for the garden center shall not exceed twenty thousand (20,000) square feet.~~

~~Sec. 37-264.4. Standards for daytime animal clinic/daytime animal boarding in UN-AC.~~

~~Any daytime animal clinic/daytime animal boarding in a UN-AC District shall meet each of the following standards:~~

- ~~(a) The total of the gross floor area of all buildings combined with the total lot area devoted to outdoor facilities for the animals, such as dog runs or play areas shall not exceed three thousand (3,000) square feet.~~
- ~~(b) Said use shall be located a minimum of 250 feet, excluding distances across any street or other public right-of-way, from any lot zoned SF-1 or SF-2, any lot outside of the municipal boundaries of the City of Champaign and in an area designated for low density residential on the generalized future land use map in the city's comprehensive plan, and any lot designated for SF-1 or SF-2 zoning as specified in a recorded annexation agreement.~~
- ~~(c) Any outdoor area designated for animals shall be surrounded by a solid wood or masonry fence or wall having a minimum height of six (6) feet and shall be located to the rear of the building~~

~~Sec. 37-264.5. Standards for golf courses in UN-R.~~

~~Any golf course in a UN-R District shall meet each of the following standards:~~

- ~~(a) It shall have an area no greater than fifty (50) acres.~~
- ~~(b) It shall be open to the public.~~
- ~~(c) The Primary access to the site shall be provided from a collector or arterial level street.~~

Sec. 37-~~264.6~~264.3 - Standards for Multi-Family Dwellings and Common Lot Line Dwellings in the CB1, CB2, and CB3 Districts.

Any multi-family dwelling or common lot line dwelling in a the CB1, CB2, or CB3 District shall meet the following standards:

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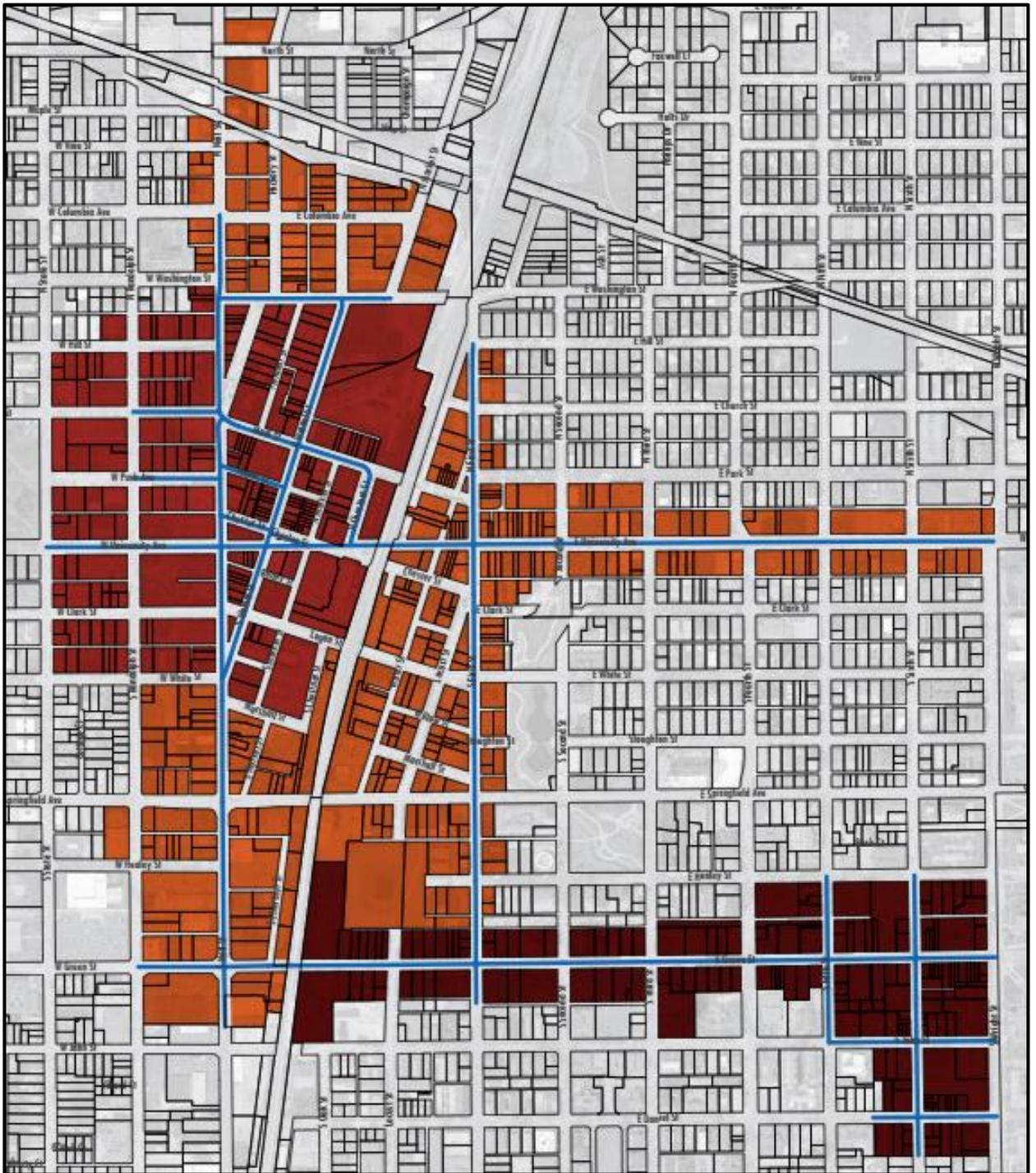
- (a) There shall be no dwelling units on the ground floor ~~on lots fronting~~ facing either side of the portions of public streets identified in Map V-A in this article and further described in paragraph (c) below. ~~and~~
- (b) ~~There shall be no~~ No more than twenty-five (25) percent of the ground floor ~~square footage~~ frontage facing either side of the portions of public streets identified in Map V-A in this article and further described in paragraph (c) below may be dedicated to accessory residential uses, such as lobbies and commons areas. ~~on lots fronting on either side of the portions of public streets identified in Map V-A in this article, and further described in paragraph (c) below.~~
- (b) ~~(c)~~ The portions of public streets identified in Map V-A in this article and referenced in paragraphs ~~(1) and (2)~~ (a) above are further described as follows:
- (1) Neil Street between Columbia Avenue and John Street
 - (2) Washington Street between Neil Street and Market Street
 - (3) Hickory Street between Washington Street and Church Street
 - (4) Church Street between Randolph Street and Neil Street
 - (5) Main Street between Neil Street and Chestnut Street
 - (6) Park Avenue between Randolph Street and Neil Street
 - (7) Taylor Street between Neil Street and Walnut Street
 - (8) Chester Street between Neil Street and Market Street
 - (9) Walnut Street between Washington Street and White Street
 - (10) Chestnut Street between Main Street and University Avenue
 - (11) University Avenue between State Street and Wright Street
 - (12) First Street between Hill Street and John Street
 - (13) Green Street between Randolph Street and Wright Street
 - (14) Fifth Street between Healey Street and John Street
 - (15) Sixth Street between Healey Street and Chalmers Street
 - (16) John Street between Fifth Street and Wright Street
 - (17) Daniel Street between Fifth Street and Wright Street
 - ~~(1) — Randolph Street between Clark Street and Hill Street.~~
 - ~~(2) — Neil Street between Vine Street and Springfield Avenue.~~
 - ~~(3) — Hickory Street between Hill Street and Washington Street.~~
 - ~~(4) — Walnut Street between Neil Street and Washington Street.~~
 - ~~(5) — Market Street between University Avenue and Main Street.~~
 - ~~(6) — Chestnut Street between University Avenue and Main Street.~~
 - ~~(7) — First Street between Green Street and Washington Street.~~
 - ~~(8) — Clark Street between Randolph Street and Walnut Street.~~
 - ~~(9) — University Avenue between State Street and Third Street.~~
 - ~~(10) — Chester Street between Neil Street and First Street.~~
 - ~~(11) — Park Street between State Street and Neil Street.~~
 - ~~(12) — Taylor Street between Neil Street and Market Street.~~

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- ~~(13) Church Street between State Street and Neil Street.~~
- ~~(14) Main Street between Neil Street and the Canadian National Railroad Tracks.~~
- ~~(15) Hill Street between Randolph Street and Neil Street.~~
- ~~(16) Washington Street between Neil Street and Market Street.~~
- ~~(17) Green Street between Wright Street and the Canadian National Railroad Tracks.~~
- ~~(18) Wright Street between Healey Street and Chalmers Street.~~
- ~~(19) Sixth Street between Healey Street and Chalmers Street.~~
- ~~(20) Fifth Street between Healey Street and John Street.~~
- ~~(21) Springfield Avenue between Second Street and the Canadian National Railroad Tracks.~~

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Map V-A: Restrictions on ground level residential



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Map V-A: Restrictions on Ground Floor Residential



 Parcels zoned CB, Central Business, Zoning District on these designated streets shall comply with Section 37-264.6 of the Champaign Zoning Ordinance.

ARTICLE VII. - PARKING, LOADING AND ACCESS DRIVES

DIVISION 2. - LIMITATIONS AND RESTRICTIONS ON PARKING AREAS

Sec. 37-338. - Parking in front yards.

Motor vehicle parking in required front yards shall only be permitted in accordance with the following regulations. All parking shall be upon an "approved surface" as defined in section 37-370 for single- and two-family residential uses and group quarters, and as defined in section 37-349 for all other uses.

- (a) In any SF1, SF2, IT-SF1, and IT-SF2 District, or for single- and two-family uses or uses that constitute group quarters in any MF2 or MF3 District, where it is not physically possible to provide the minimum number of motor vehicle parking spaces required in this article in side or rear yards, motor vehicle parking spaces required to meet that minimum requirement may be provided in the required front yard, on a driveway meeting all of the requirements for residential driveway design in Section 37-370 or any amendment thereto, except that no vehicle may park within five (5) feet of the front property line.
- (b) In any MF1, MF2, MF3, IT-NC, IT-MFD, and IT-MXD District, when a townhouse or rowhouse building is located on a street that is a cul-de-sac, then motor vehicle parking may be provided in the required front yard setback contiguous to the street, as long as said parking space is at least fifteen (15) feet from the townhouse or rowhouse. Two (2) parking spaces for each dwelling unit may be provided on the lot in the required front yard setback in this instance.

Parking spaces provided in this manner shall not be enclosed, covered, or otherwise obstructed. Any truck over three-quarter ($\frac{3}{4}$) ton capacity is not permitted to park in such spaces.

- (c) In any Commercial or Industrial District except the CB1, CB2, and CB3 Districts, motor vehicle parking spaces may be situated in a required front yard provided that the parking lot meets the design standards for parking lots in this Article.
- (d) In any district, when motor vehicle parking is permitted in the required front yard, or when no front yard is required, a parking lot which accommodates more than three (3) cars shall be set back from the property line and landscaped in accordance with section 37-355 of Article X, entitled "Landscaping and Screening."

~~(e) In an Urban Neighborhood District, parking in the required front yard shall be permitted in accordance with the requirements set forth in Tables VI-G and Table VI-H.~~

Sec. 37-342. - Parking facilities off-site—Permitted locations.

- (a) Parking facilities for residential uses, in any district except the CB1, CB2, and CB3 Central Business Districts ~~CB, Central Business District~~, must be provided on the same lot where the residential use is located.
- (b) A required parking facility that is otherwise permitted on a lot other than the lot where the principal use is located must also comply with the following requirements:
 - (1) It must be on a lot located in the same zoning district as the principal use, unless and except to the extent it is permitted on a lot in a different zoning district in Table VII-A of this Article.
 - (2) It must be on a lot that is within 600 feet of the lot where the principal use is located, except that if it is located within the SF1, Single-Family District, the SF2 Single-Family and Two-Family District, the IT-SF1 In-Town Single-Family District, or the IT-SF2 In-Town Single-Family and Two-Family District, it must be located on a lot that is immediately adjacent to the lot where the principal use is located.

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- (c) If the principal use is, or becomes, a nonconforming use, expansion of the parking facility which is not located on the lot of the principal use is not permitted.
- (d) The distance specified herein and the distances specified in the District Use Regulations shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.
- (e) Accessory parking lots located within the IT-NC District must be provided on property adjacent to permitted uses within any district. Said accessory parking lots shall have vehicular access only through the property on which the associated use is located or through adjacent alleys between the accessory parking lots and the associated use.

Table VII-A

Zoning District of Use	Districts Within Which Off-Street Parking May Be Provided
I2	I2, I1
I1	I2, I1
CI	I2, I1, CI
<u>CB1, CB2, & CB3</u>	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG
CG	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN
CN	I2, I1, <u>CB1, CB2, CB3</u> , CG, CN
CO	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO
MF3	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, IT-MX, IT-MF, IT-NC
MF2	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, MF2, IT-MX, IT-MF, IT-NC
MF1	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
SF2 & SF1	Any District
IT-MX	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
IT-MF	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
IT-NC	I2, I1, CI, <u>CB1, CB2, CB3</u> , CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC

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IT-SF2 & IT-SF1	Any District
UN-R	UN-C, UN-AC, UN-R
UN-AC	UN-C, UN-AC
UN-C	UN-C
IOP	I1, I2, IBP, CI, CO, IOP
IBP	I1, I2, IBP, CI, CO, IOP

DIVISION 3. - PARKING DESIGN STANDARDS

Sec. 37-349. – Supplementary requirements for parking within the MFUniv, CB1, CB2, and CB3 Districts.

- (a) Parking provided for buildings within the MFUniv District is subject to the supplementary design requirements of Section 37-197.
- (b) Parking provided for buildings within the CB1, CB2, and CB3 Districts is subject to the supplementary design requirements of Section 37-198.

Sec. 37-~~350~~349. - Construction standards.

- (a) Any off-street motor vehicle parking lots and loading areas shall be graded and surfaced with bituminous concrete a thickness of at least three (3) inches over a base of at least four (4) inches of compacted stone or crushed rock; or Portland Cement concrete to a thickness of not less than five (5) inches or equivalent. Gravel multifamily and commercial parking lots shall be brought into conformance with this section within two (2) years of the adoption of the ordinance.
- (b) For head-in parking spaces, where the surface area is within six (6) feet of the property line, wheelstops of precast concrete or other manufactured material shall be placed two (2) feet from the end of the parking space. Wheelstops shall be at least four (4) inches, but no more than six (6) inches above the grade of the adjoining parking spaces.

Sec. 37-~~351~~350. - Dimensions for parking spaces.

Off-street parking spaces shall be designed in accordance with the minimum dimensions as indicated in Table VII-B of this article.

Sec. 37-~~352~~351. - Dimensions for parking modules.

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Off-street parking lots shall meet the standards in Table VII-B of this article regarding minimum stall depth, aisle, and module widths. The number and location of handicap spaces shall comply with the Illinois Vehicle Code. Motor vehicle display lots are not required to park vehicles in accordance with these standards. Such display lots are required to meet all other applicable standards for parking lots.

Sec. 37-~~352~~353. - Additional provisions for long term spaces.

The long term stall width may be substituted for the standard stall width if the following conditions are met.

- (a) Long term spaces shall be specifically designated as employee, rental, valet, or overnight parking spaces.
- (b) Long term spaces shall be located in a separate parking lot from visitor or customer parking. Such lot shall be considered a separate lot if it has an individual access that is not shared by users of the visitor or customer parking lot, or if there is a shared access but the portion designated for long term spaces is separated by a barrier that limits access of visitors or customers.
- (c) Long term spaces shall only be permitted for the following uses:
 - (1) Bus/Train Station.
 - (2) Business/Professional Office.
 - (3) Elementary/High School.
 - (4) Wholesale/Warehouse.
 - (5) Industrial/Manufacturing.
 - (6) Exclusive valet parking.
- (d) No more than thirty (30) percent of required parking spaces may be designated as long term spaces.

Sec. 37-~~354~~353. - Additional provisions for handicap spaces.

All off-street parking lots shall provide handicapped parking spaces in conformance with the State of Illinois Vehicle Code and the Americans With Disabilities Act.

**Table VII-B
Parking Space Size**

Type	Width	Length
Standard	8'9"	18'6"
Parallel	8'6"	22'0"
Long Term	8'3"	18'6"
Handicap	16'0"	18'6"

Parking Module Dimensions

Angle (in degrees)	Space Width	Stall Depth	Aisle Width	Module Width (2 rows of parking)
45	8'9"	17'6"	14'0"	49'0"
60	8'9"	19'0"	16'0"	54'0"
75	8'9"	19'6"	18'6"	57'6"
90	8'9"	18'6"	23'0"	60'0"
Parallel	8'9"	22'0"	13'0"	30'0"

Notes:

Aisle widths are for one-way aisles except for 90° parking which must provide a two-way aisle.
 All dimensions are the same for long term parking spaces except for space width.
 Dimensions for compact car spaces are the same as this table except for space width and stall depth.

~~Secs. 37-354, Sec. 37-355.~~ - Reserved.

DIVISION 4. - REQUIRED NUMBER OF PARKING SPACES

Sec. 37-358. - Exemptions or reductions from required number of parking spaces.

(a) No off-street parking is required for any use within the MFUniv, CB1, CB2, and CB3 Districts.

~~(a) No off-street parking is required for any multifamily dwelling within the University District (as defined in Section 37-35).~~

(b) A reduction in parking for historic structures may be permitted in accordance with the provisions in Article IX, Historic Preservation.

