

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-3 Zoning District is as follows:

"The *R-3, Single and Two-Family Residential District* is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-3 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**

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 and Category II  
Dwelling, Duplex\*\*\*  
Dwelling, Duplex (*Extended Occupancy*)\*\*\*  
Dwelling, Single Family  
Dwelling, Single Family (*Extended Occupancy*)  
Dwelling, Two-Unit Common-Lot-Line\*\*\*

**SPECIAL USES:**

**Public and Quasi-Public**

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

**Residential**

Dwelling, Transitional Home, Category II

**PLANNED UNIT DEVELOPMENT USES:**

**Residential**

Residential Planned Unit Development (*See Section XIII-3*)

**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  
Dwelling, Transitional Home, Category I

**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 R-3 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>R-3</b>	<b>6,000<sup>13</sup></b>	<b>60<sup>13</sup></b>	<b>35<sup>17</sup></b>	<b>0.40</b>	<b>0.40</b>	<b>15<sup>9</sup></b>	<b>5</b>	<b>10</b>

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>13</sup>** – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

**Footnote<sup>17</sup>** – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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

**City of Urbana**

**Community Development Services Department**

**Planning Division**

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us)

City Website: [www.urbanaininois.us](http://www.urbanaininois.us)