

IN-TOWN ZONING DISTRICTS

Proposed Amendments to the Champaign Zoning Ordinance

DRAFT CONCEPTS



Drafted May 2018 / Refreshed July 2018

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District Names, Purpose Statements and Land Uses

The names, purpose statements and land uses allowed for the districts

2

Proposed Development Standards

The standards for lots, size/placement of building and landscaping/screening

3

Proposed Design Standards for Multi-Family

Standards for the look and design of new multi-family buildings

Overview

Attached are draft proposals for amendments to the Zoning Ordinance regulations for the five In-Town Zoning Districts. The proposals are divided into three sections, listed above. In many cases, the proposals are written in concept (not in code language) so they can be better understood in concept and discussed. Once input is collected, the concepts within these three components will be drafted as code language and proposed as an amendment to the Champaign Zoning Ordinance. The existing regulations for the In-Town Zoning Districts are provided within a separate document for reference.

It is important to note that the proposals do not entail rezoning any property within the In-Town Districts from one district to another. Instead, the proposals are to amend the regulations within the five districts that regulate land use and buildings. The current In-Town Zoning Map is included for reference.

DRAFT

Prepared by: City of Champaign Planning and Development Department – Drafted May 2018 (refreshed July 2018)

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IN-TOWN ZONING DISTRICTS PROPOSED AMENDMENTS

District Purpose Statements and Land Uses

DRAFTED MAY 2018 (refreshed July 2018)



PROPOSED DISTRICT PURPOSE STATEMENTS AND LAND USES

Overview

There are currently five **In-Town Zoning District** classifications. The Zoning Ordinance contains a written purpose statement for each and specifies the land uses allowed in each district. The districts also distinguish between land uses that are “Permitted”, which means allowed by right, and “Provisional”, which means they are allowed but with certain provisions which are listed in the Zoning Ordinance.

The five In-Town Zoning Districts are depicted on the Zoning Map. There are no proposed changes to the districts on the map. However, there are proposed changes to some of the district names, purpose statements and the land uses permitted in the districts.

Existing and Proposed In-Town Zoning District Names

EXISTING

- IT-SF1, In-Town Single-Family -----
- IT-SF2, In-Town Single and Two-Family -----
- IT-NC, In-Town Neighborhood Conservation -----
- IT-MF, In-Town Multi-Family -----
- IT-MX, In-Town Mixed Use -----

PROPOSED

- No Change*
- No Change*
- IT-MR1, In-Town Mixed Residential 1
- IT-MR2, In-Town Mixed Residential 2
- No Change*

Proposed Zoning District Purpose Statements

Explanation:

The Zoning Ordinance describes the purpose of each zoning district in the City. The purpose statements are useful in considering proposed zoning district changes and other action that may be proposed by property owners. They are not in themselves regulatory.

IT-SF1, In-Town Single-Family

The purpose of the *IT-SF1, In-Town Single-Family Residential District* is to provide primarily for single-family, detached housing in the “In-Town” neighborhoods close to Downtown. The district also provides for compatible land uses typically found in a residential neighborhood and promotes the preservation of houses. The conversion of existing homes for up to two dwelling units is permitted in this district. The pattern of development is one of a traditional neighborhood with smaller lot sizes and where new structures are compatible with the size, scale and design of existing homes.

IT-SF2, In-Town Single and Two-Family

The purpose of the *IT-SF2, In-Town Single and Two-Family Residential District* is to provide primarily for single-family and duplex homes in the “In-Town” neighborhoods close to Downtown. The district also provides for compatible land uses typically found in a residential neighborhood and promotes the

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preservation of houses. The conversion of existing homes for up to three dwelling units is permitted in this district. The pattern of development is one of a traditional neighborhood with smaller lot sizes and where new structures are compatible with the size, scale and design of existing homes.

IT-MR1, In-Town Mixed-Residential 1

The purpose of the *IT-MR1, In-Town Mixed Residential-1 District* is to provide for a range of housing types from single-family to smaller-scaled multi-family residential in the "In-Town" neighborhoods close to Downtown. The district also provides for compatible land uses typically found in a residential neighborhood and promotes the preservation of houses. The conversion of existing structures for office use is permitted in this district. The pattern of development is one of a traditional neighborhood with smaller lot sizes and where new structures are sized and designed appropriately to transition from lower-density, single-family development to larger-scaled multi-family development.

IT-MR2, In-Town Mixed-Residential 2

The purpose of the *In-Town Mixed Residential-2 District* is to provide for a range of housing types from single-family to multi-family residential in the "In-Town" neighborhoods close to Downtown. The scale of multi-family allowed is larger than that of IT-MR1. The district also provides for compatible land uses typically found in a residential neighborhood. The conversion of existing structures to office use is permitted in this district. The pattern of development is one of a traditional neighborhood with smaller lot sizes and where new structures are sized and designed appropriately to transition from smaller-scale multi-family development to larger-scale development allowed in the IT-MX district.