~~(c) The following exemptions apply to properties in the Central Business (CB) zoning district:~~

~~(1) No off-street parking is required for any nonresidential use.~~

~~(2) No off-street parking shall be required for apartment units for which a building permit has been issued after June 20, 1990, in structures existing before June 20, 1990.~~

~~(3) In addition to any other applicable exemptions herein, the vehicular parking requirement for any residential uses in any building in the Campus Commercial Overlay District or the Midtown Commercial Overlay District shall be reduced by ten (10) parking spaces from the requirement~~

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~~otherwise applicable to such residential uses in the Central Business District. Bicycle parking requirements otherwise applicable to said residential uses will still apply.~~

- ~~(c)~~ **(d)** Off-street parking facilities required for theaters and churches may be reduced or omitted provided that such uses are within six hundred (600) feet of a parking lot serving a business or industrial use which would make parking available during the peak hours of operation for the church or theater.
- ~~(d)~~ **(e)** In the case of dwelling units erected as housing for the elderly, the required off-street parking spaces for such dwelling units may be reduced to one space for every four (4) dwelling units.
- ~~(e)~~ **(f)** If enough land unimproved with any buildings or other permanent structures is retained on-site to meet the parking requirements for industrial uses described in Section 37-359.9, the actual number of parking spaces provided for such an industrial use may be reduced to 1.5 times the maximum number of employees on the largest shift for the industrial use. Written documentation verifying the maximum number of employees on the largest shift shall be submitted by an authorized agent of the owner of the industrial use to the planning director on a form provided by said planning director prior to the issuance of any building permit authorizing such a reduction in parking.
- ~~(f)~~ **(g)** There shall be no vehicular parking requirement for institutional, office, or eleemosynary student foundation uses in an area bound by the centerlines of Healey, Wright, and Fourth Streets, and Armory Avenue. The bicycle parking requirement shall be calculated based upon the vehicular parking that would otherwise be required.

Sec. 37-359. - Required number of parking spaces by use.

Off-street parking spaces shall be required in accordance with Table VII-C [sections 37-359.1 through 37-359.9], ~~except that properties within Urban Neighborhood Districts shall be required in accordance with Table VI-G and Table VI-H.~~

**Table VII-C
 Required Number of Parking Spaces by Use**

Sec. 37-359.1. - Agricultural uses.

Use	Number of Spaces Required	Bicycle Parking Spaces Required*
Crop and Livestock Production	None	None
Grain Elevator	None	None
Greenhouse or Nursery	1 per 400 square feet of sales area	1 per 30 vehicle spaces

Sec. 37-359.2. - Residential and related uses.

Use	Number of Spaces Required	Bicycle Parking
-----	---------------------------	-----------------

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		Spaces Required*
Dormitory/Fraternity/Sorority	1 per 4 beds for residents	1 space for every 4 bedrooms
Single-Family and Duplex Dwelling	2 per dwelling unit	None
Townhouse or Rowhouse	2 per dwelling unit	1 per dwelling unit
<u>Multi-family Dwelling within the MFUniv and CB3 Districts</u>	<u>None</u>	<u>1 per 2 bedrooms</u>
<u>Multi-family Dwelling within the CB1 and CB2 Districts</u>	<u>None</u>	<u>1 per 4 bedrooms</u>
Multi-family Dwelling not within the <u>MFUniv, CB1, CB2, or CB3 Districts</u> University District	0.5 per bedroom, subject to applicable exemptions under §37-358	1 per 2 dwelling units
Multi-family Dwelling within the University District	None	1 per dwelling unit
Boarding/Rooming House	0.5 for each bedroom unit of 70 to 99 square feet 0.75 for each bedroom unit of 100 square feet and larger	1 per 10 rooms
Bed and Breakfast Inn	1 per living or sleeping unit	1 per 2 guest rooms
Bed and Breakfast Homestay and Breakfast use	2 per dwelling unit plus 1 for each bedroom for a Bed	None
Manufactured Housing	2 per dwelling unit	None

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Community Living Facility	2 for each community living facility	1 per 2 rooms
Congregate Elderly Housing/Single Room Occupancy	1 for every 2 living units	1 per 2 rooms
*One bicycle loop as described in Section 37-377 provides two (2) bicycle parking spaces.		

DIVISION 5. - LOADING

Sec. 37-363. - Number of required loading spaces.

Except in the CB1, CB2, and CB3 Districts, off-street loading spaces shall be required in accordance with Table VII-D.

**TABLE VII-D
REQUIRED SIZE AND NUMBER OF LOADING SPACES**

			Gross Floor Area (Square Feet)		
	Loading Space Size (feet)		At Which 1st Space	At Which 2nd Space	1 Space for Each Additional
Use	Width	Length	Required	Required	Sq. Ft. in Area
Funeral Home	10	25	10,000	100,000	100,000
Institutional (School, Hospital)	12	35	10,000	100,000	100,000
Commercial:					
Restaurant	12	60	5,000	25,000	25,000
Office	12	35	10,000	100,000	100,000
Retail first 50,000	12	35	10,000	25,000	25,000

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Additional for retail	12	60	100,000	100,000	100,000
Other Commercial	12	35	10,000	25,000	100,000
Industrial < 9,999	12	35	5,000	N/A	N/A
Industrial 10,000+	12	60	10,000	40,000	100,000

Secs. 37-364, 37-365. - Reserved.

DIVISION 7. - BICYCLE PARKING STANDARDS

Sec. 37-376. - Required Bicycle Parking.

- (a) Required Bicycle Parking shall be provided in compliance with Table VII-C of this chapter.
- (b) Uses in the CB1, CB2, and CB3 Districts ~~Central Business Zoning District (CB)~~ shall not be required to provide bicycle parking for non-residential uses. However, if the non-residential use provides automobile parking, it shall be required to provide bicycle parking in compliance with Table VII-C of this chapter. ~~, subject to the following exceptions:~~
 - ~~(1) If the use provides automobile parking, it shall be required to provide bicycle parking in compliance with Table VII-C of this chapter.~~
 - ~~(2) Multi-family dwellings within the Campus Commercial Overlay District are required to provide bicycle parking in compliance with Table VII-C of this chapter, regardless of the amount of automobile parking provided.~~

ARTICLE VIII. - SIGNS

DIVISION 3. - SIGNS PERMITTED IN ALL DISTRICTS WITHOUT A PERMIT

Sec. 37-415. - [Signs; permit not required; compliance requirements.]

The types of signs identified in this division shall not require a permit for installation, and shall comply with the restrictions or other requirements described in this division.

Sec. 37-416. - Instructional or directional signs.

The total area for all instructional and directional signs on any premise shall not exceed the area as specified below:

- (a) In the SF1, SF2, IT-SF1, IT-NC Districts the total area of said signs on any lot shall not exceed six (6) square feet.
- (b) In the MF1, MF2, MF3, MFUniv, IT-MFD, IT-MXD, CO, Districts the total area of said signs on any lot shall not exceed twelve (12) square feet.
- (c) On lots of five (5) acres or less in CN, CG, ~~CB~~, CB1, CB2, CB3, and CI Districts the total area of said signs shall not exceed sixteen (16) square feet.
- (d) On lots greater than five (5) acres in CN, CG, ~~CB~~, CB1, CB2, CB3, CI, Districts and all lots in the I1, I2, and IBP Districts the total area of said signs shall not exceed sixteen (16) square feet per street frontage.

Such signs shall not exceed three (3) feet six (6) inches in height. A business name or logo may be a part of an instructional or directional sign providing that it occupies less than fifty (50) percent of the surface area.

- (e) On the site of an institutional campus-minor, that the total area of said signs shall not exceed twenty (20) square feet, and no sign shall exceed six (6) feet in height.
- (f) On the site of an institutional campus-major, that the total area of said signs shall not exceed forty (40) square feet, and no sign shall exceed six (6) feet in height.

Sec. 37-418. - Real estate signs.

- (a) One (1) real estate sign per street frontage may be placed on a lot provided it is removed within ten (10) days after closing and the total surface area of the sign does not exceed the following sizes:

Zoning District	Maximum Sign Size in Square Feet
SF1, SF2, MF-1, MF-2, MF-3, MFUniv, IT-SF1, IT-SF2, IT-NC, IT-MF, IT-MX	6
CO, CN	16
CG, CB , CB1, CB2, CB3, CI, I-1, I-2, IOP, IBP	35

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- (b) In addition to the signs permitted in paragraph (a) above, a sign having an area not exceeding thirty-five (35) square feet may be placed on undeveloped or developing property as follows:
- (1) One (1) per street frontage per subdivision In the SF1, SF2, IT-SF1, IT-SF2, MF1, MF2, MF3, MFUniv, IT-NC, IT-MF, and IT-MX districts during the first year following final plat recording, and for as long as four (4) or more lots in the subdivision remain undeveloped.
 - (2) One (1) per street frontage for any lot in the CO, CN, CG, ~~CB~~ CB1, CB2, CB3, I1, I2, IOP and IBP where no structure exists.
 - (3) One (1) per street frontage per lot during the first year following issuance of the initial certificate of occupancy for a multifamily structure on that lot.

DIVISION 4. - ADMINISTRATION AND ENFORCEMENT

Sec. 37-427. - Outdoor advertising sign structures.

- (a) (1) *OASS Overlay District.* In the ~~Downtown/East Side District and the Campustown District~~, as area defined by the Table-VIII-A map, no additional Outdoor Advertising Sign Structures after January 1, 2007 shall be permitted, provided that OASS which were legally erected may be repaired in their entirety, or relocated within the OASS Overlay District. Rebuilt or relocated signs shall conform to the design/landscaping requirements of this chapter, and shall meet the sixty-point standard as such points are assigned by the Zoning Ordinance under subsection (c) of this section.
- (2) *OASS Sign Bank.* To allow for the relocation of outdoor advertising sign structures in the Overlay District and the establishment of new changing outdoor advertising sign structures outside the Overlay District, the following provisions shall apply:
- a. When an OASS located in the Overlay District is removed by an owner, it is added to a "sign bank" for that owner. Additionally, any OASS within the City of Champaign made non-conforming by this Ordinance because of proximity to a residential property may be added to the sign bank for that owner if the OASS is removed.
 - b. The Zoning Administrator shall maintain a listing of the sign bank inventory indicating the number of OASS faces in the bank along with the area of each OASS face deposited into the bank.
 - c. To erect a new OASS in the Overlay District, the owner must draw down the amount of OASS face area deposited in the sign bank equal to the area of the newly proposed OASS. Changing outdoor advertising sign structures are not permitted in the Overlay District.
 - d. To erect a changing OASS anywhere outside the Overlay District but otherwise permitted within the jurisdiction of the City of Champaign, the owner must draw down on the number of sign faces deposited in the sign bank at a ratio of 2:1.
- (b) *Outdoor advertising structures in entryway nodes.* New or relocated outdoor advertising sign structures erected within a half mile of the buildings listed below, shall not obstruct significant views of the buildings listed below for pedestrians or automobile passengers within the right-of-way. The Zoning Administrator shall make the determination of view obstruction. The protected buildings are: The Memorial Stadium, The Assembly Hall, The Champaign City Building, and the Beckman Institute.

Additionally, OASSs located within Entryway Nodes, as defined herein, shall be required to provide design/landscaping elements which accumulates at least one hundred twenty (120) design/landscape points.

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(c) *OASS design/landscaping points.*

- Landscaping points should be accumulated from a variety of landscaping; no more than 20 points may be accumulated from the same plant type.
- Five (5) points for each fifty (50) square feet of flowerbeds or other decorative groundcover. Landscaping beds elevated at least one and one-half (1.5) feet have double point value.
- Five (5) points for each decorative shrub or ten (10) points for each ornamental tree.
- Fifteen (15) points for each shade tree.
- Fifteen (15) points for architectural treatment of sign base plus five (5) points for structure design that mimics or compliments the architectural style of nearby buildings.
- Up to ten (10) points may be awarded by the Zoning Administrator (subject to appeal to the Zoning Board of Appeals) for design treatments not listed herein which mitigate the visual impact of the OASS
- Plantings shall be properly maintained, and placed in compliance with Section 37-571 (Design standards - planting) of this chapter.

If it is physically impractical to provide the required landscaping adjacent to the OASS, such landscaping may be provided on the same lot within the same view from the roadway, providing that the point level of landscaping required is increased by fifty (50) percent.

(d) *OASS structures proximate to designated historic landmarks or districts.* Before the erection of an OASS within three hundred (300) feet of an Historically Designated Landmark or an Historic District as defined by this chapter, measured along the same side of any roadway upon which the landmark or district has frontage, any OASS requires a Certificate of Appropriateness from the Historic Preservation Commission prior to a permit being issued.

The Historic Preservation Commission shall not issue a certificate of appropriateness unless it finds that the proposed OASS:

- (1) Does not obstruct views from any vantage point on a public right-of-way of any contributing facade of an historic landmark structure or any contributing building within a designated historic district, and
 - (2) If placed in an Historic District, that the sign will be designed to be compatible with the historical character of the district, based upon the following criteria:
 - i. The extent to which the materials used in the construction of the OASS are the same or similar to those used to construct contributing structures in the District;
 - ii. The extent to which the OASS incorporates design features that are prevalent among contributing structures in the District;
 - iii. The extent to which incompatible design features of the OASS support structure are screened from view by natural landscaping elements.
- (e) *Outdoor advertising structures other than those in entryway nodes.* All new or relocated OASS not located within entryway nodes shall be required to provide design/landscaping elements which accumulate at least sixty (60) design/landscape points.

DIVISION 5. - SIGN REGULATIONS BY DISTRICT

Sec. 37-435. - Residential and office district regulations.

- (a) Business signs in the SF1, SF2, IT-SF1, IT-SF2, and IT-NC Districts, shall be limited to those identifying a home occupation and shall be restricted as follows:

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- (1) One (1) sign shall be permitted for each home occupation.
 - (2) Said sign shall not be illuminated.
 - (3) Said sign shall not exceed one (1) square foot in total surface area.
- (b) Business signs, which may include the business of apartment rental, in the MF1, MF2, MF3, MFUNIV, IT-MF, and IT-MX, Districts shall be restricted as follows:
- (1) One (1) wall sign per business, not to exceed five (5) percent of the wall area for any wall up to a maximum of fifty (50) square feet for any single business.
 - (2) One (1) freestanding sign per lot, located in the front or side yard provided that the total height of the freestanding sign shall not exceed six (6) feet. The total area of the sign shall not exceed ten (10) square feet if the lot the sign is located on does not exceed twenty thousand (20,000) square feet in size; fifteen (15) square feet if the lot is between twenty thousand (20,000) and forty thousand (40,000) square feet in size; and twenty-one (21) square feet if the lot exceeds forty thousand (40,000) square feet in size.
 - (3) Said sign shall not be illuminated.
 - (4) On through lots, a business may have a sign on each frontage.
- (c) Business signs in the CO District shall be restricted as follows:
- (1) One (1) wall sign per business per street frontage, not to exceed five (5) percent of the wall area for any wall up to a maximum of fifty (50) square feet for any single business, except as provided for larger CO Districts in subsection (4) below.
 - (2) One (1) freestanding sign per lot per street frontage, located in the front or side yard; provided that, the total height of the freestanding sign shall not exceed six (6) feet. The total area of the sign shall not exceed ten (10) square feet if the lot the sign is located on does not exceed twenty thousand (20,000) square feet in size; fifteen (15) square feet if the lot is between twenty thousand (20,000) and forty thousand (40,000) square feet in size; and twenty-one (21) square feet if the lot exceeds forty thousand (40,000) square feet in size.
 - (3) Signs in sign triangle. When a lot is a corner lot, and when a freestanding sign is erected in the sign triangle, no additional freestanding sign may be erected with sign faces oriented in the same direction. If a four (4) sided sign is erected in the triangle, no additional freestanding sign shall be permitted on the lot.
 - (4) In CO Districts consisting of contiguous lots having a combined area of fifty or more acres, one (1) wall sign shall be permitted per building elevation per business. The total area of all signs on a particular building elevation shall not exceed ten (10) percent of the wall area, or one hundred fifty (150) square feet overall, whichever is less.
- (d) Signs for provisional uses and in the In-Town Districts are permitted in accordance with Article V, Provisional and Special Uses.
- (e) Accessory parking lots. Within the MF1, MF2, ~~and~~ MF3, and MFUNIV Districts, signs used to identify the accessory parking lot and its associated use are permitted provided the total surface area of the signage does not exceed six (6) square feet.

Sec. 37-438. - ~~CB, Central business district.~~ CB1 Urban Fringe, CB2 Downtown, and CB3 Campustown Districts.

- (a) *Business signs.* On-premises business signs shall be permitted subject to the limitations as provided for in this article and as specified in Table VIII-C, and except those signs in planned regional shopping centers shall comply with this article.

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

- (1) When a lot is a corner lot, and when a freestanding sign is erected in the sign triangle, no additional freestanding sign may be erected with sign faces oriented in the same direction. If a four-sided sign is erected in the triangle, no additional freestanding sign shall be permitted on the lot.
- (b) Outdoor advertising sign structures. Outdoor advertising sign structures shall be permitted subject to the limitations as provided for in this article and as specified in Table VIII-A.
- (c) *Business lots without street frontage.* One (1) business sign shall be permitted, provided that the lot upon which the business identified by such sign does not abut a public street and is not readily visible from a public street. Such signs shall have a maximum surface of twenty-five (25) square feet and a maximum height of twenty-five (25) feet, and shall be located not more than two hundred (200) feet from the lot of the business which is to be identified.
- (d) *Temporary signs.* A business shall be permitted to display one (1) temporary sign or portable sign advertising on-premises activities for not more than a total of four (4) weeks per calendar year with no period of display being less than one (1) week. Temporary wall mounted signs shall conform with the size and height restrictions for permanent wall signs in the ~~CB~~ CB1, CB2, and CB3 Districts, and temporary freestanding signs shall conform to the height and size restrictions for permanent freestanding on premises signs in the ~~CB~~ CB1, CB2, and CB3 Districts, as outlined in Table VIII-C, provided that no temporary sign in the ~~CB~~ CB1, CB2, and CB3 Districts shall exceed one hundred fifty (150) square feet in area. The permit for a temporary sign shall stipulate the number and type of temporary signs and dates of display.
- (e) *Grand opening signs.* A business shall be permitted to display one (1) temporary or portable sign per business frontage advertising or announcing a new on-site business for a period not to exceed thirty (30) days from the date the business was started. Additionally, within the first thirty (30) days of the operation of a new on-site business, a business shall be permitted to display grand opening signage for a period of no more than three (3) days running Friday through Sunday. This additional grand opening signage may include oversized banners, inflatable signs and balloons, and searchlights as limited below:
 - (1) An oversized banner is limited to twenty-five (25) percent of the area of the wall upon which it is placed. Such banners must be securely fastened to minimize wind movement.
 - (2) A searchlight is limited to a single beam of no more than one thousand six hundred million (1,600,000) footcandle [power]. Such lights must be positioned so as to project all beams vertically, but not less than a minimum angle of forty-five (45) degrees from grade level, and must be designed and maintained so as to prevent beam rays of light from being directed at any portion of the traveled ways or adjoining property, and no light shall be of such intensity or brilliance to cause glare or impair the vision of the driver of any vehicle. No searchlight may be operated between the hours of 11:00 p.m. and 7:00 a.m.
 - (3) An inflatable sign or balloon may not exceed twenty-five (25) feet in height and shall not obstruct visibility necessary for safe traffic maneuvering. Such signs shall be set back from any property line a minimum distance equal to the height of the balloon plus five (5) feet, and shall maintain a ten (10) foot clearance from overhead electric lines. Up to three (3) flags may be substituted for an inflatable sign or balloon referenced above.

