



Future Land Use Categories

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| <p> Residential
<i>Residential areas contain primarily single-family housing, but may contain a variety of compatible land uses. Urban development patterns are often found in older neighborhoods, with an emphasis on pedestrian traffic. Suburban development patterns are found in newer areas, with larger lots served by a well-connected street network with pedestrian and bicycle facilities.</i></p> <p> Mixed Residential
<i>Mixed-Residential areas contain a variety of residential land uses and encourage gradation to achieve compatible development. Urban development patterns emphasize more intensive uses that remain consistent with a neighborhood's character. Suburban development patterns are less intensive and show a gradation of densities. Both areas incorporate transit service.</i></p> <p> Multi-Family Residential
<i>Multi-Family areas consist of apartment complexes and other multi-family buildings in close proximity to business centers, downtown, and campus. These areas should include provisions for transit service and pedestrian access.</i></p> <p> Rural Residential
<i>Rural Residential areas encourage large lots and clustered development to protect unique natural amenities. Champaign County has zoning jurisdiction outside of city limits.</i></p> | <p> Regional Business
<i>Regional Business centers are highly-visible developments that range from "big boxes" to smaller outlot businesses. Site design should include facilities for pedestrian, bicycle and public transit, in addition to automobile traffic.</i></p> <p> Community Business
<i>Community Business centers are designed to serve the overall community and the immediate neighborhood. Developments should be scaled that make them compatible with adjoining neighborhoods, accommodating pedestrian and bicycle traffic.</i></p> <p> Central Business
<i>Central Business areas are exemplified by Downtown Urbana and East Campus. These areas contain a dense, highly intensive urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable.</i></p> <p> Campus Mixed Use
<i>Campus Mixed-Use areas promote urban-style development with a mix of commercial, office and residential uses. Design guidelines emphasize the pedestrian and public transit over automobile traffic. Large-scale single-use development is discouraged in these areas.</i></p> | <p> Parks/Recreation
<i>Park/Recreation areas include all parklands, public recreation centers and golf courses not associated with residential development. Creation of new parks is encouraged in new development.</i></p> <p> Heavy Industrial
<i>Heavy Industrial areas are intense land uses heavily dependent on transportation facilities and significant amounts of land and are generally incompatible with residential uses.</i></p> <p> Light Industrial/Office
<i>Light Industrial/Office areas typically are planned developments that are less intensive than heavy industrial areas, including professional services, warehousing, and distribution facilities.</i></p> <p> Institutional
<i>Institutional areas may include governmental, educational, medical, religious, or university facilities, ranging from a single building to campuses.</i></p> <p> Future Planning Area
<i>Areas within the one-and-one-half mile extraterritorial jurisdictional area that should be studied for their growth potential and inclusion in regular updates to the Comprehensive Plan.</i></p> |
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Note: Future Land Use Maps #8 and #9 identify special future land uses for the "Lincoln-Busey Corridor" in West Urbana. This area is bounded by Illinois Street on the north, Pennsylvania Avenue on the south, Lincoln Avenue on the west and Busey Avenue on the east.