



R-6B – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL – RESTRICTED BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

“The R-6B, High Density Multiple-Family Residential – Restricted Business District is intended to provide areas for a compatible mixture of limited business uses and residential development at densities ranging up to high. Both the uses permitted and the regulations on physical development make this district suitable as a buffer between more intensive commercial districts and lower density residential districts.”

PLEASE NOTE: In order to promote a desired mix of residential and business uses in the District, Section V-5.A of the Ordinance requires that there be a combination of said uses on a particular zoning lot under the following circumstances:

"In the R-6B District, business uses shall be restricted to the basement or the first story above the basement. If the floor area occupied by business uses is greater than three thousand (3,000) square feet, a residential use shall also be established on the zoning lot. When a residential use is required, the floor area devoted to residential use shall be equal to or greater than 50% of the total floor area occupied by a business use."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6B 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 – Food Sales and Service

Bakery (*Less than 2,500 square feet*)

Confectionery Store

Business – Personal Services

Barber/ Beauty Shop

Laundry and/or Dry Cleaning Pickup

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

Business - Recreation

Country Club or Golf Course

Business – Retail Trade

Art and Craft Store and/or Studio

Clothing Store

Drugstore

Electronic Sales and Service

Florist

Jewelry Store

Music Store

Photographic Studio and Equipment Sales and Service

Shoe Store

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
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, Loft
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:

Business – Miscellaneous

Shopping Center - Convenience

Public and Quasi-Public

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:

Business – Food Sales and Service

Café or Deli
Convenience Store
Restaurant
Supermarket or Grocery Store

Business – Retail Trade

Bicycle Sales and Service
Sporting Goods
All Other Retail Stores

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Vehicular Sales and Service

Automobile Accessories (*New*)

Business – Personal Services

Health Club/ Fitness
Mortuary
Self-Service Laundry

Public and Quasi-Public

Electrical Substation

Business - Recreation

Athletic Training Facility

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-6B 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) ¹ | MIN SIDE YARD (in feet) ¹ | MIN REAR YARD (in feet) ¹ |
|------|----------------------------|-----------------------------|------------------------|--------------------|---------|---------------------------------------|--------------------------------------|--------------------------------------|
| R-6B | 6,000 | 60 | See Note ¹⁵ | 1.50 ¹⁶ | None | 15 | 5 ¹⁸ | 10 ¹⁸ |

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote¹⁵ – 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.

Footnote¹⁶ – See Section V-5.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the R-6B District.

Footnote¹⁸ – 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:

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