The permit for a grand opening sign shall stipulate the number and type of temporary signs and dates of display.

~~Sec. 37-442.—Urban neighborhood districts.~~

~~Except as otherwise specifically provided in this Chapter, signs in the Urban Neighborhood Districts shall comply with the following regulations:~~

- ~~(a) Signs within the UN-R Zoning District shall be subject to the regulations governing signs within the CN Zoning District.~~

~~(b) Signs within the UN-AC and UN-C Zoning District shall be subject to the regulations governing signs within the CG Zoning District except that OASS and highway signs are not permitted.~~

Secs. 37-~~443~~442—37-449. - Reserved.

DIVISION 6. - SIGNAGE FOR INSTITUTIONAL CAMPUSES⁷

Sec. 37-450. - Institutional campus signage.

- (a) *Plan Required.* Prior to issuance of a permit or permits for signage within an institutional campus, or changes to signage within an institutional campus, a master plan shall be submitted for approval by the Zoning Administrator. Depicted on an overall site plan for the campus, the signage master plan shall show:
- (1) The proposed location of existing signs and each new sign to be sited on the campus, or the proposed changes to previously approved signage as appropriate
 - (2) The design of each sign, including its dimensions.
 - (3) The placement of any electronic changing image or message board signs.
- (b) *Standards.*
- (1) Signs on a Major Institutional Campus (eight (8) acres or greater) shall meet the following standards:
 - (i) *Freestanding Signs.*
 - *Type.* All freestanding signs shall be of a monument style.
 - *Area.* The maximum size of each sign shall be fifty (50) square feet in area.
 - *Height.* Freestanding signs shall not exceed a height of ten (10) feet.
 - *Number.* One (1) freestanding sign is permitted for each campus vehicular entrance or functional campus unit on a separate lot of record.
 - (ii) *Wall Signs.* Permitted in accordance with Section 37-436(a), permitted wall signs in the Commercial Neighborhood (CN) District.
 - (iii) *Electronic Changing Image Signs.* Only One (1) electronic changing image sign shall be permitted for each functional campus unit up to a maximum of two (2) per campus, and each said sign shall meet the following standards:
 - *Design.* Electronic changing image signs may be incorporated into either a monument or institutional campus directional sign provided the electronic changing mechanism is an integral part of the sign and the changing image portion of the sign does not exceed more than fifty (50) percent of the face of the sign or twenty-five (25) square feet, whichever is smaller.
 - *Operation.* Electronic changing image signs shall not change more than once in any thirty-second period, and shall be restricted to instantaneous full-face changes. No wipes, fades, flashing or similar effects may be employed. If located within one hundred (100) feet of a residential use, they shall be turned off between the hours of 9:00 p.m. and 6:00 a.m.

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- *Location.* Electronic changing image signs must be located on arterial or collector streets as designated in Champaign's Comprehensive Plan and must be separated from each other by at least one hundred (100) feet.
- (2) Signs on a Minor Institutional Campus (less than 8 acres) shall meet the following standards:
- (i) *Freestanding Signs.*
 - *Number.* One (1) Freestanding Sign is permitted per functional campus unit.
 - *Type.* Said freestanding sign shall be of a monument style.
 - *Area.* Said freestanding sign shall be a maximum of thirty-five35 square feet in area.
 - *Height.* Said freestanding sign shall not exceed a height of six (6) feet.
 - (ii) *Wall Signs.* Permitted in accordance with Section 37-436(a), permitted wall signs in the Commercial Neighborhood (CN) District.
 - (iii) *Electronic Changing Image Signs.* Only One (1) electronic changing image sign shall be permitted for each campus and each said sign shall meet the following standards:
 - *Design.* Electronic changing image signs must be incorporated into the permitted monument sign, making the electronic changing mechanism an integral part of the sign and the changing image portion of the sign may not exceed more than fifty (50) percent of the face of the sign or seventeen and one-half (17½) square feet, whichever is smaller.
 - *Operation.* Electronic changing image signs shall not change more than once in any thirty-second period and shall be restricted to instantaneous full-face changes. No wipes, fades, flashing or similar effects may be employed. If located within one hundred (100) feet of a property zoned for residential use, they shall be turned off between the hours of 9:00 p.m. and 6:00 a.m.
 - *Location.* Electronic changing image signs must be located on arterial or collector streets as designated in Champaign's Comprehensive Plan and must be separated from each other by at least one hundred (100) feet.

DIVISION 7. - SIGN TABLES^[8]

**TABLE VIII-A
STANDARDS FOR OUTDOOR ADVERTISING SIGN STRUCTURES (OASS)**

Type of Sign	Maximum Number Permitted	Maximum Area	Maximum Height	Minimum Setback	Separation	Miscellaneous
Wall or freestanding within 3 feet of and	2 per wall Provided no other wall signs on display wall or	300 sq. ft. per structure. No portion of the sign face may	Not to project above roof line of wall.	Not to project beyond edges of wall.	None	<i>Footnote 1</i>

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parallel to wall	freestanding OASS on same lot.	extend beyond the perimeter of the sign structure.				
Freestanding		300 sq. ft. (back-to-back 300 sq. ft. displays shall be deemed to be single structure). No portion of the sign face may extend beyond the perimeter of the sign structure. <i>Footnote 2</i>	25 feet at setback line plus 1 foot per additional 2 foot setback to a maximum of 35 feet in height.	10 feet from the curb line of public streets. If located within 150 feet of an existing freestanding sign, shall not be located closer to public right-of-way than any part of such freestanding sign within such distance. <i>Footnotes 3, 4 and 6</i>	300 feet between freestanding OASS, measured along same side of street. 330 feet between OASS and residential zoning district. 50 foot minimum separation between freestanding OASS and freestanding signs. <i>Footnotes 3, 4, 5 and 6</i>	<i>Footnotes 1 and 6</i>

Footnotes:

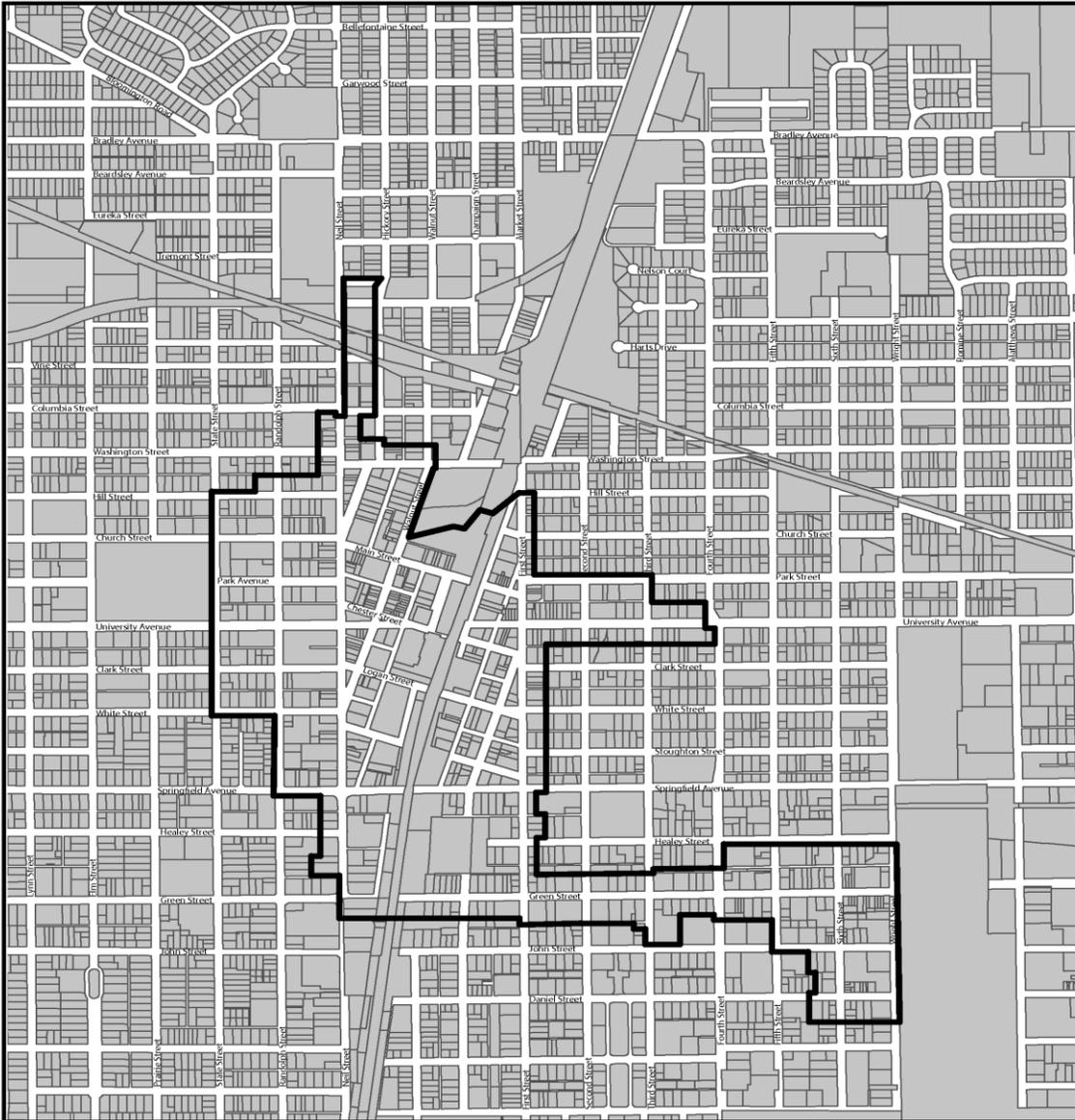
1. No outdoor advertising sign structures erected on or projecting over a roof shall be permitted.
2. "Back-to-back" shall mean faces erected at no greater than a forty-five (45) degree angle to each other.
3. "Freestanding sign" here excludes instructional or directional signs, for sale signs, temporary signs, portable signs and noncommercial signs.
4. Separation measurements on same side of street from closest projection of OASS on ground to closest projection of freestanding sign on ground.

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5. At the intersection of two (2) streets, the separation requirement shall be measured along perpendicular right-of-way lines.
6. All distances between signs/OASS's shall be measured along the right-of-way line from the point of its intersection with lines drawn from the signs/OASS's perpendicular to the right-of-way.
7. All visible structural elements or the materials covering them, if applicable, (excluding the changeable portion of the display) shall be white, grey, tan or another light-shaded color. Another color may be used if the color is compatible with surrounding structures or other property improvements or vegetation in terms of design or color, as determined by the Zoning Administrator based on the intent of this section, subject to appeal to the Zoning Board of Appeals.
8. OASSs shall not include ladders as an element thereof, except those ladders that are contained entirely in the area behind and between the display panels. Permanently exposed handrails shall not be permitted surrounding the catwalks or walkarounds.
9. Cross member supports (not including walkway supports) shall be hidden behind the face of the OASS. If the exposed support structure includes any non-enclosed I-beams, channels, or angle irons, any such elements shall be enclosed with a sheathing or other all-weather material. Any additional apron or framing around the face of the OASS, for an OASS with height from ground level to the base of the display area greater than 10 feet, shall be included in the total calculated permitted area of 300 square feet maximum.

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TABLE VIII-A MAP
OASS OVERLAY MAP



Legend

 Overlay Boundary

0 0.125 0.25 0.5 Miles

Source: CCGIS 2015
 Date: 01/21/2015
 Prepared by: City of Champaign Planning Department



TABLE VIII-C
STANDARDS FOR ON-PREMISE SIGNS IN THE ~~CB, CENTRAL-BUSINESS~~ CB1
URBAN FRINGE, CB2 DOWNTOWN, AND CB3 CAMPUSTOWN DISTRICTS

Standards Type of Sign	Maximum Number Permitted	Maximum Area	Maximum Height	Projection or Setback	Miscellaneous Provisions
Freestanding	1 per frontage per lot provided no theater marquee sign exists on the same frontage.	1.0 sq. ft. per lineal foot of lot frontage up to a maximum of 150 sq. ft.	25 feet if sign is at property line, 1 foot additional height per 2 feet additional setback thereafter to a maximum of 35 feet.	No part of sign to project over public right-of-way. See also § 37-438 (a)(1).	Minimum clearance of 8 feet unless landscaped island or other barrier to prevent walking underneath.
Wall	1 per business per elevation	Total sign area not to exceed 15 percent of the area of each wall upon which the sign is mounted, up to a maximum of 200 sq. ft.	Not to project above the roof or cornice line of the wall upon which the sign is mounted.	18 inches maximum projection from wall surface.	
Theater Marquee	1 per theater marquee structure facing (3 maximum) provided that no on-premises freestanding or canopy business signs exist on the same frontage.	Up to 100 sq. ft. changeable copy (billing) per theater marquee structure plus 75 sq. ft. permanent signage.	Shall not extend above second story or roof line.	Theater marquee structure not to project within 2 feet of any curb line.	50-foot minimum sign separation; 10-foot minimum ground clearance.

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<p>Awning or Canopy or Roof Overhang</p>	<p>2 signs per business frontage, 1 sign suspended beneath the structure, and the other sign mounted on the fascia of the canopy, provided that no theater marquee sign exists on the same frontage. <i>Footnote 2</i></p>	<p>10 sq. ft. for suspended sign. 1.0 sq. ft. per lineal foot of frontage up to a maximum of 50 sq. ft. for fascia mounted sign.</p>	<p>Shall not extend above roof line.</p>	<p>Canopy structure not to project within 2 feet of any curb line.</p>	<p>Clearance from sidewalk to bottom of sign must be a minimum of 8 feet. Awnings with supporting poles in the ROW must be approved by the City Engineer.</p>
<p>Projecting Arm</p>	<p>1 per business per elevation if no freestanding, marquee, or end canopy sign exists.</p>	<p>1 sq. ft. per foot of lot frontage not to exceed 30 sq. ft. <i>See Footnote 3</i></p>	<p>Shall not extend above second story or roof line, whichever is lower.</p>	<p>Maximum projection 4 feet.</p>	<p>Shall be pinned directly to building; 30 foot minimum sign separation; 8-foot minimum ground clearance.</p>

;rn0; *Footnotes:*

1. No roof signs are permitted in this District.
2. Signs at ends of a canopy or awning (maximum of two (2)) may be substituted for suspended sign.
3. Any business occupying at least 4 stories of a structure and a floor area > 50,000 square feet may have a sign area up to 1 sq. ft. per foot of lot frontage not to exceed 100 sq. ft., such signs shall not extend above the fourth story of the building, or building roofline, whichever is lower.

TABLE VIII-D
STANDARDS FOR ON-PREMISES SIGNS IN PLANNED REGIONAL SHOPPING CENTERS

Type of Sign	Maximum Number Permitted	Maximum Area	Maximum Aggregate Area	Height and Width Limitations	Location
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Primary individual freestanding mall identification sign	4 per the entirety of regional shopping center.	100 sq. ft. total sign area. If placed as a monument sign, no additional signage may be attached to the monument.		Maximum 15 feet above adjacent grade.	Not farther than 100 feet from the intersection of entrance drives with street right-of-way; shall not project over public right-of-way.
Wall Signs					
Anchor Stores	1 per elevation.	300 sq. ft. per wall sign.	The area of the sign on the wall elevation of an anchor store shall not exceed 5 percent of the wall area of the elevation.	Signs shall not extend beyond perimeter of all to which sign is mounted.	Mounted flat against building wall and projecting no more than 15 inches from it.
Stores with direct outside entrances	1 per elevation of the business.	150 sq. ft. per any two adjacent wall elevations.	Aggregate area of a sign shall not exceed 10 percent of the wall area of the elevation of that store.		
Mall entrances	1 per each mall entrance.	50 sq. ft. per wall sign.			
Instructional or directional ¹	As needed to facilitate circulation or to identify entrances, subject to	50 sq. ft. per face for signs at vehicular entrances to mall. 25 sq. ft. per		Maximum 12 feet above adjacent grade for 50 sq. ft. sign. Maximum 9	Ground mounted not to project over public R.O.W. All signs not at vehicular entrances shall not

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	approval by the Zoning Administrator.	face for all other directional or instructional signs throughout parking area.		feet above adjacent grade for 25 sq. ft. sign.	be readable from the Neil or Market Street R.O.W.
Real estate	2 total for shopping center.	50 sq. ft.		Maximum 10 feet above adjacent grade.	On the parcel which is for sale or lease, but not closer than 300 linear feet to another real estate sign within planned regional shopping center. Must be ground mounted. Shall not project over public R.O.W.

Footnotes:

1. Instructional or directional signs for Planned Regional Shopping Centers may identify business establishments by their proper name.

ARTICLE X. - LANDSCAPING AND SCREENING

DIVISION 3. - PARKING LOT LANDSCAPING AND UTILITARIAN AREAS

Sec. 37-557. - Parking lot perimeter landscaping in the in-town districts. ~~and Urban-Neighborhood Districts.~~

The perimeter of all on-site open parking areas within the In-Town ~~and Urban-Neighborhood Zoning Districts~~ shall be screened from view of adjacent property and streets in accordance with the following requirements.