IT-MX, In-Town Mixed-Use

The purpose of the *In-Town Mixed Use District* is to provide primarily for a mix of residential and office land uses in the "In-Town" neighborhood west of Downtown. The district offers a transition of intensity from the commercial development of Downtown and the Neil Street corridor to the residential development of the adjacent neighborhoods. Commercial uses in this district are more appropriate considered with a neighborhood-commercial zoning district. The scale of buildings in this district are largest of the In-Town districts yet provide for a transition in intensity and are to be designed to be compatible with the character of the district.

Permitted and Provisional Land Uses

Explanation:

The City contains a total of 24 zoning districts. The Zoning Ordinance identifies the land uses that are either "Permitted" and "Provisional" in each district. A land use that is listed as Permitted means that it is allowed in that district without any special approvals or conditions. An example would be a Single-Family home in the Single-Family Residential Zoning District or a grocery store in the General Commercial Zoning District. Each district also identifies land uses that are Provisional. This means they are allowed in that district but only under certain provisions which are listed in the Zoning Ordinance. An example would be a Day Care Center in the Single-Family Residential Zoning District with the provision that it be only be allowed on an arterial street.

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The following table provides the proposed Permitted and Provisional Uses for the 5 In-Town Zoning Districts. Most of these land uses are already defined in the Zoning Ordinance. The table provides only slight variation from what is already allowed in the existing Zoning Ordinance. The following page provides an explanation of the differences.

Proposed In-Town Zoning District Land Use Table					
Land Use	IT-SF1	IT-SF2	IT-MR1	IT-MR2	IT-MX
CIVIC USES					
Park/Playground	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Community Facility	Provisional	Provisional	Provisional	Provisional	Permitted by Right
Government Building	Provisional	Provisional	Provisional	Provisional	Permitted by Right
School, K-12	Provisional	Provisional	Provisional	Permitted by Right	Permitted by Right
RESIDENTIAL USES					
Dwelling, Single-Family	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Dwelling, Two-Family	Not Allowed	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Dwelling, Common Lot Line, up to 2 units	Not Allowed	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Dwelling, Common Lot Line, up to 4 units	Not Allowed	Not Allowed	Permitted by Right	Permitted by Right	Permitted by Right
Dwelling, Common Lot Line, more than 4 units	Not Allowed	Not Allowed	Not Allowed	Permitted by Right	Permitted by Right
Residential Conversion, up to 2 units	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Residential Conversion, up to 3 units	Not Allowed	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Dwelling, Multi-Family	Not Allowed	Not Allowed	Permitted by Right	Permitted by Right	Permitted by Right
Community Living Facility Category I	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Community Living Facility Category II	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Community Living Facility Category III	Provisional	Provisional	Provisional	Provisional	Provisional
Bed and Breakfast Homestay	Provisional	Provisional	Provisional	Provisional	Provisional
Recovery Home	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Emergency Shelter	Not Allowed	Not Allowed	Not Allowed	Provisional	Provisional
NON-RESIDENTIAL USES					
Religious Institution, less than 200 seats	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right	Permitted by Right
Religious Institution, more than 200 seats	Provisional	Provisional	Provisional	Provisional	Provisional
Day Care Center	Provisional	Provisional	Provisional	Provisional	Provisional
Office Conversion	Not Allowed	Not Allowed	Provisional	Provisional	Permitted by Right
Office	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Permitted by Right
Funeral Home	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Permitted by Right
Clinic	Not Allowed	Not Allowed	Provisional	Not Allowed	Not Allowed
Financial Institution	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Provisional
Utility Station	Provisional	Provisional	Provisional	Provisional	Provisional
	Permitted by Right				
	Provisional				
	Not Allowed				

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Key Difference from the Current Regulations

Land Uses Proposed to be Eliminated from the Current Zoning Ordinance

In the Existing Zoning Ordinance - Eliminate	Reason for Deletion
"Low-Rise Multi-Family" and "Mid-Rise Multi-Family"	Whether an apartment building is a "low-rise" or "mid-rise" is more of a function of the development standards. The districts now propose new standards that limit the size of buildings depending on the district. This means providing a distinction in the land use section is no longer needed.
"Accessory Apartment" and "Accessory Office"	These land uses allowed for an owner of a home to have an apartment or office in their house. From a land use perspective, adding a second dwelling unit in a home is the same as having a "duplex". The concept of an owner renting out part of their house for an office has not be utilized and perhaps is not practical.
"Boarding House", "Retail Specialty", "Lodge", "Transitional Housing for the Homeless", "Library" and "Hospital"	These uses are either not consistent with the purposes of the districts or are covered in other ways. For example, a hospital (as they are built today) isn't compatible in the In-Town Districts. A library is compatible but is considered to be a Government Building or Community Facility which is already covered.

