

West Urbana Non-Conforming Uses

Current as of October 28, 2013

A **Non-Conforming Use** is a use of land or structure that is not in compliance with the regulations of the present zoning ordinance. **Legally Non-Conforming Uses** are those that existed before the current zoning, were in compliance with a previous Zoning Ordinance, and are allowed to legally continue under the current Zoning Ordinance

Address	Current Zoning	Legally Non-Conforming Use
708 Birch St	R-2	Duplex dwelling
1008 S Busey Ave	R-2	Six unit multi-family apartment building
1108 S Busey Ave	R-2	Duplex dwelling
402 S Busey Ave	R-2	Duplex dwelling
602 S Busey Ave	R-2	Three unit multi-family apartment building
604 S Busey Ave	R-2	Duplex dwelling
205 W California Ave	R-2	Duplex dwelling
205 1/2 W California Ave	R-2	Duplex dwelling
206 W California Ave	R-2	Duplex dwelling
208 W California Ave	R-2	Duplex dwelling
306 W California Ave	R-2	Duplex dwelling
306 1/2 W California Ave	R-2	Duplex dwelling
312 W California Ave	R-2	Duplex dwelling
401 W California Ave	R-2	Duplex dwelling
401 1/2 W California Ave	R-2	Duplex dwelling

Address	Current Zoning	Legally Non-Conforming Use
501 W California Ave	R-2	Three unit multi-family apartment building
505 W California Ave	R-2	Duplex dwelling
510 W California Ave	R-2	Duplex dwelling
512 W California Ave	R-2	Duplex dwelling
603 W California Ave	R-2	Duplex dwelling with home occupation
604 W California Ave	R-2	Duplex dwelling
612 W California Ave	R-2	Three unit multi-family apartment building
704 W California Ave	R-2	Four unit multi-family apartment building
705 W California Ave	R-2	Three unit multi-family apartment building
707 W California Ave	R-2	Four unit multi-family apartment building
709 W California Ave	R-2	Duplex dwelling
710 W California Ave	R-2	Three unit multi-family apartment building
712 W California Ave	R-2	Rooming house (maximum of 11 roomers)
803 Cedar St	R-2	Duplex dwelling
805 Cedar St	R-2	Duplex dwelling
401 S Coler Ave	R-2	Duplex dwelling
403 S Coler Ave	R-2	Duplex dwelling
605 S Coler Ave	R-2	Duplex Dwelling Seven unit multi-family housing
706 S Coler Ave	R-2	cooperative
801 S Coler Ave	R-2	Seven unit multi-family apartment building

Address	Current Zoning	Legally Non-Conforming Use
803 S Coler Ave	R-2	Seven unit multi-family apartment building
1004 Garfield Ave	R-2	Duplex dwelling
1006 Garfield Ave	R-2	Duplex dwelling
205 W High St	R-2	Four unit multi-family apartment building
211 W High St	R-2	Duplex dwelling
309 W High St	R-2	Duplex dwelling
311 W High St	R-2	Duplex dwelling
410 W High St	R-2	Duplex dwelling
603 W High St	R-2	Three unit multi-family apartment building
607 W High St	R-2	Duplex dwelling
704 W High St	R-3	Three unit multi-family apartment building
705 W High St	R-2	Five unit multi-family apartment building
210 W Illinois St	R-2	Duplex dwelling
212 W Illinois St	R-2	Duplex dwelling
303 W Illinois St	R-2	Four unit multi-family apartment building
402 W Illinois St	R-2	Duplex dwelling
405 W Illinois St	R-2	Duplex dwelling
408 W Illinois St	R-2	Duplex dwelling
502 W Illinois St	R-2	Four unit multi-family apartment building
504 W Illinois St	R-2	Duplex dwelling

Address	Current Zoning	Legally Non-Conforming Use
605 W Illinois St	R-2	Four unit multi-family apartment building
701 W Illinois St	R-2	Duplex dwelling
703 W Illinois St	R-2	Duplex dwelling
704 W Illinois St	R-2	Duplex dwelling
708 W Illinois St	R-2	Duplex dwelling
709 W Illinois St	R-2	Duplex dwelling
711 W Illinois St	R-2	Student Rooming House
712 W Illinois St	R-2	Four unit multi-family apartment building
713 W Illinois St	R-2	Four unit multi-family apartment building
605 Indiana Ave	R-2	Duplex dwelling
701 Indiana Ave	R-2	Duplex dwelling
710 Indiana Ave	R-2	Duplex dwelling
606 W Iowa St	R-2	Duplex dwelling
610 W Iowa St	R-2	Duplex dwelling
716 W Iowa St	R-2	Duplex dwelling
1008 S Lincoln Ave	R-7	Single-family residential/business use
507 S McCullough St	R-2	Duplex dwelling
306 W Michigan Ave	R-2	Duplex dwelling
606 W Michigan Ave	R-2	Duplex dwelling
203 W Nevada St	R-2	Duplex dwelling

Address	Current Zoning	Legally Non-Conforming Use
509 W Nevada St	R-2	Six unit multi-family apartment building
511 W Nevada St	R-2	Three unit multi-family apartment building
603 W Nevada St	R-2	Five unit multi-family apartment building
604 W Nevada St	R-2	Six unit multi-family apartment building
611 W Nevada St	R-2	Duplex dwelling
702 W Nevada St	R-2	Duplex dwelling
702 1/2 W Nevada St	R-2	Duplex dwelling
703 W Nevada St	R-2	Seven unit multi-family apartment building
704 W Nevada St	R-2	Seven unit multi-family apartment building
705 W Nevada St	R-2	Five unit multi-family apartment building
709 W Nevada St	R-2	Five unit multi-family apartment building
710 W Nevada St	R-2	Duplex dwelling
712 W Nevada St	R-2	Duplex dwelling
714 W Nevada St	R-2	Duplex dwelling
709 Ohio St	R-2	Duplex dwelling
712 Ohio St	R-2	Duplex dwelling
802 Ohio St	R-2	Duplex dwelling
1010 S Orchard St	R-2	Four unit multi-family apartment building
207 W Oregon St	R-2	Duplex dwelling
207 1/2 W Oregon St	R-2	Duplex dwelling

Address	Current Zoning	Legally Non-Conforming Use
307 W Oregon St	R-2	Three unit multi-family apartment building
402 W Oregon St	R-2	Four unit multi-family apartment building
405 W Oregon St	R-2	Duplex dwelling
406 W Oregon St	R-2	Seven unit multi-family apartment building
511 W Oregon St	R-2	Three unit multi-family apartment building
610 W Oregon St	R-2	Duplex dwelling
703 W Oregon St	R-2	Four unit multi-family apartment building
704 W Oregon St	R-2	Duplex dwelling
605 S Race St	R-2	Duplex dwelling
705 S Race St	R-2	Duplex dwelling
905 S Race St	R-2	Duplex dwelling
908 S Race St	R-2	Duplex dwelling
505 W Washington St	R-2	Duplex dwelling
610 W Washington St	R-2	Four unit multi-family apartment building
701 W Washington St	R-2	Duplex dwelling Multi-family building; U of I Certified
702 W Washington St	R-2	Rooming House
711 W Washington St	R-2	Duplex dwelling