- (a) The screen shall be provided by the use of berms, and/or plantings unless use of structures is approved in accordance with subsection (d) below.
- (b) The screening shall have a minimum height of three (3) feet. Screening provided by plantings shall be permitted to comply with that minimum height requirement through natural plant growth within a reasonable period of time.
- (c) The required screen shall extend along a minimum of two-thirds (2/3) of the length of the affected street frontage of property boundary excluding intersecting driveways. ~~In Urban-Neighborhood Zoning Districts, screening from view of adjacent properties is only required within 250 feet of any lot zoned SF-1 or SF-2, land outside of the municipal boundaries of the City of Champaign that is designated as low-density residential in the generalized future land use map in the Comprehensive Plan, or future zoning of SF-1 or SF-2 as specified in a recorded annexation agreement.~~
- (d) Structures such as decorative walls or fences may be approved to provide a portion of the required screening provided that each of the following conditions are met:
 - (1) The structure avoids a blank and monotonous appearance by such means as architectural articulation and/or the planting of vines, shrubs, or trees;
 - (2) The total use of berms and/or plantings is not physically feasible; and
 - (3) The structures attractively complement the use of berms and/or plantings.

Sec. 37-558. - Parking lot interior landscaping in the in-town district. ~~and Urban-Neighborhood Districts.~~

Within any in-town ~~or Urban-Neighborhood District~~, landscaping shall be provided in the interior of parking lots in accordance with the following requirements:

- (a) In lots with more than ten (10) spaces, one tree shall be provided for every ten (10) open (not in a garage) vehicular parking spaces. A minimum of one tree shall be located within eighty (80) feet to any parking space when measured from the trunk.
- (b) Only trees located within the parking lot shall be counted toward meeting this requirement. In order to be considered within the parking lot area, the tree shall be located in planting areas bounded on at least two (2) sides by parking lot paving.
- (c) Only trees in landscape islands, dividers, or fingers shall count toward meeting the parking lot tree requirement. In order to be considered, the island shall have an area of one hundred sixty (160) square feet and a minimum dimension of nine (9) feet.

ARTICLE XI. - SUPPLEMENTARY REGULATIONS

DIVISION 4. - LIGHTING

Sec. 37-599. - Lighting design standards.

(a) Maximum height for luminaries shall be in accordance with the following:

(1) When light source or luminaire has no cutoff:

District	Height
SF-1, SF-2, IT-SF1, IT-SF2, MF-1, MF-2, IT-NC, IT-MFD	10'
MF-3, <u>MFUniv</u> , IT-MXD, CN	15'
CG, CB <u>CB1, CB2, CB3</u> , IB, I-1, I-2	20'

(2) When light source or luminaire has total cutoff of light at an angle of ninety (90) degrees or greater:

District	Height
SF-1, SF-2, IT-SF1, IT-SF2, MF-1, MF-2, IT-NC, IT-MFD	15'
MF-3, <u>MFUniv</u> , IT-MXD, CN	25'
CG, CB <u>CB1, CB2, CB3</u> , IB, I-1, I-2	35'

(3) When light source or luminaire has total cutoff of light at an angle of less than ninety (90) degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point at which the cutoff angle intersects the ground:

District	Height
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SF-1, SF-2, IT-SF1, IT-SF2, MF-1, MF-2, IT-NC, IT-MFD	15'
MF-3, <u>MFUniv</u> , IT-MXD, CN	25'
CG, CB <u>CB1, CB2, CB3</u> , IB, I-1, I-2	35'

- (b) No luminaire shall be placed within the buffer yard abutting a residential district. Luminaries within twenty (20) feet of a residential district shall have a total cutoff of light at an angle of less than ninety (90) degrees, and is located so that the bare light bulb, or lamp is completely shielded from the direct view of an observer at a point, five feet above the ground at the point at which the cutoff angle intersects the ground. Such light shall face away from any residential district.

DIVISION 5. - FREESTANDING TOWERS⁹¹

Sec. 37-607. - Freestanding telecommunication towers as provisional uses.

Freestanding telecommunication towers shall be permitted as a provisional use in the I1, I2, CG, ~~CB~~ CB1, CB2, CB3, CO, ~~CB~~, IOP and IBP zoning district and shall contain the appropriate level of screening as defined in Table XI-B.*

Sec. 37-608. - Freestanding telecommunication towers as special uses.

- (a) Special use permits shall be required for all freestanding telecommunication towers located within the SF1, SF2, IT-SF1, IT-SF2, MF1, MF2, MF3, MFUniv, CN, MHP, IT-MF, MHP and IT-MX zoning districts.
- (b) A special use permit shall be required if the proposed freestanding telecommunication tower is located on a non-residentially zoned district but within three hundred (300) feet of a residentially zoned district.

Sec. 37-612. - Removal of freestanding telecommunication towers.

- (a) If a freestanding telecommunications tower is no longer being used for the purpose of transmission, the owner shall notify the City within sixty (60) days of the time the use ceases.
- (b) If a freestanding telecommunications tower is believed to be inoperable, the City shall notify the tower owner and seek written proof that the tower is still in operation.
- (c) In the event that a freestanding telecommunications tower becomes inactive for more than sixty (60) days, the tower shall be removed by the owner within one hundred twenty (120) days after written notification from the City.

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- (d) In the event that a freestanding telecommunications tower has not been removed within one hundred twenty (120) days after notification by the City, the tower is hereby declared a public nuisance and the provisions in Chapter 22 shall apply.

Exhibit A

Table XI-A			
Zoning District	Permit Process	Max Height	Type
SF1 - Single-Family	Special Use	100 ft.	mono/stealth
SF2 - Two-Family	Special Use	100 ft.	mono/stealth
IT-SF1 - In-town Single-family	Special Use	100 ft.	mono/stealth
IT-SF2 - In-town Two-Family	Special Use	100 ft.	mono/stealth
MF1 - Low Density Multifamily	Special Use	120 ft.	mono/stealth
MF2 - Medium Density Multifamily	Special Use	120 ft.	mono/stealth
MF3 - High Density MF/Limited Business	Special Use	120 ft.	mono/stealth
<u>MFUniv – University Multifamily</u>	<u>Special Use</u>	<u>120 ft.</u>	<u>mono/stealth</u>
IT-MF - In-town Multifamily	Special Use	120 ft.	mono/stealth
IT-MX - In-town Mixed Density	Special Use	120 ft.	mono/stealth
MHP - Manufactured Housing Park	Special Use	120 ft.	mono/stealth
NC - Neighborhood Commercial	Special Use	120 ft.	mono/stealth
CO - Commercial Office	Provisional/SUP	120 ft.	mono/stealth
CB – Central Business	Provisional/SUP	200 ft.	mono/stealth
<u>CB1 – Urban Commercial</u>	<u>Provisional/SUP</u>	<u>200 ft.</u>	<u>mono/stealth</u>

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PL15-0031: TEXT AMENDMENT CREATING NEW ZONING DISTRICTS FOR DOWNTOWN, MIDTOWN, CAMPUSTOWN, AND THE UNIVERSITY DISTRICT

CB2 – Downtown Commercial	<u>Provisional/SUP</u>	<u>200 ft.</u>	<u>mono/stealth</u>
CB3 – Campustown Commercial	<u>Provisional/SUP</u>	<u>200 ft.</u>	<u>mono/stealth</u>
CG - General Commercial	Provisional/SUP	200 ft.	mono/stealth
IOP - Interstate Office Park	Provisional/SUP	300 ft.	mono/stealth
IBP - Interstate Business Park	Provisional/SUP	300 ft.	mono/stealth/lattice/guy-wire
CI - Commercial Industrial	Provisional/SUP	300 ft.	mono/stealth/lattice/guy-wire
I1 - Light Industrial	Provisional/SUP	300 ft.	mono/stealth/lattice/guy-wire
I2 - Heavy Industrial	Provisional/SUP	300 ft.	mono/stealth/lattice/guy-wire

DIVISION 6. - WIND ENERGY CONVERSION SYSTEMS

Sec. 37-618. - Site Requirements.

In addition, to meeting any other applicable requirements in this Code, wind energy conversion systems shall be constructed in accordance with the restrictions set forth in this Section:

- a. *Wind Energy Conversion Structure Height and Rotor Blade Diameter Restrictions.* The height of a wind energy conversion structure and the diameter of the motor blade shall not exceed the following restrictions for various uses and zoning districts. The height of a wind energy conversion structure shall be measured from ground level to the top of the highest blade at the highest point extended.
 1. For Single and Two-Family dwellings, Multi-Family dwellings, and Non-Residential uses within the SF1, SF2, MF1, MF2, MF3, MFUniv, MHS, MHP, IT-SF1, IT-SF2, ~~MF1, MF2, MF3~~, and IT-MF Zoning Districts the maximum height of a wind energy conversion structure, shall be may not exceed one hundred (100) feet. The maximum diameter, as measured from the tip of the rotor or blade to the center of the turbine multiplied by two (2), shall not exceed fifty (50) feet.
 2. For any use that is located in a non-residential district and located within 1,000 feet of the boundary of a lot zoned or planned for residential land use, the maximum height of a wind energy conversion structure shall be one hundred (100) feet and the maximum diameter of the rotors, or the blades, shall be fifty (50) feet. For any use that is located in a non-residential district and more than 1,000 feet away from any boundary of a lot zoned or planned for residential use the maximum height of a wind energy conversion structure shall be one hundred seventy five (175) feet. The maximum diameter of the rotors, or the blades, for wind energy conversion systems shall not exceed one hundred (100) feet.

Attachment C: Combined Code Revision Sheet (Strikethrough/Underline)
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3. Building mounted Wind Energy Conversion Systems in residential zoning districts shall not exceed ten (10) feet higher than the highest point on the roof of the structure it is mounted to.
- b. *Setbacks.*
 1. Setback requirements for wind energy conversion structures. The minimum setback from the property line for any wind energy conversion structure shall be the total height of said structure measured from ground level.
 - c. *Noise.*
 1. No wind energy conversion system or combination of wind energy conversion systems on a single parcel shall create noise that exceeds the regulatory standards set by the Illinois EPA Pollution Control Board at any property line where the property on which the wind energy conversion system is located. Measurement of sound levels shall not be adjusted for, or averaged with, non-operating periods. Any wind energy conversion system exceeding this level shall immediately cease operation upon notification by the City of Champaign Zoning Administrator and may not resume operation until the noise levels have been reduced in compliance with the required standards and verified by an independent third party inspector, approved by the City of Champaign, at the property owner's expense. Upon review and acceptance of the third party noise level report,
 - d. *Multiple Wind Systems.*
 1. Multiple wind systems may be allowed if they meet all regulations as required herein.
 2. The number of wind turbines on any given parcel of land shall be limited to:
 - i. Three (3) wind energy conversion structures for parcels of land having an area of five (5) acres or less.
 - ii. Five (5) wind energy conversion structures for parcels of land having an area, greater than five (5) acres and not exceeding ten (10) acres.
 - iii. There shall be no limit to the number of wind energy conversion structures for parcels of land having an area greater than ten (10) acres.
 3. There shall be no limit to the number of roof mounted wind energy conversion systems on any given parcel of land.
 - e. *Force Wind Standards.*
 1. Wind Energy Conversion Systems must be engineered to withstand wind forces of up to one hundred ten (110) miles per hour.
 - f. *Removal of nuisance wind systems or turbines.*
 1. The Wind Energy Conversion System or individual turbine is hereby declared to be a public nuisance if it has been inoperable or has not been operated to generate any electricity for one hundred eighty (180) or more consecutive days.
 2. Upon receipt of written notice from the Zoning Administrator or Administrator's designee that a Wind Energy Conversion System or individual wind turbine has become a public nuisance as defined in paragraph (1) above, the Owner of a wind energy conversion system and associated facilities shall have one hundred eighty (180) days to restore the wind energy conversion system or individual turbine to operating condition and operation for the generation of electricity or remove it from the property, provided that in the event the Zoning Administrator or Administrator's designee determines that, because of its condition, the WECS or individual turbine poses a great and immediate threat to the public health, safety, or welfare, then the City may remove the structure(s) that specifically pose such a great and immediate threat without any prior notice to said owner, assess the owner for all costs incurred for said removal and file a lien for said costs in the manner provided herein.

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3. A written notice of public nuisance described herein may be personally delivered to the owner or authorized agent of the WECS in question, or delivered by First Class U.S. Mail. A written notice delivered by First Class U.S. Mail shall be deemed received by said owner three (3) business days after its deposit in the U.S. Mail system.
 4. The failure of any owner to comply with the requirements to either restore to operation or remove a public nuisance WECS or individual turbine as provided herein shall be deemed a violation of this Zoning Ordinance and shall be deemed implied consent by said owner to the City to allow the City to remove, or hire someone else to remove said wind system or individual turbine, as the case may be, and to charge said owner for the entire cost of said removal. Said cost of removal incurred by the City shall be deemed a lien against the property, and the City shall be authorized to file a notice of said lien in the Office of the Champaign County Recorder of Deeds for the cost of removing the wind energy conversion system. Removal of a wind energy conversion system that constitutes a public nuisance shall include removal of: the turbines, tower, and any above ground improvements, including fencing.
 5. The City may foreclose upon any lien for removal costs as provided herein in accordance with the procedures provided for foreclosure of a mortgage in the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 et seq.
- g. *Signage.*
1. Commercial marking, messages, banners, or signs of any kind on the wind energy conversion system or tower shall be prohibited.
- h. *Tower Access.*
1. The tower shall not be accessible for climbing. No rungs shall be provided for the first twelve (12) feet of the tower, the climbing apparatus shall be covered, and any other approved preventative measures, which may be applicable.
- i. *Color.*
1. The exterior color of the wind energy conversion system shall be limited to black, white, off-white, and grey, and the surface shall be non-reflective.
- j. *Lighting.*
1. No lights shall be installed on the tower, unless required to meet FAA regulations.
- k. *Permit for Extra-territorial Wind Energy Conversion Systems.*
1. An application to site and construct an extraterritorial WECS shall be considered by the City in the same manner as if the applicant had submitted an application for the placement of a WECS within the corporate limits of the city. The applicant, facility owner, operator and any participating landowner with respect to any approved application for an extraterritorial WECS shall be subject to the terms and conditions of this Code and any approving ordinance or resolution in the same fashion and to the same extent as if the WECS were located within the corporate limits of the City.
- l. *Shadow Flicker.*
1. Wind Conversion Energy Systems shall be designed and located to minimize shadow flicker. Shadow flicker expected to fall on a roadway or a residential structure shall be acceptable under the following circumstances:
 - i. The flicker, assuming sunlight will not be obscured by cloud cover during the entire course of the year, will not fall on the location of concern for more than thirty (30) hours per year; and
 - ii. With regards to flicker falling on roadways, the traffic volumes are less than five hundred (500) vehicles per day on the roadway.

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2. The applicant shall provide a shadow flicker model for any wind energy conversion system over one hundred fifty (150) feet tall. The shadow flicker model shall demonstrate that the wind energy conversion system meets the stated provisions.
- m. *Vibrations.*
1. The Wind Energy Conversion Structure shall not cause any vibrations detectible by persons without the aid of scientific instruments on any adjacent property.
- n. *Tower Type.*
1. In residential districts, the type of tower a wind turbine may be mounted on shall be restricted to a monopole tower.
- o. *Minimum Ground Clearance.*
1. The blade tip of a Wind Energy Conversion System, at its lowest point, shall have a ground clearance of no less than twenty (20) feet.
- p. *Electromagnetic Interference.*
1. The Wind Energy Conversion System shall not cause any electromagnetic interference with any radio, television, microwave communication, or satellite navigation on other properties.
 2. If the Wind Energy Conversion System is found to cause electromagnetic interference on other properties, the owner shall make any necessary and reasonable changes to the Wind Energy Conversion System within ninety (90) days of notice from the Zoning Administrator, including removal or relocation of the Wind Energy Conversion System to eliminate any electromagnetic interference.
- q. *Energy Efficient Subdivision.*
1. Any subdivision which is developed with the specific intention of providing wind energy to the property owners within the subdivision shall be allowed to construct a Wind Energy Conversion System on a commons lot to be maintained by the home owners association.
 - a. A wind energy conversion system within an energy efficient subdivision shall not be required to meet any setbacks.
 - b. A wind energy conversion system within an energy efficient subdivision shall be required to be constructed prior to the issuance of any building permits for any structures within the subdivision.
 - c. A wind energy conversion system within an energy efficient subdivision shall not exceed a maximum height of a wind energy conversion structure shall be one hundred seventy-five (175) feet. The maximum diameter of the rotors, or the blades, for wind energy conversion systems more than one hundred (100) feet.
 - d. A wind energy conversion system within an energy efficient subdivision shall meet all other requirements of this chapter.
- r. *Proposed Wind Energy Conversion Systems exceeding the Height regulations of this ordinance.*
1. Proposed Wind Energy Conversion Systems which exceed the height limitation of this ordinance shall be required to submit a Special Use Permit application in compliance with Article V of this Chapter.
 2. The proposed Special Use Permit shall meet the following findings of fact:
 - i. That the proposed wind energy conversion system is designed, located, and proposed to be operated so that it will not be unreasonably injurious or unreasonably detrimental to the district in which it may be located or otherwise injurious to the public welfare. It shall be the applicant's burden to submit evidence to demonstrate the anticipated impacts of the proposed wind energy conversion system.