Clarify Permitted Residential Uses

The current Zoning Ordinance had discrepancies and was not clear with the different types of residential uses that was allowed. The proposed changes more clearly identify the different residential uses and what districts they are allowed in. The most notable change is to permit the conversion of an existing home for up to 2 units in the IT-SF District and the conversion of an existing home for up to 3 units in the IT-SF2 District. This allowance is intended to encourage the preservation and renovation of existing homes in the Districts.

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IN-TOWN ZONING DISTRICTS PROPOSED AMENDMENTS

Development Standards

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PROPOSED DEVELOPMENT STANDARDS

Overview

The development standards are the rules that specify the size of lots, how big and tall buildings can be, where buildings can be placed on a lot and how they should be screened and landscaped. They differ from design standards which are the rules for how buildings are designed and how they look. The main Development Standards are provided in a table, similar to all other zoning districts in the City of Champaign. However, proposed are specific standards for the In-Town Districts. Finally, there are general requirements that explain when these requirements are applicable and what, if any exceptions, there are.

Applicability

- These development standards would apply to development in any of the five In-Town Zoning Districts. They would replace the existing In-Town Zoning District standards in the Zoning Ordinance. Certain exceptions would be made for "Schools K-12" to recognize Central High School expansion plans.

Definitions to add

- Add a new definition for "Conversion, Residential" to indicate the conversion of an existing structure to more than one dwelling unit. Also indicate that if expanding the square footage more than an additional 33%, then it's not a conversion as defined.

Requirements for lots

- Any new lot platted in the In-Town Districts will have to meet the standards for lot width and lot area listed in Table IV-B and any other requirements of the Zoning Ordinance.
- Any existing lot that does not meet the minimum lot width and/or lot area standards can still be developed provided the development meets all the other rules (such as setbacks, height, etc.)

Requirements for buildings on lots

- Each In-Town Zoning District will have development standards for structures on lots. The standards will be different depending on the district. These standards include setbacks, height, maximum building footprint and maximum lot coverage. Regulating maximum building footprint and lot coverage controls the size of structures and the amount of open space on a lot to ensure compatibility within the district in which that structure is located. These standards are proposed in Table IV-B below:

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Development Standards
DRAFTED MAY 2018 (refreshed July 2018)



**** PROPOSED ****

STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS IN THE IN-TOWN ZONING DISTRICTS

Zoning District	Development Standards							
	Minimum Lot Size (Square Feet)	Average Lot Width (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Height (Feet)	Maximum Building Footprint (Square Feet)	Maximum Building Footprint Lot Coverage (%)
IT-SF1, In-Town Single-Family	6,000	50	25	6	10	35 (2)	2,250	35%
IT-SF2, In-Town Single and Two-Family	5,000	50	20	6	10	35 (2)	2,250	35%
IT-MR1, In-Town Mixed-Residential - 1	5,000	50	20	10 (1)	10	35	4,000	45%
IT-MR2, In-Town Mixed-Residential - 2	5,000	50	15	10 (1)	10	45	4,500	50%
IT-MX, In-Town Mixed Use	5,000	50	15	10 (1)	10	55	8,500	55%

Footnotes:

- (1) Single Family and Two-Family Residential in this district only required to have a 6-foot side yard setback.
- (2) Limited to 2.5 stories

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Development Standards

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Proposed Requirements for Providing Landscaping and Screening

Explanation

Landscaping is intended primarily to provide beautification of a lot. It may serve the purpose of screening the view, such as a tall hedge row, but its primary purpose is to add greenery and provide an attractive aesthetic. Screening, on the other hand, has the specific intention of shielding the view from one property to another. This is often desired most when slightly incompatible land uses are next to one another (e.g. apartments next to a single-family home). Below are the proposed requirements for landscaping and screening in the In-Town Zoning Districts.

- No specific landscaping or screening will be required for single-family homes. This will be left for homeowners to provide as the wish.
- No specific landscaping or screening will be required for existing structures that are converted for up to 3 units.
- In all other cases, when a proposed building is next to a residential use (whether it's single-family or multi-family), it must provide screening in the form of an opaque fence or wall with a minimum height of 6 feet along all the common property lines.
- When a new structure (other than those described in the first two points above) is proposed, it must provide landscaping in the front yard. Ten percent of the front yard, minimum 125 square feet, must be landscaped with a mix of trees and shrubs.
- For any new development, street trees are required if none already exist. These are the trees between the sidewalk and the street. They are then owned and maintained by the City.
- Screening is not required along an alley and parking lots must contain landscaping as currently required by the Zoning Ordinance.

