



## R-6 – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

"The R-6, High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6 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  
Lodge or Private Club

#### Public and Quasi-Public

Church, Temple or Mosque  
Elementary, Junior High School or Senior High School  
Institution of an Educational or Charitable Nature  
Library, Museum or Gallery  
Methadone Treatment Facility  
Municipal or Government Building  
Park

#### Residential

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

### SPECIAL USES:

#### Industrial

Solar Farm

#### Public and Quasi-Public

Hospital or Clinic  
Police or Fire Station  
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:

### Agriculture

Artificial Lake of One (1) or More Acres

### Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

### Business – Personal Services

Mortuary

### Business – Professional and Financial Services

Professional and Business Office

### Public and Quasi-Public

Electrical Substation

### Residential

Bed and Breakfast, Owner Occupied

### 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-6 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-6	6,000	60	See Note <sup>15</sup>	1.40	0.25	15	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>15</sup>** – In the R-6 and R-6B Districts, the maximum height is twice the distance from the street centerline to the face of the building.

**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**

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)