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- ii. Other than height regulations in this division, the proposed use conforms to all the applicable regulations and standards of the district in which it shall be located.
 - iii. That the proposed use is consistent with the City of Champaign Comprehensive Plan.
3. The issuance of a Special Use Permit for a Wind Energy Conversion System to exceed the height limitations of this chapter shall only be allowed in the CI, IOP, IBP, I1, and I2 Zoning Districts. A special use permit for a Wind Energy Conversion System to exceed the height limitations shall be allowed in the City of Champaign's Extra-territorial Jurisdiction in areas that are one thousand five hundred (1,500) feet away from any residential land use or areas planned for residential land uses by the City of Champaign Future Land Use Map in the Comprehensive Plan and its subsequent amendments and updates.
4. The applicant shall submit the following documentation as part of the Special Use Permit application:
 - i. A noise study, prepared by a qualified professional, demonstrates that except for intermittent episodes, the wind energy conversion system shall not emit noise in excess of the limits established by the State of Illinois Pollution Control Board. The noise study shall include:
 - a. A description and map of the projects noise producing features, including the range of noise levels expected, and the basis of the expectation.
 - b. A description and map of the noise sensitive environment, including any sensitive noise receptors e.g. residences, hospitals, libraries, schools, places of worship, parks, area with outdoor workers and other facilities where quiet is important or where noise could be a nuisance within one thousand (1,000) feet.
 - c. A description and map of the cumulative noise impacts of any problem area identified.
 - d. A description of the project's proposed noise control features and specific measures proposed to mitigate noise impacts for sensitive receptors as identified above to a level of insignificance.
 - ii. A shadow flicker model that demonstrates that shadow flicker shall not fall on, or in, any existing residential structure and that establishes that shadow flicker expected to fall on a roadway or a portion of a residentially zoned parcel may be acceptable if the flicker does not exceed thirty (30) hours per year at the location of concern; and the flicker will fall more than one hundred feet (100') from an existing residence; or the traffic volumes are less than five hundred (500) vehicles on the roadway that is impacted by the flicker. The shadow flicker model shall:
 - a. Map and describe within a one thousand-foot radius of the proposed dispersed wind energy system the topography, existing residences and location of their windows, locations of other structures, wind speeds and directions, existing vegetation and roadways. The model shall represent the most probable scenarios of wind constancy, sunshine constancy, and wind directions and speed;
 - b. Calculate the locations of shadow flicker caused by the proposed project and the expected durations of the flicker at these locations, calculate the total number of houses per year of flicker at all locations;
 - c. Identify problem areas where shadow flicker will interfere with existing of future residences and roadways and describe proposed mitigation measures, including, but not limited to, a change in siting of the wind energy conversion system, a change in the operation of the wind energy conversion system, or grading or landscaping mitigation measures.



ATTACHMENT D

SUBJECT: EXPLANATION OF PROPOSED REGULATIONS FOR MFUniv, CB1, CB2, AND CB3 ZONING DISTRICTS (PL16-0031)

The regulations proposed for adoption are largely the same as those presented at the May 4, 2016 Plan Commission Study Session, the May 24, 2016 City Council Study Session, and the June 20, 2016 Public Informational Meeting. Subsequent to these presentations, Staff incorporated feedback received from Plan Commission, Council, and the public. Where changes have been made, they are explained below.

The proposed new zoning regulations include:

- **Primary Streets**

Applies to: CB1, CB2, CB3

Description: In the CB districts, certain streets designated as Primary Streets (see Attachment B, “Map of proposed CB1, CB2, and CB3 Districts”) will be subject to additional regulations regarding parking access and ground floor building design. Primary Streets enjoy special prominence as major corridors for pedestrian and automobile traffic alike. The additional regulations that operate on Primary Streets will preserve and enhance these characteristics.

Changes from Study Session proposal: None

- **Height Limits and Setbacks; Floor Area Ratio (FAR) eliminated**

Applies to: CB1, CB2, CB3, MFUniv

Description: Currently, the Zoning Ordinance regulates the bulk of buildings primarily through Floor Area Ratio (FAR). The proposed regulations will eliminate the use of FAR in the new zoning districts, regulating the bulk of buildings exclusively through height limits and setbacks.

District	Min. Height	Max. Height	Min. Setback	Max. Setback
CB1	20'	85'	--	15'
CB2	20'	115'	--	10'
CB3	20'	175'	--	10'
MFUniv	--	75'	Front: 15' • Side/Rear: 10'	--

In the CB districts, buildings may build to all property lines, whether or not the property line abuts a public street. The maximum setback only applies to property lines facing a public street or the Boneyard Second Street Reach.

In the MFUniv district, corner lots will only be subject to the larger front yard setback along one street frontage. This is consistent with current practice.

Regulating the bulk of buildings through height and setbacks may encourage developers to avoid placing buildings on stilts above surface parking and creating exposed access corridors on building exteriors. Under the FAR system, these features do not count towards “floor area” and are often utilized to maximize the interior leasable space of the building. The simpler height and setback system will eliminate the incentives for this type of design.

The photos below offer a touchstone for what each of the proposed height limits looks like. In CB2, the 115’ height limit will keep buildings roughly in line with the Hyatt Place and M2 (below, left). In CB3, the 175’ height limit will allow buildings slightly taller than the Skyline Tower at 519 E. Green Street (below, center), but several stories shorter than the taller buildings to the west. In MFUniv, a building designed to maximize the 75’ height limit would be approximately six stories, depending on how parking is provided (below, right).



Finally, the opportunity to build higher than these height limits will still exist for any project seeking approval as a Planned Development.

Changes from Study Session proposal: None.

At Study Session, several Council members expressed concern that the proposed height limits would inhibit the intensity of development, a result that would undermine the City’s goals of building urban neighborhoods that are both vibrant and economically productive.

Staff nevertheless proposes the same height limits because in most cases, the elimination of FAR actually serves to *increase* development potential on affected

properties. This can be illustrated by calculating the square footage allowed in each district under the current and proposed regulations.

Consider a lot 132' wide and 132' deep (~17,400 ft² in area). Lots of this size are frequently developed in this area and usually represent the combination of two standard lots from the original subdivision of this area. The development potential of such a lot varies on its zoning district. Below, a table compares the development potential of a 132' by 132' lot in the existing zoning districts and their proposed counterparts:

Zoning District	Existing or Proposed	Maximum Square Footage
CB Central Business - Midtown	Existing	104,500 ft ²
CB1 Central Business Urban Fringe	Proposed	122,000 ft ² ↑
CB Central Business	Existing	156,800 ft ²
CB2 Central Business Downtown	Proposed	174,200 ft ² ↑
CB Central Business - Campustown	Existing	104,500 ft ²
CB3 Central Business Campustown	Proposed	296,000 ft ² ↑
MF2 Multifamily Medium Density	Existing	24,400 ft ²
MF3 Multifamily High Density	Existing	33,100 ft ²
MFUniv Multifamily University	Proposed	71,900 ft ² ↑

It is possible that some unique or oddly-shaped lots may have their development potential reduced by the proposed regulations. However, staff has been unable to identify any such lot. The broad effect of eliminating existing density controls in favor of the proposed regulations will be a granting of significantly higher development potential than currently exists.

- **Frontage Ratio**

Applies to: CB1, CB2, CB3

Description: The Frontage Ratio requires the bulk of the building to extend across a minimum percentage of the frontage. This requirement only applies to frontages along public streets or the Boneyard Second Street Reach. In the CB2 and CB3 districts, the Frontage Ratio is 90%. In the CB1 district, the Frontage Ratio is 80%. The Frontage Ratio ensures that the pedestrian-oriented districts of Downtown, Midtown, and Campustown benefit from a nearly continuous wall of active building frontages.

Changes from Study Session proposal: None.

- **Upper Level Stepback for Tall Buildings**

Applies to: CB2, CB3

Description: For any building greater than 85 feet in height (excluding the height of HVAC, elevator shafts, etc.), any street-facing frontage more than 35 feet above grade must be set back a minimum of 5 feet from the frontage at street

level. This requirement does not apply to the CB1 and MFUniv districts because neither district permits a building taller than 85 feet. Upper level stepbacks reduce the feeling that tall buildings are looming uncomfortably over the street and sidewalks.

Changes from Study Session proposal: None.

- **No Automobile Parking Required**
Applies to: CB1, CB2, CB3, MFUniv

Description: Automobile parking will not be required for any use in any of these districts. Currently, only the downtown portion of the CB District requires automobile parking for residential uses in new construction (no off-street parking is required for apartment units in structures existing before June 20, 1990), but does not require it for any other use. In the University District, including the areas proposed to be rezoned to the MFUniv District, automobile parking is not required for any use. In short, this proposal already largely exists. The only change is a removal of the automobile parking requirements for residential uses in new construction in the downtown CB district.

Over the past fifteen years, the City of Champaign has undertaken a number of reductions in the parking requirements for specific areas, land uses, and individual developments. These reductions reflect a growing understanding of the high costs that parking requirements place on development, as well as the conflicts between ample parking and pedestrian-friendly urban development patterns. It also reflects the belief that the developer of such a building has the best understanding of the actual market demand for parking in their project and shouldn't be required to build more parking than that. In 2015, City Council approved a text amendment eliminating residential parking requirements in the University District. Staff believes that residential development in new construction in the CB Districts is fairly analogous to residential development in the University District: some residents will choose to have cars, and some will not, but the development community is best suited to decide how many spaces to provide on each site and what to charge for them.

Changes from Study Session proposal: None.

- **Bicycle Parking Required for Residential Uses**
Applies to: CB1, CB2, CB3, MFUniv

Description: Bicycle parking will be required for residential uses in all cases. In the CB3 and MFUniv Districts, the requirement is one bicycle parking space per two bedrooms. In the CB1 and CB2 Districts, the requirement is one bicycle parking space per four bedrooms. A typical bicycle parking loop contains two bicycle parking spaces. This proposal largely reflects the most recent changes to the bicycle parking requirements of the Zoning Ordinance. Higher requirements apply to areas most likely to serve University of Illinois students, while lower

requirements apply to Downtown, Midtown, and surrounding areas.

Changes from Study Session proposal: None.

- **Design Requirements for Automobile Parking**

Applies to: CB1, CB2, CB3, MFUniv

Description: Parking access must be taken off alleys wherever possible. Additionally, parking access may not be taken off a primary street unless no other option exists.

Ground floor parking visible from the street is discouraged in these districts. Specifically, ground floor parking lots must be separated from the front yard by usable interior building space no less than a minimum of twenty (20) feet in depth (see Attachment E, “Visual Glossary”). Along side and rear frontages facing public streets, ground floor usable interior building space is not required.

However, certain screening requirements apply to these frontages:

- A wall of at least four (4) feet in height must extend along the entire width of the frontage. This wall may be interrupted by one driveway and one separate pedestrian access point.
- The portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least 50% of the vertical plane of that frontage.

Upper level parking decks are not subject to the usable interior building space requirement. Upper level parking decks may be built up to the exterior wall on any frontage, so long as that wall meets any other design requirements of the code.

These design requirements do not apply to any frontage that does not face a public street because they are intended to limit the negative impacts of exposed parking facilities in a pedestrian-friendly environment. The usable interior building space requirement ensures that buildings are brought down to the ground level along their fronts, offering an active and visually engaging façade to users and passersby. Extending this requirement to street-facing side yards as well as front yards would likely prove unduly burdensome, so the reduced design requirements strike a balance between preserving ground level character and maximizing ground floor parking space. While all parking design requirements impose some burden on development, this burden is more than offset by the flexibility that developers gain in being freed from minimum parking requirements. Property owners may choose how little or how much on-site parking to provide, but whatever the amount, it must fit consistently with the urban pedestrian-friendly character of these zoning districts.

Changes from Study Session proposal: None.



The above building served as a model in developing this proposal. While it sits on a corner, its ground level parking is only visible from one side. The building comes down to the ground on the other street frontage. Even where parking is visible, it is partially screened by a low wall. While staff proposes a slightly higher screening standard along street-facing side yards where parking is not tucked behind usable interior building space, this building already comes pretty close to meeting the intent of this change.

- **Drive-Through Uses**

Applies to: CB1, CB2, CB3

Description: Drive-through uses are only permitted as Special Uses in the new CB districts. These uses create conflict between automobiles and pedestrians in pedestrian-oriented environments. Allowing these uses only through the Special Use Permit process allows Plan Commission and City Council to balance the needs of property owners and the public through a hearing process that may include conditions on the size, design, location, and operating hours of such uses.

Changes from Study Session proposal: None.

- **Placement of Residential Uses**

Applies to: CB1, CB2, CB3

Description: Currently, the Zoning Ordinance substantially restricts ground floor residential uses in the CB District. Ground floor dwelling units are not allowed on any lot fronting on most streets in the CB district, regardless of whether the dwelling unit itself faces a street with significant commercial activity or a side street with less or even no commercial activity. Additionally, these lots are limited

in the amount of floor area that can be used for accessory residential uses, such as lobbies and common areas. Despite growing levels of commercial activity in the CB District, there is concern that the strict restrictions on ground floor uses pose a risk of overbuilding commercial floor area, especially in more marginal areas of the district.

The new proposal restricts dwelling units from being provided at the ground level along primary streets. There is no restriction on ground level dwelling units along non-primary streets. There is also no restriction on the amount of interior floor area that can be dedicated to residential uses, although only 25% of any ground floor frontage facing a primary street may be occupied by accessory residential uses such as lobbies and commons areas. The proposal preserves the core element of the existing regulations—that dwelling units should not be placed at ground level along busy, heavily trafficked corridors—while freeing developers to place ground level dwelling units along side streets and to place amenities such as workout rooms along more active main streets.

Changes from Study Session proposal: The previous proposal did not limit the proportion of a ground floor frontage facing a primary street that can be occupied by accessory residential uses.

- **Glazing Requirement (Windows)**

Applies to: CB1, CB2, CB3, MFUniv

Description: Glazing requirements only apply to public street frontages. Glazing requirements regulate the percentage of a wall that is dedicated to windows. In the CB1, CB2, CB3, and MFUniv districts, a minimum of 35% of every floor frontage must consist of transparent glass.

Glazing requirements, already a feature of the Campus and Midtown Commercial Overlay Districts, ensure that buildings do not offer featureless blank walls to people walking and driving along the street.

Changes from Study Session proposal: The previous proposal contained requirements for the visible transmittance (i.e. transparency) of glass, as well as higher ratios of glazed area for ground floors in the CB districts. The visible transmittance requirement was eliminated due to concerns about enforceability. The glazing ratios were reduced in response to concerns raised at Plan Commission about the effects of high glazing proportions on the energy efficiency of buildings. Additionally, the original proposed ratios may have been overly complex to design around.

- **Primary Entrance**

Applies to: MFUniv

Description: The primary entrance is an entrance to the building that is subject to slightly heightened requirements:

- The primary entrance shall be covered by a shelter that is at least three (3) feet in depth and five (5) feet in width. This shelter does not necessarily need to project from the building. For instance, a door inset into the façade by three or more feet would not require a projection.
- The primary entrance shall face a public street.

The primary entrance requirement is intended to make each building “face the street” (as opposed to some buildings which only take access from a side entrance), as well as ensure visual prominence and shelter at the primary entrance.

The building pictured below would not satisfy the transparency and primary entrance requirements. The street-facing frontage is entirely windowless, while the entrance to the building is along the side of the building facing the parking lot.



Changes from Study Session proposal: None.

- **Exterior Materials**

Applies to: MFUniv

Description: Frontages that do not face a public street may use any material in any proportion. Frontages facing a public street must use at least two materials, subject to the following restrictions:

- No material other than brick may constitute more than 70% of a frontage

- Multiple colors or styles of a single material may be used to satisfy the above requirement
- These calculations are exclusive of any area dedicated to windows

This proposal ensures a minimum standard of visual interest along exterior walls facing public streets. While staff has not rigorously studied the exterior materials of recent developments, it appears that most projects built over the past several years already meet this requirement. The building pictured below is a typical example.



Changes from Study Session proposal: The original proposal included slightly higher restrictions on vinyl siding. Staff received feedback that this regulation may be unnecessarily burdensome. Additionally, the original proposal prohibited the construction of an all-brick building. In response to feedback that brick is an unusually high-quality and attractive building material, the current proposal now contains an exception allowing brick to constitute up to 100% of any frontage.

- **Articulation Requirement**

Applies to: MFUniv

Description: “Articulation” refers to the variability of the vertical plane of a wall (an entirely flat wall has no articulation). The articulation requirement is intended to prevent the development of long, featureless walls with little or no variation in the vertical plane. This requirement only applies to exterior walls, 75 feet in length or greater, that face a public street. A minimum of two (2) feet in variation in the vertical plane of any subject wall must occur at intervals of fifty (50) feet or less. At least 50% of the surface area of each interval must be recessed, projected, or offset to meet this requirement. Architectural features that may satisfy this requirement include, but are not limited to: wall offsets, projections and/or recesses, columns, bay windows, and balconies.

The buildings pictured below show two different approaches to articulation. The top building achieves articulation by projecting and recessing entire faces of the building. The bottom building achieves articulation with a variety of smaller projections and recessions along an otherwise uniform flat façade.



Changes from Study Session proposal: None.

- **Density Bonus Elimination**

Applies to: Existing Campus and Midtown Commercial Overlay Districts

Description: Currently, the Zoning Ordinance offers a density bonus to buildings achieving LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council. The proposed regulations would do away with such density bonuses. LEED standards are intended to produce buildings of above average sustainability and energy efficiency. Unfortunately, tying density bonuses to LEED certification introduces potential enforcement issues. Because LEED certification is not finalized until construction is completed, the possibility exists that a building will be constructed utilizing the density bonus and then fail to achieve certification. Additionally, many of the core elements for LEED certification are becoming more commonplace in construction of new buildings. Infill buildings in walkable neighborhoods generally offer a high level of sustainability and energy efficiency simply by virtue of their location and compact arrangement of floor space. Accordingly, an application of uniform

height and setback requirements will still produce a sustainable development pattern that is more consistent in height and bulk.

Changes from Study Session proposal: None.

- **Creation of Nonconforming Uses**

Applies to: CB1

Description: As mentioned earlier, this proposal would extend CB zoning to areas of the City that are currently not zoned CB (see Attachment C, “Map of areas not currently zoned CB proposed to be rezoned to CB1”). All of these areas are proposed to be rezoned to CB1. These areas contain some existing uses that are considered nonconforming uses under the existing CB Central Business District land use regulations. The proposed regulations allow as a provisional use any non-residential use allowed as a permitted use in the CI, IBP, I1, or I2 district, provided that the use was operational as of September 4, 2016 and has not been discontinued for a period of longer than six (6) months.

Changes from Study Session proposal: The Study Session report indicated that staff was still exploring options to preserve and protect existing nonconforming uses. Staff subsequently arrived at the above recommendation.

Criteria Established in *LaSalle National Bank v. County of Cook* [12 Ill. D. 40] and *LaSalle National Bank v. Village of Westmont* [201 IL Dec 725, 636 NE 2nd 1157]

Case No. PL15-0032: REZONING OF XXX PROPERTIES TO THE MFUNIV MULTIFAMILY UNIVERSITY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

1. The existing uses and zoning of nearby properties.

The existing properties are largely zoned CB Central Business, MF2 Multifamily Medium Density, and MF3 Multifamily High Density, Restricted Business. Many of the CB-zoned properties are further regulated under either the Campus Commercial Overlay or the Midtown Commercial Overlay. A limited number of properties are zoned CG Commercial General, CO Commercial Office, CI Commercial Industrial, and I2 Heavy Industrial. The most prominent land uses are multifamily residential and a variety of office, retail, and commercial service uses.

