SEC. 37-402 TABLE IV-A DEVELOPMENT STANDARDS FOR PRINCIPAL STRUCTRUES ON LOTS STANDARDS

City of CHAMPAIGN

Zoning District		Minimum Lot Width	Minimum Lot Area	Front Setback		Side Setback			Rear Setback		Maximum Height		Floor Area Ratio	Open Space Ratio	Max. Building Width	Max. Lot Coverage	Max. Building Footprint	Performance Standards
				Min.	Max.	Interior	Street	Alley	Interior	Alley	Feet	Stories						
R1	Residential Neighborhood 1	60’	6,000 ft²	25’	—	6’	15’	6’	10’	10’	36’	2.5	0.35	0.45	—	—	—	Sec. 37-308.1
R2	Residential Neighborhood 2	50’	5,000 ft²	20’	—	5’	10’	5’	10’	10’	36’	2.5	0.50	0.40	—	—	—	Sec. 37-308.2
MR1	Mixed Residential Neighborhood 1	50’	5,000 ft²	20’	—	5’	10’	5’	10’	10’	36’	3	1.25	0.35	48'	—	—	Sec. 37-308.3
MR2	Mixed Residential Neighborhood 2	50’	5,000 ft²	15’	—	5’	5’	5’	10’	10’	66’	5	2.50	0.30	60'	—	—	Sec. 37-308.4
MR3	Mixed Residential Neighborhood 3	50’	5,000 ft²	15’	—	5’	5’	5’	10’	10’	90’	7	4.75	0.25	72'	—	—	Sec. 37-308.5
RU1	University Neighborhood 1	50’	5,000 ft²	10’	—	5’	5’	5’	5’	5’	90’	7	—	—	96’	—	—	Sec. 37-308.6
RU2	University Neighborhood 2	50’	5,000 ft²	10’	—	5’	5’	5’	5’	5’	150’	12	—	—	96’	—	—	Sec. 37-308.7
MHC	Manufactured Housing Community	130’	5 acres	25’	—	15’	25’	15’	15’	15’	30’	2	—	0.30	—	—	—	Sec. 37-308.8
IT-RU1	In-Town Residential Neighborhood 1	50’	5,000 ft²	25’	—	6’	15’	6’	10’	10’	36’	2.5	—	—	—	35%	2,250 ft²	Sec. 37-308.9
IT-RU2	In-town Residential Neighborhood 2	50’	5,000 ft²	20’	—	5’	10’	5’	10’	10’	36’	2.5	—	—	—	35%	2,250 ft²	Sec. 37-308.10
IT-MR1	In-Town Mixed Residential Neighborhood 1	50’	5,000 ft²	20’	—	5’	10’	5’	10’	10’	36’	3	—	—	—	35%	3,250 ft²	Sec. 37-308.11
IT-MR2	In-Town Mixed Residential Neighborhood 2	50’	5,000 ft²	15’	—	5’	5’	5’	10’	10’	54’	4	—	—	—	50%	4,500 ft²	Sec. 37-308.12
IT-MR3	In-Town Mixed Residential Neighborhood 3	50’	5,000 ft²	15’	—	5’	5’	5’	10’	10’	66’	5	—	—	—	55%	8,500 ft²	Sec. 37-308.13
CN1	Neighborhood Commercial	22’	2,200 ft²	0’	—	See Landscaping and Screening Requirements					42’	3	1.25	0.20	—	—	—	Sec. 37-308.14
CN2	Neighborhood Office	50’	5,000 ft²	0’	—	See Landscaping and Screening Requirements					42’	3	1.25	0.20	—	—	—	Sec. 37-308.15
CN3	Neighborhood Center	42’	4,200 ft²	0’	—	See Landscaping and Screening Requirements					42’	3	2.50	0.20	—	—	—	Sec. 37-308.16
CG	Commercial General	42’	4,200 ft²	0’	—	See Landscaping and Screening Requirements					90’	7	6.00	—	—	—	—	Sec. 37-308.17
CB1	Central Business	18’	1,800 ft²	0’	15’	—	—	—	—	—	102’	8	—	—	—	—	—	Sec. 37-308.18
CB2	Downtown Business	18’	1,800 ft²	0’	10’	—	—	—	—	—	150’	12	—	—	—	—	—	Sec. 37-308.19
CB3	Campustown Business	18’	1,800 ft²	0’	10’	—	—	—	—	—	222’	18	—	—	—	—	—	Sec. 37-308.20
CI	Commercial Industrial	42’	4,200 ft²	—	—	See Landscaping and Screening Requirements					—	—	1.25	0.20	—	—	—	Sec. 37-308.21
RP	Research Park	42’	4,200 ft²	—	—	See Landscaping and Screening Requirements					—	—	3.00	—	—	—	—	Sec. 37-308.22
IBP	Interstate Business Park	42’	4,200 ft²	—	—	See Landscaping and Screening Requirements					90’	7	4.75	0.20	—	—	—	Sec. 37-308.23
I1	Light Industrial	100’	10,000 ft²	—	—	See Landscaping and Screening Requirements					—	—	2.00	—	—	—	—	Sec. 37-308.24
I2	Heavy Industrial	100’	10,000 ft²	—	—	See Landscaping and Screening Requirements					—	—	3.00	—	—	—	—	Sec. 37-308.25