



# MOR – MIXED-OFFICE RESIDENTIAL ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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

*“The MOR, Mixed-Office Residential District is intended to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures. New construction shall be designed and constructed in a manner that is consistent with the character of the district. The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected. (Ordinance No. 2003-11-120, 11-25-03)”*

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the MOR 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:

#### **Agriculture**

Garden Shop  
Plant Nursery or Greenhouse

#### **Business - Food Sales and Services**

Café or Deli  
Confectionery Store  
Convenience Store

#### **Business - Miscellaneous**

Day Care Facility (*Non-Home Based*)

#### **Business - Personal Services**

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

#### **Business - Professional and Financial Services**

Bank/ Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Professional and Business Office  
Vocational, Trade or Business School

#### **Business - Recreation**

Athletic Training Facility  
Dancing School  
Pool Hall  
Private Indoor Recreational Development  
Theater, Indoor

#### **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 and Service  
Florist  
Hardware Store  
Jewelry Store  
Music Store  
Office Supplies/ Equipment Sales and Service  
Pet Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts or Art Supplies  
Tobacconist  
Variety Store  
Video Store

## PERMITTED USES Continued:

### Public and Quasi-Public

Church, Temple or Mosque  
Institution of an Educational or Charitable Nature  
Library, Museum or Gallery  
Municipal or Government Building  
Park

### Residential

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

## SPECIAL USES:

### Business – Food Sales and Service

Meat and Fish Market

### Residential

Dwelling, Home for Adjustment  
Dwelling, Transitional Home, Category II

### Public and Quasi-Public

Principal Use Parking Garage or Lot

## 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:

### Business – Food Sales and Service

Bakery (*Less than 2,500 square feet*)  
Banquet Facility  
Catering Service  
Restaurant

### Business - Retail Trade

All Other Retail Stores

### Residential

Dwelling, Transitional Home, Category I

### Business – Recreation

Lodge or Private Club

### Table V-1 Notes:

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

## DEVELOPMENT REGULATIONS IN THE MOR 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>
MOR	6,000	60	35 <sup>3</sup>	0.70 <sup>8</sup>	0.30 <sup>8</sup>	15 <sup>9</sup>	7 (17) <sup>10</sup>	10

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>3</sup>** – In the AG, CRE, B-1, B-2, MOR, and IN-1 Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; however, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

**Footnote<sup>8</sup>** – See Section VI-3.D for additional regulations regarding FAR and OSR in the MOR District.

**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>10</sup>** – In the MOR District, the sum of the two required side yards shall not be less than 17 feet.

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

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**Planning Division**  
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