To the north, the rezoning area is largely bounded by the residential 5th & Hill neighborhood and the Beardsley Park neighborhood. Some light industrial uses also exist north of the rezoning area, primarily along the Market Street corridor. To the west, the rezoning area is bordered by the In-Town area, a mix of low and medium residential uses containing some scattered office uses as well. To the south, the rezoning area is bordered by the commercial Neil Street corridor on the west side of the railroad tracks. To the southeast and east, the rezoning area is surrounded by the University of Illinois athletic and academic campuses.

2. The extent to which property values are diminished by the particular zoning restriction.

Existing zoning for this area likely inhibits property values, compared to the proposed new CB1, CB2, CB3, and MFUniv Districts. The subject area contains the most valuable land in the entire City, and development frequently approaches the maximum density allowed by current regulations. The proposed zoning districts increase development potential in virtually all cases, a fact that will likely be reflected in even higher land values.

3. The extent to which destruction of the property value of the petitioner promotes the health, safety, morals, and general welfare of the public.

The proposed rezoning would promote the health, safety, morals, and general welfare of the public with little or no destruction of private property values. The proposed new CB1, CB2, CB3, and MFUniv Districts will produce a development pattern more supportive of walking, cycling, and transit. The neighborhood feel of the subject areas will likely improve as future buildings will be designed to interact with the street in a thoughtful and welcoming manner. These and other benefits will likely run concurrently with an increase in property values for affected properties.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

The proposed rezoning produces public gain while imposing little to no hardship on individual property owners. The proposed rezoning will not force any existing buildings or land uses to

change, including land uses that will be rendered nonconforming. In nearly all cases, property owners will gain substantial redevelopment potential. While a few of the proposed regulations govern heretofore unregulated aspects of development—and thus produce a slight new burden—the overall effect of the regulatory changes is to simplify the regulations and allow more flexibility for property owners.

5. The suitability of the subject property for the zoned purpose.

The subject properties are extremely suitable for the zoned purpose. The proposed new CB1, CB2, CB3, and MFUniv Districts were specifically crafted for the subject area to ensure that it will continue to grow and develop in an even more vibrant fashion. The proposed rezoning poses minimal conflict to surrounding land uses.

6. The length of time the property has been vacant as zoned considered in the context of land developed in the area in the vicinity of the subject property.

Few of the properties proposed to be rezoned are currently vacant, and vacancy is not a motivating factor behind the proposed rezoning.

7. The care which a community has undertaken to plan its land use development.

Great care went into the process creating the *Champaign Tomorrow* Comprehensive Plan. It was adopted in 2011 after a multi-year, community driven process which incorporated extensive public input through public hearings, neighborhood meetings, and meetings with civic groups and key stakeholders. The proposed rezoning closely aligns with the goals and vision of the Comprehensive Plan.

8. The community need for the use proposed by the plaintiff.

The proposed rezoning is not being undertaken in response to any particular property owner's development proposal.

**Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS
URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3
CENTRAL BUSINESS MIDTOWN DISTRICT**

**PARCELS TO BE REZONED TO THE CB1, CENTRAL BUSINESS URBAN FRINGE
ZONING DISTRICT**

**The following parcels will be rezoned from the CB, Central Business Zoning District to the CB1, Central
Business Urban Fringe Zoning District**

Property Identification Number	Street Address
422012487002	64 CHESTER
422012488001	51 CHESTER
422012488002	55 CHESTER
422012488003	59 CHESTER
422012490002	68 CHESTER
422012491001	63 CHESTER
422012491002	73 CHESTER
422012491003	75 CHESTER
462107351010	102 E CLARK
462107351016	108 E CLARK
422012438001	301 N FIRST
422012439001	207 N FIRST
422012439002	203 N FIRST
422012439003	121 N FIRST
422012442001	115 N FIRST
422012442002	109 N FIRST
422012490006	115 S FIRST
462107302002	306 N FIRST
462107302003	306 N FIRST
462107302010	302 N FIRST
462107303004	204 N FIRST
462107303005	204 N FIRST
462107303006	202 N FIRST
462107303021	208 N FIRST
462107304026	120 N FIRST
462107304027	122 N FIRST
462107304028	124 N FIRST
462107304029	116 N FIRST
462107304030	110 N FIRST
422012496001	201 S FIRST
422012496002	209 S FIRST
422012496003	204 S FIRST
422012497003	301 S FIRST
422012497004	303 S FIRST
422012497005	305 S FIRST
422012498005	307 S FIRST
422012498007	311 S FIRST

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012498008	307 S FIRST
422012498009	309 S FIRST
422012499003	401 S FIRST
432013230007	503 S FIRST
432013230014	505 S FIRST
432013230015	507 S FIRST
432013232009	605 S FIRST
432013232019	601 S FIRST
462107352001	202 S FIRST
462107352002	206 S FIRST
462107352003	210 S FIRST
462107352004	212 S FIRST
462107352010	216 S FIRST
462107352011	218 S FIRST
462107353001	302 S FIRST
462107353007	308 S FIRST
462107354002	406 S FIRST
462118101015	508 S FIRST
462118104001	602 S FIRST
462118104002	604 S FIRST
432013230016	56 E HEALEY
432013232003	55 E HEALEY
432013232004	57 E HEALEY
462118101010	102 E HEALEY
422012279012	515 N HICKORY
422012284005	510 N HICKORY
422012284006	508 N HICKORY
422012284007	502 N HICKORY
462107302004	103 E HILL
422012491004	207 S LOCUST
422012491005	211 S LOCUST
422012491006	215 S LOCUST
422012492003	217 S LOCUST
422012492004	219 S LOCUST
422012492005	221 S LOCUST
422012492006	223 S LOCUST
422012492001	217 S LOCUST
422012495003	401 S LOCUST
422012495004	403 S LOCUST
422012497001	302 S LOCUST
422012497002	306 S LOCUST
422012498001	308 S LOCUST
422012498002	310 S LOCUST
422012498003	312 S LOCUST
422012498004	314 S LOCUST

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013229010	503 S LOCUST
422012492002	44 LOGAN
422012439004	73 MAIN
422012439005	61 MAIN
422012439006	65 MAIN
422012439007	67 MAIN
422012439008	69 MAIN
422012439009	71 MAIN
422012439010	73 MAIN
422012441001	75 MAIN
422012489005	24 MARSHALL
422012495001	17 MARSHALL
422012495002	19 MARSHALL
422012266007	511 N NEIL
422012266008	505 N NEIL
422012279002	512 N NEIL
422012279003	510 N NEIL
422012279004	508 N NEIL
422012279005	502 N NEIL
422012279011	512 N NEIL
422012279014	518 N NEIL
422012279015	520 N NEIL
422012266900	501 N NEIL
422012483009	302 S NEIL
422012483010	304 S NEIL
462107303013	104 E PARK ST
462107304009	105 E PARK ST
462107308001	201 E PARK ST
462107308002	203 E PARK ST
462107308003	205 E PARK ST
462107304010	105 N SECOND
462107304022	103 N SECOND
422012495005	40 E SPRINGFIELD
422012495006	44 E SPRINGFIELD
422012495007	48 E SPRINGFIELD
422012499001	50 E SPRINGFIELD
422012499002	54 E SPRINGFIELD
432013229007	33 E SPRINGFIELD
432013229008	35 E SPRINGFIELD
432013229017	31 E SPRINGFIELD
432013229021	25 E SPRINGFIELD
432013230001	51 E SPRINGFIELD
432013230002	53 E SPRINGFIELD
432013230003	55 E SPRINGFIELD
432013230004	57 E SPRINGFIELD

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013230005	61 E SPRINGFIELD
432013230006	59 E SPRINGFIELD
462107354009	102 E SPRINGFIELD
462118101001	101 E SPRINGFIELD
462107353008	104 E STOUGHTON
462107354001	101 E STOUGHTON
462107354003	103 E STOUGHTON
462107355018	103 S THIRD
422012442005	72 E UNIVERSITY
422012442006	76 E UNIVERSITY
422012442007	82 E UNIVERSITY
422012487001	61 E UNIVERSITY
422012490001	65 E UNIVERSITY
422012490003	71 E UNIVERSITY
422012490005	73 E UNIVERSITY
462107304013	106 E UNIVERSITY
462107304014	108 E UNIVERSITY
462107304015	110 E UNIVERSITY
462107304016	114 E UNIVERSITY
462107304017	116 E UNIVERSITY
462107304018	118 E UNIVERSITY
462107304019	120 E UNIVERSITY
462107304020	126 E UNIVERSITY
462107304021	128 E UNIVERSITY
462107304023	130 E UNIVERSITY
462107304031	102 E UNIVERSITY
462107308007	202 E UNIVERSITY
462107308009	212 E UNIVERSITY
462107308012	210 E UNIVERSITY
462107308012	210 E UNIVERSITY
462107308013	208 E UNIVERSITY
462107351001	101 E UNIVERSITY
462107351002	105 E UNIVERSITY
462107351003	107 E UNIVERSITY
462107351005	117 E UNIVERSITY
462107351006	119 E UNIVERSITY
462107351007	125 E UNIVERSITY
462107351008	129 E UNIVERSITY
462107351009	131 E UNIVERSITY
462107351015	113 E UNIVERSITY
462107355007	205 E UNIVERSITY
462107355008	207 E UNIVERSITY
462107355009	209 E UNIVERSITY
462107355017	211 E UNIVERSITY
462107355026	201 E UNIVERSITY

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 PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS
 URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3
 CENTRAL BUSINESS MIDTOWN DISTRICT**

462107351015	113 E UNIVERSITY
422012279013	12 E WASHINGTON
422012284008	36 E WASHINGTON
422012284014	44 E WASHINGTON
422012440001	109 N WATER
422012440002	107 N WATER
422012440003	105 N WATER
422012440004	105 N WATER
422012488011	207 S WATER
422012488012	209 S WATER
422012488015	223 S WATER
422012489001	301 S WATER
422012489002	303 S WATER
422012489003	313 S WATER
422012489004	315 S WATER
422012488018	217 S WATER
422012489009	403 S WATER
432013231019	HEALEY STREET BASIN
432013231020	HEALEY STREET BASIN
422012442004	CITY-UNIVERSITY
422012442003	CITY-WATER/UNIVERSITY
422012488017	NO ADDRESS

The following parcels will be rezoned from the CG, Commercial General Zoning District to the CB1, Central Business Urban Fringe Zoning District

Property Identification Number	Street Address
462107329008	104 N FOURTH
432013227001	1 E GREEN
432013206010	106 W GREEN
432013209008	107 W GREEN
432013206009	108 W GREEN
432013206008	112 W GREEN
432013209001	117 W GREEN
432013203011	104 W HEALEY
432013203009	106 W HEALEY
432013203007	108 W HEALEY
432013203008	108 W HEALEY
432013203006	110 W HEALEY
422012461016	301 S NEIL
422012461006	303 S NEIL
422012461007	305 S NEIL
422012461017	305 S NEIL
422012461018	305 S NEIL

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012461019	305 S NEIL
422012483011	306 S NEIL
422012483012	308 S NEIL
422012461026	309 S NEIL
422012483007	312 S NEIL
422012461011	313 S NEIL
422012461023	313 S NEIL
422012483008	314 S NEIL
422012461024	315 S NEIL
432013203003	401 S NEIL
432013226001	402 S NEIL
432013226002	404 S NEIL
432013203010	405 S NEIL
432013226026	504 S NEIL
432013206013	505 S NEIL
432013206012	509 S NEIL
432013226028	510 S NEIL
432013226029	510 S NEIL
432013226022	512 S NEIL
432013206011	515 S NEIL
422012266006	517 N NEIL
422012266005	519 N NEIL
422012265016	601 N NEIL
432013227007	604 S NEIL
422012265015	605 N NEIL
432013227002	606 S NEIL
422012265014	607 N NEIL
432013227004	608 S NEIL
432013227008	616 S NEIL
422012264007	701 N NEIL
422012276001	710 N NEIL
422012229021	804 N NEIL
422012461001	302 S RANDOLPH
422012461002	302 S RANDOLPH
422012461004	312 S RANDOLPH
422012461005	314 S RANDOLPH
432013203004	406 S RANDOLPH
432013203005	408 S RANDOLPH
432013206004	508 S RANDOLPH
432013206005	510 S RANDOLPH
422012461025	102 W SPRINGFIELD
422012461015	104 W SPRINGFIELD
432013203002	105 W SPRINGFIELD
422012461014	106 W SPRINGFIELD
422012461012	110 W SPRINGFIELD

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 URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3
 CENTRAL BUSINESS MIDTOWN DISTRICT**

422012461013	110 W SPRINGFIELD
432013203001	111 W SPRINGFIELD
432013202006	201 W SPRINGFIELD
462107359001	301 E UNIVERSITY
462107312010	302 E UNIVERSITY
462107359002	303 E UNIVERSITY
462107359003	303 E UNIVERSITY
462107359004	305 E UNIVERSITY
462107312011	306 E UNIVERSITY
462107312012	308 E UNIVERSITY
462107312015	310 E UNIVERSITY
462107359021	311 E UNIVERSITY
462107359008	315 E UNIVERSITY
462107376001	401 E UNIVERSITY
462107329015	404 E UNIVERSITY
462107376002	405 E UNIVERSITY
462107329013	406 E UNIVERSITY
462107376003	407 E UNIVERSITY
462107376004	409 E UNIVERSITY
462107329014	412 E UNIVERSITY
462107376005	413 E UNIVERSITY
462107380001	501 E UNIVERSITY
462107380002	503 E UNIVERSITY
462107380003	505 E UNIVERSITY
462107380004	507 E UNIVERSITY
462107334016	508 E UNIVERSITY
462107380005	509 E UNIVERSITY
462107384001	601 E UNIVERSITY
462107384002	603 E UNIVERSITY
462107384003	605 E UNIVERSITY
462107384004	607 E UNIVERSITY
462107338021	608 E UNIVERSITY
462107384005	609 E UNIVERSITY
462107338016	612 E UNIVERSITY
422012265013	103 W VINE
422012461003	109 W WHITE

**The following parcels will be rezoned from the CI, Commercial Industrial Zoning District to the CB1,
 Central Business Urban Fringe Zoning District**

Property Identification Number	Street Address
422012287005	605 N CHAMPAIGN
422012287006	603 N CHAMPAIGN
432013226017	505 S CHESTNUT

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PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013226024	407 S CHESTNUT
432013226027	503 S CHESTNUT
432013228004	510 S CHESTNUT
432013228006	403 S CHESTNUT
432013228007	410 S CHESTNUT
432013226030	401 S CHESTNUT
432013228008	420 S CHESTNUT
422012278005	6 E COLUMBIA
422012283002	24 E COLUMBIA
422012283007	36 E COLUMBIA
422012283008	28 E COLUMBIA
422012283009	36 E COLUMBIA
422012287007	54 E COLUMBIA
422012287008	58 E COLUMBIA
422012287009	52 E COLUMBIA
422012288001	53 E COLUMBIA
422012279033	11 E COLUMBIA
422012277003	701 N HICKORY
422012278001	609 N HICKORY
422012278002	609 N HICKORY
422012278006	607 N HICKORY
422012283011	604 N HICKORY
422012284001	524 N HICKORY
422012284002	520 N HICKORY
422012284003	516 N HICKORY
422012284004	512 N HICKORY
422012279900	527 N HICKORY
422012279032	529 N HICKORY
422012279900	525 N HICKORY
422012494006	307 S LOCUST
422012493002	45 LOGAN
422012493003	51 E LOGAN
422012288004	515 N MARKET
422012288010	509 N MARKET
422012293009	520 N MARKET
422012293010	524 N MARKET
422012293012	504 N MARKET
422012494004	28 MARSHALL
422012494005	30 MARSHALL
422012494007	32 MARSHALL
422012277002	702 N NEIL
422012277002	702 N NEIL
422012278003	600 N NEIL
422012278003	600 N NEIL
422012277001	700 N NEIL

**Attachment F: Table of Properties Proposed to be Rezoned
 PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT**

432013226023	408 S NEIL
432013226003	5 E SPRINGFIELD
422012283005	605 N WALNUT
422012283006	603 N WALNUT
422012283010	607 N WALNUT
422012284009	511 N WALNUT
422012284010	509 N WALNUT
422012284013	503 N WALNUT
422012284015	505 N WALNUT
422012287001	606 N WALNUT
422012287002	604 N WALNUT
422012288012	510 N WALNUT
422012288011	52 E WASHINGTON
422012293011	70 E WASHINGTON
422012493001	306 S WATER
422012494001	316 S WATER
422012494002	318 S WATER
422012494003	320 S WATER
422012502002	NO ADDRESS
422012502001	NO ADDRESS

The following parcels will be rezoned from the CO, Commercial Office Zoning District to the CB1, Central Business Urban Fringe Zoning District

Property Identification Number	Street Address
462107302001	308 N FIRST

The following parcels will be rezoned from the I2, Heavy Industrial Zoning District to the CB1, Central Business Urban Fringe Zoning District

Property Identification Number	Street Address
422012486007	212 S CHESTNUT
422012486010	208 S CHESTNUT
422012486001	306 S MARKET
422012486002	308 S MARKET
422012486003	6 E SPRINGFIELD
422012486004	10 E SPRINGFIELD
422012486005	12 E SPRINGFIELD
422012486006	14 E SPRINGFIELD
422012486008	NO ADDRESS
422012486012	NO ADDRESS
422012486013	NO ADDRESS
422012502004	NO ADDRESS

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

PARCELS TO BE REZONED TO THE CB2, CENTRAL BUSINESS DOWNTOWN ZONING DISTRICT

The following parcels will be rezoned from the CB, Central Business Zoning District to the CB1, Central Business Urban Fringe Zoning District

