



# R-7 – UNIVERSITY RESIDENTIAL ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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

"The R-7, University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. The R-7 district also allows some business uses within existing structures. The district is intended to encourage the adaptive re-use of existing older structures. (Ordinance No. 8384-25, § 3, 10-17-83) (Ordinance No. 9091-62, § 2, 11-19-90)"

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

### PERMITTED USES:

#### Residential

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

### SPECIAL USES:

#### Residential

Hotel or Motel‡

#### Public and Quasi-Public

Church, Temple or Mosque  
Library, Museum or Gallery‡

#### Business – Professional and Financial Services

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

#### Business – Personal Services

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

**Business – Food Sales and Services**

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

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

**Business – Retail Trade**

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

**Recreation**

Theater, Indoor‡

**Industrial**

Microbrewery‡

**PLANNED UNIT DEVELOPMENT USES:**

**Business - Miscellaneous**

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

**Residential**

Residential Planned Unit Development (See Section XIII-3)

**CONDITIONAL USES:**

**Residential**

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

Table V-1 Notes:

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

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

**DEVELOPMENT REGULATIONS IN THE R-7 DISTRICT**

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

FAR = Floor Area Ratio  
OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>9</sup>** – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

**Footnote<sup>18</sup>** – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1. Buffer Yards, and Table VI-2. Landscaping Buffer.

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

**City of Urbana**  
**Community Development Services Department**  
**Planning Division**  
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