Proposed Requirements when expanding existing structures

- When an existing structure is being expanded, the expansion portion must meet the rules of the Zoning Ordinance. If the original structure is deficient in meeting the rules, it doesn't mean the addition can also fall short of meeting the regulations.
- When an existing structure is being expanded, the existing structure **plus** the expansion must together be compliant with the proposed rules for Maximum Lot Coverage and Maximum Building Footprint as listed in Table IV-B. The square footage of the existing structure and the expansion would be added up to determine compliance with these standards.

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- When an existing structure is proposed to be expanded beyond 33% of the size of the original structure, the entire lot must be brought into compliance with the Landscaping and Screening rules described above.
- If a structure contains a land use that is currently "grandfathered" (not allowed in the zoning district but pre-dates the rules), the size of the structure cannot be expanded to increase the size of that "grandfathered" land use.
- When a structure is proposed to be expanded, if more parking is required, it cannot be provided in the front yard or side yard.

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Design Standards for Multi-Family
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PROPOSED DESIGN STANDARDS FOR MULTI-FAMILY

Overview

In 2017, resident concern was raised about the size and design of new multi-family buildings recently built in the In-Town Zoning Districts. As a result, the Champaign City Council directed Staff to examine the existing zoning regulations and determine where improvements can be made, particularly the regulations concerning the size and design of multi-family buildings, to achieve better neighborhood compatibility.

Design standards are the rules that specify the look and design of multi-family buildings in the In-Town Zoning Districts. They differ from the proposed development standards which are the rules for building size and their placement on lots. However, they work together to achieve a compatible size and design of building that is most appropriate for the In-Town Zoning Districts.

The following are proposed design standards for the construction of new multi-family buildings in the In-Town Zoning Districts. They are not yet drafted in “code form” so they can be presented conceptually. Following input and review, they would be drafted as a formal text amendment to the Champaign Zoning Ordinance.

Applicability

The design standards would apply only to the construction of new multi-family buildings in the In-Town Zoning Districts. Multi-family buildings are those with three or more dwelling units. The standards would apply for new construction, not renovations of existing buildings or the conversion of old homes.

Definitions

New definitions will be added for the following terms since they are used in these proposed design standards:

- **Primary Façade** – the front of the building which faces a public street.
- **Secondary Façade** – a side of a building that still faces a public street

Building Orientation / Entrances

- The primary façade of the building shall face the street. Buildings cannot be situated “sideways” on the lot.

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Design Standards for Multi-Family
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- On the primary façade, apartment buildings are to have common entrance(s) as opposed to individual entrances to each unit. Exceptions will be made for rowhouse/townhouse style of development.
- Building entrances will be required to have a sidewalk that connects to the street sidewalk.
- Entrances will be required to be covered or inset to give the entrances definition and protect people from the elements.

Roofs

- If a building is designed to have a flat roof, there must be a cornice treatment along the entire length of the building façade(s) that face streets.
- If a building is designed to have a pitched roof, there must be eaves of a minimum 18" in depth.
- If a building is over two stories tall and a pitched roof is proposed, there will be a maximum pitch, likely 3/12, to reduce the imposing height impact of the building on a neighborhood.

Expression Line

- Buildings two or more stories in height will be designed to have an expression line delineating the first floor.

Windows

- There shall be a minimum percentage of windows on the primary façade of a building facing the public street – 45%
- There shall be a minimum percentage of windows on the secondary façade of a building that faces the public street (if applicable) – 25%
- Building facades that do not face a street will not have a minimum percentage for windows.
- Window sizes will have a required height to width ratio of at least 2:1.
- A certain percentage of the windows on the primary façade will be required to be grouped with at least two windows per grouping – 65%

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- There will be a range of space allowed between individual windows within a grouping – 4 to 8 inches.
- Windows will be required to have sills and lintels that extend beyond the window casing.

Balconies

- There will be a limit on how much of the facades facing public streets can be occupied with balconies – 25%
- Measurement for balconies shall be by horizontal length.

Building Materials

- There will be a limited number of building materials allowed. True brick, stone, wood and fiber cement.

Parking and Access

- When there is an alley, vehicular parking must be taken from that alley.
- Parking can be at grade or below grade. No multi-story parking structures.
- Ground level parking cannot be in the front yard or side yard.
- Some of the ground level parking can be below the building but only in the back half of the building. Buildings cannot be on “stilts”.
- The amount of parking required will be reduced from 0.5 spaces per bedroom to 0.25 spaces per bedroom.

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Design Standards for Multi-Family
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Trash and Recycling

- Trash and recycling areas cannot be visible from the primary street.
- When there is a functional alley – trash and recycling must be picked up from the alley.
- Trash and recycling areas must be screened.
- Air Conditioning condensers must be screened