Property Identification Number	Street Address
422012430005	10 CHESTER
422012435008	28 CHESTER
422012435015	30 CHESTER
422012435016	32 CHESTER
422012435017	34 CHESTER
422012443007	116 N CHESTNUT
422012404007	212 W CHURCH
422012404008	208 W CHURCH
422012404010	200 W CHURCH
422012405006	201 W CHURCH
422012408007	134 W CHURCH
422012408008	132 W CHURCH
422012408009	126 W CHURCH
422012408010	120 W CHURCH
422012408011	118 W CHURCH
422012408012	114 W CHURCH
422012409001	129 W CHURCH
422012409002	117 W CHURCH
422012430006	CITY-CHESTER/TAYLOR
422012426001	CITY-N NEIL PARKING
422012426002	CITY-N NEIL PARKING
422012426003	CITY-N NEIL PARKING
422012426004	CITY-N NEIL PARKING
422012426005	CITY-N NEIL PARKING
422012426006	CITY-N NEIL PARKING
422012426007	CITY-N NEIL PARKING
422012426008	CITY-N NEIL PARKING
422012454008	214 W CLARK
422012454009	210 W CLARK
422012454013	206 W CLARK
422012454014	204 W CLARK
422012454015	202 W CLARK
422012455001	211 W CLARK
422012455005	207 W CLARK
422012455006	205 W CLARK
422012455007	203 W CLARK
422012455017	209 W CLARK

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012457001	135 W CLARK
422012457002	131 W CLARK
422012403011	202 W HILL
422012404003	209 W HILL
422012404004	207 W HILL
422012404005	205 W HILL
422012404006	203 W HILL
422012404009	201 W HILL
422012407008	134 W HILL
422012407009	130 W HILL
422012407010	122 W HILL
422012407011	112 W HILL
422012408001	133 W HILL
422012408002	125 W HILL
422012408003	121 W HILL
422012408004	115 W HILL
422012408005	109 W HILL
422012481002	9 LOGAN
422012481003	11 LOGAN
422012427900	1 MAIN
422012428016	23 MAIN
422012428017	15 MAIN
422012429001	2 MAIN
422012429002	8 MAIN
422012429003	10 MAIN
422012429004	12 MAIN
422012429005	14 MAIN
422012429013	30 MAIN
422012433005	41 MAIN
422012433006	43 MAIN
422012433007	47 MAIN
422012433008	49 MAIN
422012433009	51 MAIN
422012433010	55 MAIN
422012433011	57 MAIN
422012433012	33 MAIN
422012434001	34 MAIN
422012434002	36 MAIN
422012434003	38 MAIN
422012434005	44 MAIN
422012437001	48 MAIN
422012434006	203 N MARKET
422012434007	201 N MARKET
422012435009	117 N MARKET
422012435010	115 N MARKET

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012435014	105 N MARKET
422012435021	113 N MARKET
422012435022	105 N MARKET
422012435023	111 N MARKET
422012435024	107 N MARKET
422012437002	118 N MARKET
422012437003	114 N MARKET
422012484008	101 S MARKET
422012484010	132 S MARKET
422012267006	421 N NEIL
422012267007	419 N NEIL
422012407007	415 N NEIL
422012407012	401 N NEIL
422012409013	211 N NEIL
422012409014	209 N NEIL
422012409015	201 N NEIL
422012410017	115 N NEIL
422012427003	346 N NEIL
422012427004	342 N NEIL
422012427007	322 N NEIL
422012427008	320 N NEIL
422012427017	324 N NEIL
422012427018	340 N NEIL
422012427019	330 N NEIL
422012429006	208 N NEIL
422012429012	202 N NEIL
422012430001	124 N NEIL
422012430002	110 N NEIL
422012430003	120 N NEIL
422012431001	102 N NEIL
422012457009	213 S NEIL
422012457010	217 S NEIL
422012457011	215 S NEIL
422012457012	201 S NEIL
422012476001	102 S NEIL
422012477001	106 S NEIL
422012477002	108 S NEIL
422012477003	110 S NEIL
422012477004	112 S NEIL
422012477005	116 S NEIL
422012477006	120 S NEIL
422012478001	202 S NEIL
422012482003	234 S NEIL
422012409018	217 N NEIL
422012408901	301 N NEIL

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012405004	202 W PARK AV
422012405005	208 W PARK AV
422012406001	211 W PARK AV
422012406003	201 W PARK AV
422012406009	205 W PARK AV
422012406010	209 W PARK AV
422012409004	134 W PARK AV
422012409005	128 W PARK AV
422012409006	118 W PARK AV
422012409007	116 W PARK AV
422012410001	133 W PARK AV
422012410002	121 W PARK AV
422012405003	203 N RANDOLPH
422012454011	105 S RANDOLPH
422012454012	105 S RANDOLPH
422012455016	203 S RANDOLPH
422012404001	308 N STATE
422012404002	306 N STATE
422012405007	222 N STATE
422012406004	104 N STATE
422012406005	102 N STATE
422012454007	106 S STATE
422012455002	204 S STATE
422012429009	6 TAYLOR
422012430004	17 TAYLOR
422012406006	204 W UNIVERSITY
422012406007	204 W UNIVERSITY
422012406008	202 W UNIVERSITY
422012410018	100 W UNIVERSITY
422012410018	100 W UNIVERSITY
422012437004	40 E UNIVERSITY
422012437005	44 E UNIVERSITY
422012454001	211 W UNIVERSITY
422012454002	209 W UNIVERSITY
422012454010	201 W UNIVERSITY
422012454016	203 W UNIVERSITY
422012456018	101 W UNIVERSITY
422012476002	11 E UNIVERSITY
422012476003	9 E UNIVERSITY
422012476004	15 E UNIVERSITY
422012479001	17 E UNIVERSITY
422012479002	41 E UNIVERSITY
422012484009	45 E UNIVERSITY
422012428001	335 N WALNUT
422012428002	335 N WALNUT

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012428003	335 N WALNUT
422012428004	335 N WALNUT
422012428005	335 N WALNUT
422012428006	335 N WALNUT
422012428011	317 N WALNUT
422012428012	313 N WALNUT
422012428013	311 N WALNUT
422012428014	311 N WALNUT
422012428018	321 N WALNUT
422012428019	319 N WALNUT
422012428020	N WALNUT
422012428020	N WALNUT
422012428021	N WALNUT
422012430007	119 N WALNUT
422012430008	117 N WALNUT
422012430009	115 N WALNUT
422012430010	111 N WALNUT
422012430011	109 N WALNUT
422012430012	107 N WALNUT
422012430013	101 N WALNUT
422012434004	202 N WALNUT
422012435001	122 N WALNUT
422012435002	120 N WALNUT
422012435003	118 N WALNUT
422012435005	110 N WALNUT
422012435006	108 N WALNUT
422012435007	106 N WALNUT
422012435018	114 N WALNUT
422012443009	334 N WALNUT
422012480005	118 S WALNUT
422012481001	202 S WALNUT
422012481004	210 S WALNUT
422012482002	214 S WALNUT
422012443008	334 N WALNUT
422012267005	111 W WASHINGTON
422012427001	15 E WASHINGTON
422012427002	33 E WASHINGTON
422012455010	212 W WHITE
422012455011	210 W WHITE
422012455012	208 W WHITE
422012455013	204 W WHITE
422012455014	204 W WHITE
422012455015	202 W WHITE
422012457004	124 W WHITE
422012457005	120 W WHITE

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

422012457006

116 W WHITE

The following parcels will be rezoned from the CI, Commercial Industrial Zoning District to the CB2, Central Business Downtown Zoning District

Property Identification Number	Street Address
422012485006	210 S MARKET
422012432004	350 N WALNUT

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

PARCELS TO BE REZONED TO THE CB3, CENTRAL BUSINESS CAMPUSTOWN ZONING DISTRICT

The following parcels will be rezoned from the CB, Central Business Zoning District to the CB3, Central Business Campustown Zoning District

Property Identification Number	Street Address
462118177012	512 E DANIEL
462118177014	514 E DANIEL
462118178006	602 E DANIEL
462118178007	604 E DANIEL
462118178008	608 E DANIEL
462118178009	610 E DANIEL
462118178010	612 E DANIEL
462118178011	614 E DANIEL
462118178012	616 E DANIEL
462118181012	611 E DANIEL
462118181001	603 E DANIEL
462118181002	603 E DANIEL
462118181003	603 E DANIEL
462118181004	603 E DANIEL
462118181008	603 E DANIEL
462118129004	603 S FIFTH
462118129005	605 S FIFTH
462118129019	607 S FIFTH
462118130007	624 S FIFTH
462118133002	704 S FIFTH
462118133003	706 S FIFTH
462118133004	710 S FIFTH
432013232016	607 S FIRST
432013232017	609 S FIRST
462118104011	608 S FIRST
462118106010	607 S FOURTH
462118129020	610 S FOURTH
432013231011	32 E GREEN
432013231012	34 E GREEN
432013231013	36 E GREEN
432013231014	36 E GREEN
432013231015	36 E GREEN
432013231017	24 E GREEN
432013231018	30 E GREEN
432013232010	50 E GREEN
432013232011	52 E GREEN
432013232012	54 E GREEN

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013232013	56 E GREEN
432013232014	58 E GREEN
432013232015	58 E GREEN
432013232018	60 E GREEN
432013233003	35 E GREEN
432013233004	37 E GREEN
432013233005	39 E GREEN
432013234001	51 E GREEN
432013234002	53 E GREEN
432013234003	55 E GREEN
432013234016	59 E GREEN
462118104012	102 E GREEN
462118104013	104 E GREEN
462118104014	106 E GREEN
462118104015	108 E GREEN
462118104016	112 E GREEN
462118105009	202 E GREEN
462118105010	206 E GREEN
462118105011	208 E GREEN
462118105012	210 E GREEN
462118105013	212 E GREEN
462118106011	302 E GREEN
462118106014	308 E GREEN
462118106015	310 E GREEN
462118106018	312 E GREEN
462118106019	306 E GREEN
462118107003	105 E GREEN
462118107015	111 E GREEN
462118107016	101 E GREEN
462118108015	201 E GREEN
462118108017	205 E GREEN
462118108018	207 E GREEN
462118108019	209 E GREEN
462118108020	211 E GREEN
462118109001	301 E GREEN
462118109002	303 E GREEN
462118109003	305 E GREEN
462118109004	307 E GREEN
462118109005	309 E GREEN
462118129017	406 E GREEN
462118129025	402 E GREEN
462118129027	410 E GREEN
462118130008	502 E GREEN
462118130010	512 E GREEN
462118130016	528 E GREEN

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118130018	508 E GREEN
462118130019	508 E GREEN
462118131009	602 E GREEN
462118131010	604 E GREEN
462118131011	606 E GREEN
462118131024	608 E GREEN
462118131025	616 E GREEN
462118132001	401 E GREEN
462118132002	403 E GREEN
462118132003	403 E GREEN
462118132004	403 E GREEN
462118132005	407 E GREEN
462118132006	409 E GREEN
462118132007	411 E GREEN
462118133001	501 E GREEN
462118133008	509 E GREEN
462118133009	519 E GREEN
462118133030	507 E GREEN
462118133032	503 E GREEN
462118134001	601 E GREEN
462118134002	605 E GREEN
462118134003	607 E GREEN
462118134004	609 E GREEN
462118134005	611 E GREEN
462118134006	617 E GREEN
462118134007	619 E GREEN
462118134008	621 E GREEN
462118134009	625 E GREEN
462118134010	627 E GREEN
462118134011	629 E GREEN
462118134012	631 E GREEN
462118109010	311 E GREEN
462118109011	313 E GREEN
462118130012	522 E GREEN
462118130011	518 E GREEN
432013233017	29 E GREEN
462118129023	409 E HEALEY
462118130017	501 E HEALEY
462118129001	403 E HEALEY
462118131005	607 E HEALEY
462118131006	605 E HEALEY
462118109008	302 E JOHN
462118133010	504 E JOHN
462118133012	506 E JOHN
462118133013	508 E JOHN

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118133021	510 E JOHN
462118133022	512 E JOHN
462118133023	514 E JOHN
462118133024	516 E JOHN
462118133028	502 E JOHN
462118133029	506 E JOHN
462118134021	610 E JOHN
462118134022	620 E JOHN
462118134023	610 E JOHN
462118134024	610 E JOHN
462118134025	610 E JOHN
462118177002	517 E JOHN
462118177003	517 E JOHN
462118177004	517 E JOHN
432013233006	703 S LOCUST
462118131002	606 S SIXTH
462118133016	713 S SIXTH
462118133025	711 S SIXTH
462118133031	705 S SIXTH
462118134016	704 S SIXTH
462118134017	706 S SIXTH
462118134018	710 S SIXTH
462118134019	712 S SIXTH
462118134020	714 S SIXTH
462118177013	805 S SIXTH
462118178003	808 S SIXTH
462118178005	812 S SIXTH
462118131003	606 S SIXTH
462118180002	901 S SIXTH
462118180003	901 S SIXTH
462118180007	901 S SIXTH
462118180008	901 S SIXTH
462118180009	901 S SIXTH
462118130015	605 S SIXTH
462118130020	601 S SIXTH ST
462118131007	601 S WRIGHT
462118131008	615 S WRIGHT
462118131018	619 S WRIGHT
462118131019	627 S WRIGHT
462118134013	709 S WRIGHT
462118134014	711 S WRIGHT
462118134015	711 S WRIGHT
462118181013	907 S WRIGHT
462118128005	715 S WRIGHT
462118134026	725 S WRIGHT

**Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT**

462118178001	809 S WRIGHT
462118178002	801 S WRIGHT
462118178004	801 S WRIGHT
462118129018	0 BONEYARD
462118129026	CITY-GREEN/FIFTH-BON
462118131001	NO ADDRESS
462118131004	NO ADDRESS
462118133033	NO ADDRESS
462118181009	NO ADDRESS

The following properties will be rezoned from the MF3, Multi-Family High Density Restricted Business Zoning District to the CB3, Central Business Campustown Zoning District

Property Identification Number	Street Address
462118181005	603 E DANIEL

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MFUniv, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

PARCELS TO BE REZONED TO THE MFUniv, MULTI-FAMILY UNIVERSITY ZONING DISTRICT

The following parcels will be rezoned from the MF-2, Multi-Family Medium Density Zoning District to the MFUniv, Multi-Family University Zoning District

Property Identification Number	Street Address
462107352018	103 E CLARK
462107355014	208 E CLARK
462107355015	210 E CLARK
462107355016	212 E CLARK
462107356004	207 E CLARK
462107356005	209 E CLARK
462107356006	211 E CLARK
462107356007	213 E CLARK
462107359010	302 E CLARK
462107359011	304 E CLARK
462107359012	306 E CLARK
462107359013	308 E CLARK
462107359014	308 E CLARK
462107359015	310 E CLARK
462107359018	312 E CLARK
462107359019	314 E CLARK
462107360001	301 E CLARK
462107360004	307 E CLARK
462107360005	309 E CLARK
462107360006	311 E CLARK
462107360016	303 E CLARK
462107376008	404 E CLARK
462107376009	406 E CLARK
462107376015	408 E CLARK
462107380008	504 E CLARK
462107380009	506 E CLARK
462107380010	506 E CLARK
462107380011	508 E CLARK
462107380012	510 E CLARK
462107380013	512 E CLARK
462107381001	501 E CLARK
462107381003	503 E CLARK
462107381004	505 E CLARK
462107381005	507 E CLARK
462107381006	509 E CLARK
462107384006	602 E CLARK
462107384007	604 E CLARK

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462107384008	606 E CLARK
462107385007	605 E CLARK
462107385016	603 E CLARK
462107385017	601 E CLARK
462107355028	204 E CLARK
462107355027	204 E CLARK
462107356003	205 E CLARK
462107376013	105 S FIFTH
462107376014	107 S FIFTH
462107377001	203 S FIFTH
462107377006	205 S FIFTH
462107380006	106 S FIFTH
462107380007	108 S FIFTH
462107381002	204 S FIFTH
462107382002	304 S FIFTH
462107359020	105 S FOURTH
462107360007	203 S FOURTH
462107361007	301 S FOURTH
462107376006	106 S FOURTH
462107376007	108 S FOURTH
462107378001	302 S FOURTH
462107381012	201 S SIXTH
462107381013	203 S SIXTH
462107381016	205 S SIXTH
462107385003	206 S SIXTH
462107355019	105 S THIRD
462107355020	107 S THIRD
462107356008	203 S THIRD
462107359009	106 S THIRD
462107360008	206 S THIRD
462107360009	208 S THIRD
462107352012	104 E WHITE
462107356012	208 E WHITE
462107356013	210 E WHITE
462107356014	212 E WHITE
462107356015	202 E WHITE
462107357005	207 E WHITE
462107357006	209 E WHITE
462107357007	211 E WHITE
462107360010	304 E WHITE
462107360011	306 E WHITE
462107360012	308 E WHITE
462107360013	310 E WHITE
462107360014	312 E WHITE
462107361001	301 E WHITE

**Attachment F: Table of Properties Proposed to be Rezoned
 PL15-0031: REZONING OF PROPERTIES TO THE MFUniv, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS
 URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3
 CENTRAL BUSINESS MIDTOWN DISTRICT**

462107361002	303 E WHITE
462107361003	305 E WHITE
462107361004	307 E WHITE
462107361005	309 E WHITE
462107361006	311 E WHITE
462107377003	404 E WHITE
462107377004	406 E WHITE
462107377005	408 E WHITE
462107378002	403 E WHITE
462107378003	405 E WHITE
462107381007	502 E WHITE
462107381008	504 E WHITE
462107381009	506 E WHITE
462107381010	508 E WHITE
462107381011	510 E WHITE
462107382001	501 E WHITE
462107382005	503 E WHITE
462107382006	505 E WHITE
462107382007	507 E WHITE
462107382008	509 E WHITE
462107382009	511 E WHITE
462107385004	602 E WHITE
462107385009	604 E WHITE
462107385010	606 E WHITE
462107385011	608 E WHITE
462107386014	601 E WHITE
462107352020	112 E WHITE
462107351017	112 E WHITE
462107377002	402 E WHITE
462107360015	314 E WHITE
462107384009	105 S WRIGHT
462107384010	107 S WRIGHT
462107385013	203 S WRIGHT
462107385014	205 S WRIGHT
462107385015	207 S WRIGHT
462107385018	201 S WRIGHT
462107386010	301 S WRIGHT
462107386011	303 S WRIGHT

