



# R-1 – SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-1 Zoning District is as follows:

"The *R-1, Single-Family Residential District* is intended to provide areas for single-family detached dwellings at low density."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-1 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

### PERMITTED USES:

#### **Agriculture**

Agriculture, Cropping

#### **Business - Recreation**

Country Club or Golf Course

#### **Public and Quasi-Public**

Elementary, Junior High School, or Senior High School  
Park

#### **Residential**

Dwelling, Community Living Facility, Category I  
Dwelling, Single Family  
Dwelling, Single Family (*Extended Occupancy*)

### SPECIAL USES:

#### **Public and Quasi- Public Facilities**

Church, Temple or Mosque  
Electrical Substation  
Institution of an Educational or Charitable Nature  
Library, Museum or Gallery

### CONDITIONAL USES:

#### **Agriculture**

Artificial Lake of One (1) or More Acres

#### **Business – Miscellaneous**

Day Care Facility (*Non-Home Based*)

#### **Business - Recreation**

Lodge or Private Club

#### **Public and Quasi-Public**

Municipal or Government Building

#### **Residential**

Bed and Breakfast, Owner Occupied

## DEVELOPMENT REGULATIONS IN THE R-1 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-1	9,000 <sup>11</sup>	80	35	0.30 <sup>11</sup>	0.50 <sup>11</sup>	25 <sup>9</sup>	5 (15) <sup>12</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>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>11</sup>** – In the R-1 District, any lot platted and of public record before November 6, 1950 and presently having a lot width of 65 feet or less and a lot area of less than 7,500 square feet may be developed in accordance with the development regulations for the maximum FAR and the minimum OSR of the R-3 District as specified above. (*Ordinance No. 8384-25, § 5*) (*Ordinance No. 8586-53, § 2, 1-20-86*) (*Ordinance No. 9091-16, 8-6-90*) (*Ordinance No. 9091-59, § 14, 11-19-90*) (*Ordinance No. 9091-60, § 11, 11-19-90*) (*Ordinance No. 9091-61, § 8, 11-19-90*) (*Ordinance No. 9091-62, § 8, 11-19-90*) (*Ordinance No. 9091-132, § 1, 5-20-91*) (*Ordinance No. 9091-133, 5-20-91*)

**Footnote<sup>12</sup>** – In the R-1 District, the sum of the two required side yards shall not be less than 15 feet.

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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