The following parcels will be rezoned from the MF3, Multi-Family High Density Restricted Business Zoning District to the MFUniv, Multi-Family University Zoning District

Property Identification Number	Street Address
462118302007	1107 S ARBOR

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118302008	1109 S ARBOR
462118302009	1111 S ARBOR
462118302010	1113 S ARBOR
462118302013	1115 S ARBOR
462118303003	1108 S ARBOR
462118303004	1110 S ARBOR
432013284009	36 E ARMORY
432013285006	52 E ARMORY
432013285008	58 E ARMORY
432013426008	75 E ARMORY
462118157012	104 E ARMORY
462118157013	104 E ARMORY
462118157014	106 E ARMORY
462118157015	110 E ARMORY
462118159010	302 E ARMORY
462118159011	306 E ARMORY
462118159012	308 E ARMORY
462118159013	312 E ARMORY
462118183011	508 E ARMORY
462118184017	604 E ARMORY
462118301003	103 E ARMORY
462118301004	105 E ARMORY
462118301017	101 E ARMORY
462118302003	205 E ARMORY
462118302012	201 E ARMORY
462118303005	211 E ARMORY
462118303009	209 E ARMORY
462118304001	301 E ARMORY
462118304002	305 E ARMORY
462118305001	311 E ARMORY
462118305005	313 E ARMORY
462118127014	507 BASH CT
462118127018	513 BASH CT
462118127029	509 BASH CT
432013280009	22 E CHALMERS
432013280010	24 E CHALMERS
432013281010	32 E CHALMERS
432013281011	34 E CHALMERS
432013281012	36 E CHALMERS
432013282009	54 E CHALMERS
432013282010	56 E CHALMERS
432013284001	33 E CHALMERS
432013284003	35 E CHALMERS
432013284010	37 E CHALMERS
432013285001	51 E CHALMERS

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013285002	53 E CHALMERS
432013285003	55 E CHALMERS
432013285007	57 E CHALMERS
432013285009	59 E CHALMERS
432013285010	61 E CHALMERS
462118154011	102 E CHALMERS
462118154012	102 E CHALMERS
462118154013	106 E CHALMERS
462118154014	108 E CHALMERS
462118154015	112 E CHALMERS
462118155002	202 E CHALMERS
462118155008	212 E CHALMERS
462118156012	310 E CHALMERS
462118157001	101 E CHALMERS
462118157003	103 E CHALMERS
462118157004	105 E CHALMERS
462118157005	107 E CHALMERS
462118157006	109 E CHALMERS
462118157007	111 E CHALMERS
462118159001	301 E CHALMERS
462118159003	303 E CHALMERS
462118159004	309 E CHALMERS
462118159005	311 E CHALMERS
462118180014	508 E CHALMERS
462118181010	604 E CHALMERS
462118181011	608 E CHALMERS
462118182001	401 E CHALMERS
462118182010	409 E CHALMERS
432013283001	21 E CHALMERS
432013283012	23 E CHALMERS
432013278007	32 E DANIEL
432013278008	34 E DANIEL
432013279008	54 E DANIEL
432013279009	54 E DANIEL
432013279010	54 E DANIEL
432013279011	54 E DANIEL
432013279012	54 E DANIEL
432013279013	54 E DANIEL
432013279014	50 E DANIEL
432013279015	50 E DANIEL
432013279016	52 E DANIEL
432013279017	52 E DANIEL
432013279018	54 E DANIEL
432013281001	31 E DANIEL
432013281002	33 E DANIEL

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013281004	33 E DANIEL
432013281013	35 E DANIEL
432013281014	37 E DANIEL
432013282001	51 E DANIEL
432013282002	53 E DANIEL
432013282003	55 E DANIEL
462118151012	102 E DANIEL
462118151013	106 E DANIEL
462118151014	108 E DANIEL
462118151015	110 E DANIEL
462118152002	202 E DANIEL
462118152007	212 E DANIEL
462118152013	202 E DANIEL
462118153011	304 E DANIEL
462118153016	314 E DANIEL
462118153018	306 E DANIEL
462118153019	310 E DANIEL
462118153020	312 E DANIEL
462118154001	101 E DANIEL
462118154002	103 E DANIEL
462118154003	105 E DANIEL
462118154004	107 E DANIEL
462118155004	211 E DANIEL
462118156003	305 E DANIEL
462118156005	309 E DANIEL
462118156006	311 E DANIEL
462118156007	313 E DANIEL
462118177011	510 E DANIEL
462118179001	401 E DANIEL
462118179002	403 E DANIEL
462118304003	1101 S EUCLID
462118304007	1103 S EUCLID
462118304008	1107 S EUCLID
462118305002	1104 S EUCLID
462118305003	1106 S EUCLID
462107378012	303 S FIFTH
462107378013	305 S FIFTH
462107379006	403 S FIFTH
462107382003	306 S FIFTH
462107383019	402 S FIFTH
462118126006	503 S FIFTH
462118126010	505 S FIFTH
462118126015	509 S FIFTH
462118127011	506 S FIFTH
462118127021	508 S FIFTH

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118176008	809 S FIFTH
462118183016	1008 S FIFTH
432013234008	705 S FIRST
432013234014	707 S FIRST
432013234015	709 S FIRST
432013279020	803 S FIRST
432013279021	805 S FIRST
432013282016	901 S FIRST
432013282017	905 S FIRST
432013282018	909 S FIRST
432013282019	911 S FIRST
432013282020	913 S FIRST
432013282021	903 S FIRST
432013285011	1001 S FIRST
432013285012	1003 S FIRST
432013285013	1005 S FIRST
432013285014	1007 S FIRST
432013285015	1009 S FIRST
432013285016	1011 S FIRST
432013285017	1013 S FIRST
432013426009	1103 S FIRST
432013426010	1105 S FIRST
432013426011	1111 S FIRST
462118104009	606 S FIRST
462118107006	706 S FIRST
462118107007	708 S FIRST
462118151003	804 S FIRST
462118151009	806 S FIRST
462118154006	906 S FIRST
462118154007	908 S FIRST
462118154008	910 S FIRST
462118157002	1004 S FIRST
462118157008	1010 S FIRST
462118157011	1012 S FIRST
462118301005	1106 S FIRST
462118301006	1108 S FIRST
462118301007	1112 S FIRST
462118151010	806 A S FIRST
462107378006	306 S FOURTH
462118103015	507 S FOURTH
462118103017	509 S FOURTH
462118103018	505 S FOURTH
462118106008	601 S FOURTH
462118106009	605 S FOURTH
462118126011	510 S FOURTH

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118126016	506 S FOURTH
462118132012	708 S FOURTH
462118153006	801 S FOURTH
462118153009	805 S FOURTH
462118156008	901 S FOURTH
462118156009	903 S FOURTH
462118156011	907 S FOURTH
462118156013	911 S FOURTH
462118159008	1005 S FOURTH
462118179006	908 S FOURTH
462118182003	1008 S FOURTH
462118305006	1105 S FOURTH
462118305010	1107 S FOURTH
462118301014	102 E GREGORY
462118303008	210 E GREGORY
462118303010	202 E GREGORY
462118304006	302 E GREGORY
462118304009	306 E GREGORY
462118305004	310 E GREGORY
432013426012	58 E GREGORY
462118101011	106 E HEALEY
462118101012	108 E HEALEY
462118103008	304 E HEALEY
462118103009	306 E HEALEY
462118103011	310 E HEALEY
462118103012	310 E HEALEY
462118103016	314 E HEALEY
462118103021	308 E HEALEY
462118104003	103 E HEALEY
462118104004	103 E HEALEY
462118104005	105 E HEALEY
462118104006	107 E HEALEY
462118104017	109 E HEALEY
462118105001	201 E HEALEY
462118105002	203 E HEALEY
462118105014	205 E HEALEY
462118105015	207 E HEALEY
462118106001	301 E HEALEY
462118106004	303 E HEALEY
462118106005	305 E HEALEY
462118106006	307 E HEALEY
462118106007	309 E HEALEY
462118126009	402 E HEALEY
462118126012	404 E HEALEY
462118126013	406 E HEALEY

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118126014	408 E HEALEY
462118127022	502 E HEALEY
462118127048	506 E HEALEY
432013234009	46 E JOHN
432013234010	48 E JOHN
432013234011	52 E JOHN
432013234012	54 E JOHN
432013234013	58 E JOHN
432013278001	25 E JOHN
432013278002	27 E JOHN
432013278003	29 E JOHN
432013278016	31 E JOHN
432013279001	51 E JOHN
432013279002	51 E JOHN
432013279003	55 E JOHN
432013279004	57 E JOHN
432013279005	59 E JOHN
432013279019	61 E JOHN
462118107008	104 E JOHN
462118107009	106 E JOHN
462118107010	108 E JOHN
462118107011	110 E JOHN
462118107014	112 E JOHN
462118108013	212 E JOHN
462118108014	202 E JOHN
462118109009	310 E JOHN
462118132013	410 E JOHN
462118151001	101 E JOHN
462118151002	103 E JOHN
462118151004	105 E JOHN
462118151005	107 E JOHN
462118151006	109 E JOHN
462118151007	111 E JOHN
462118152014	201 E JOHN
462118152008	211 E JOHN
462118152011	207 E JOHN
462118153001	303 E JOHN
462118153002	305 E JOHN
462118153003	307 E JOHN
462118153004	309 E JOHN
462118153005	311 E JOHN
462118176001	401 E JOHN
462118177001	503 E JOHN
432013233018	30 E JOHN
432013234006	706 S LOCUST

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013234007	706 S LOCUST
432013278011	803 S LOCUST
432013278012	807 S LOCUST
432013278013	809 S LOCUST
432013278014	811 S LOCUST
432013279006	806 S LOCUST
432013279007	808 S LOCUST
432013281015	901 S LOCUST
432013281016	903 S LOCUST
432013281019	909 S LOCUST
432013281020	911 S LOCUST
432013281021	913 S LOCUST
432013281022	913 S LOCUST
432013281023	905 S LOCUST
432013282004	904 S LOCUST
432013282005	906 S LOCUST
432013282006	908 S LOCUST
432013282007	910 S LOCUST
432013282008	910 S LOCUST
432013284015	1007 S LOCUST
432013284014	1011 S LOCUST
432013285018	1004 S LOCUST
432013278006	810 S OAK
432013278015	808 S OAK
432013280006	907 S OAK
432013280007	909 S OAK
432013280008	911 S OAK
432013280011	913 S OAK
432013281003	904 S OAK
432013281005	906 S OAK
432013281006	908 S OAK
432013281007	908 S OAK
432013281008	910 S OAK
432013281009	912 S OAK
432013284002	1004 S OAK
432013284004	1006 S OAK
432013284005	1008 S OAK
432013284006	1010 S OAK
432013284007	1012 S OAK
432013284008	1014 S OAK
432013283005	1001 S OAK
432013283006	1003 S OAK
432013283007	1005 S OAK
432013283008	1007 S OAK
432013283014	1011 S OAK

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

432013283013	1009 S OAK
462118157009	PARK-ARMORY
462118159007	PARK-ARMORY
462118153008	PARK-JOHN
462118102001	PARK-SCOTT
462107354014	STONE ARCH BRDG
462118155003	PARK-WASHINGTON
462118155003	PARK-WASHINGTON
462118155003	PARK-WASHINGTON
462118101007	505 S SECOND
462118101013	507 S SECOND
462118104010	605 S SECOND
462118105006	606 S SECOND
462118107012	707 S SECOND
462118107013	709 S SECOND
462118151008	803 S SECOND
462118151011	805 S SECOND
462118154005	901 S SECOND
462118154009	905 S SECOND
462118154010	907 S SECOND
462118155001	902 S SECOND
462118157010	1005 S SECOND
462118157016	1007 S SECOND
462118157017	1009 S SECOND
462118158001	1002 S SECOND
462118158002	1004 S SECOND
462118158003	1008 S SECOND
462118158004	1010 S SECOND
462118301015	1109 S SECOND
462118301016	1107 S SECOND
462118302004	1106 S SECOND
462118302005	1110 S SECOND
462118302006	1112 S SECOND
462107382014	305 S SIXTH
462107383008	401 S SIXTH
462107383009	403 S SIXTH
462107383010	405 S SIXTH
462107387001	402 S SIXTH
462107387002	404 S SIXTH
462118127009	503 S SIXTH
462118127010	505 S SIXTH
462118127019	507 S SIXTH
462118127020	507 S SIXTH
462118181006	910 S SIXTH
462118181007	912 S SIXTH

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462118183009	1005 S SIXTH
462118183017	1007 S SIXTH
462118127900	501 S SIXTH
462107358012	206 E SPRINGFIELD
462107358015	212 E SPRINGFIELD
462107358016	202 E SPRINGFIELD
462107358017	208 E SPRINGFIELD
462107379007	402 E SPRINGFIELD
462107379008	408 E SPRINGFIELD
462107379009	408 E SPRINGFIELD
462107379010	408 E SPRINGFIELD
462107379011	410 E SPRINGFIELD
462107383011	502 E SPRINGFIELD
462107383012	504 E SPRINGFIELD
462107383013	504 E SPRINGFIELD
462107383014	506 E SPRINGFIELD
462107383015	508 E SPRINGFIELD
462107383016	508 E SPRINGFIELD
462107383017	510 E SPRINGFIELD
462107383018	512 E SPRINGFIELD
462107387006	602 E SPRINGFIELD
462107387007	604 E SPRINGFIELD
462107387008	606 E SPRINGFIELD
462118101014	107 E SPRINGFIELD
462118103001	301 E SPRINGFIELD
462118103003	309 E SPRINGFIELD
462118103005	313 E SPRINGFIELD
462118103019	301 E SPRINGFIELD
462118103020	309 E SPRINGFIELD
462118126001	401 E SPRINGFIELD
462118126002	403 E SPRINGFIELD
462118126003	405 E SPRINGFIELD
462118126004	407 E SPRINGFIELD
462118126005	409 E SPRINGFIELD
462118127005	503 E SPRINGFIELD
462118127006	505 E SPRINGFIELD
462118127007	505 E SPRINGFIELD
462118127047	501 E SPRINGFIELD
462107362005	310 E SPRINGFIELD
462107387009	610 E SPRINGFIELD
462107357010	206 E STOUGHTON
462107357011	208 E STOUGHTON
462107357012	210 E STOUGHTON
462107357013	212 E STOUGHTON
462107357015	214 E STOUGHTON

Attachment F: Table of Properties Proposed to be Rezoned
PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3 CENTRAL BUSINESS MIDTOWN DISTRICT

462107358001	201 E STOUGHTON
462107358002	203 E STOUGHTON
462107358003	205 E STOUGHTON
462107358004	207 E STOUGHTON
462107358005	209 E STOUGHTON
462107358006	213 E STOUGHTON
462107361008	302 E STOUGHTON
462107361009	304 E STOUGHTON
462107361010	306 E STOUGHTON
462107361011	308 E STOUGHTON
462107361012	310 E STOUGHTON
462107361013	312 E STOUGHTON
462107361014	314 E STOUGHTON
462107378007	402 E STOUGHTON
462107378008	404 E STOUGHTON
462107378009	406 E STOUGHTON
462107378010	408 E STOUGHTON
462107378014	410 E STOUGHTON
462107379001	401 E STOUGHTON
462107379002	403 E STOUGHTON
462107379003	405 E STOUGHTON
462107379004	407 E STOUGHTON
462107379005	409 E STOUGHTON
462107382004	502 E STOUGHTON
462107382010	504 E STOUGHTON
462107382011	506 E STOUGHTON
462107382012	508 E STOUGHTON
462107382013	510 E STOUGHTON
462107383003	503 E STOUGHTON
462107383004	505 E STOUGHTON
462107383005	505 E STOUGHTON
462107383006	509 E STOUGHTON
462107386006	602 E STOUGHTON
462107386007	604 E STOUGHTON
462107386008	606 E STOUGHTON
462107386009	608 E STOUGHTON
462107386015	610 E STOUGHTON
462107387003	603 E STOUGHTON
462107387004	605 E STOUGHTON
462107362006	331 STOUGHTON ST
462107357014	305 S THIRD
462107358007	403 S THIRD
462107358008	405 S THIRD
462118103006	506 S THIRD
462118103007	512 S THIRD

**Attachment F: Table of Properties Proposed to be Rezoned
 PL15-0031: REZONING OF PROPERTIES TO THE MF_{UNIV}, MULTIFAMILY DISTRICT, THE CB1 CENTRAL BUSINESS
 URBAN FRINGE DISTRICT, THE CB2 CENTRAL BUSINESS DOWNTOWN DISTRICT, AND THE CB3
 CENTRAL BUSINESS MIDTOWN DISTRICT**

462118105004	601 S THIRD
462118105005	603 S THIRD
462118105007	605 S THIRD
462118105008	605 S THIRD
462118106002	604 S THIRD
462118106003	604 S THIRD
462118108011	705 S THIRD
462118108012	707 S THIRD
462118153010	810 S THIRD
462118153021	806 S THIRD
462118155005	907 S THIRD
462118155009	909 S THIRD
462118156001	904 S THIRD
462118156002	904 S THIRD
462118156010	910 S THIRD
462118158005	1001 S THIRD
462118158006	1003 S THIRD
462118158009	1007 S THIRD
462118159002	1004 S THIRD
462118159006	1006 S THIRD
462118159009	1010 S THIRD
462118303006	1105 S THIRD
462118303007	1107 S THIRD
462118304004	1104 S THIRD
462118304005	1110 S THIRD
462107378004	407 E WHITE
462107378005	407 E WHITE
462107378011	409 E WHITE
462107387005	403 S WRIGHT
462118181014	907 S WRIGHT
462118181015	909 S WRIGHT
462118184014	1009 S WRIGHT
462118184015	1011 S WRIGHT
462118184018	1005 S WRIGHT
462107383007	NO ADDRESS

The following parcels currently contain both the MF2, Multi-Family Medium Density Zoning District and the MF3, Multi-Family High Density Restricted Business Zoning District. These parcels will be rezoned to the MF_{UNIV}, Multi-Family University Zoning District

Property Identification Number	Street Address
462107357016	302 S SECOND
462107353014	110 E SPRINGFIELD