

# Bonus Provisions in the Boneyard Creek District

Full descriptions of these provisions can be found  
in Section XIII-4.F of the Urbana Zoning Ordinance

<http://urbanaininois.us/zoning>



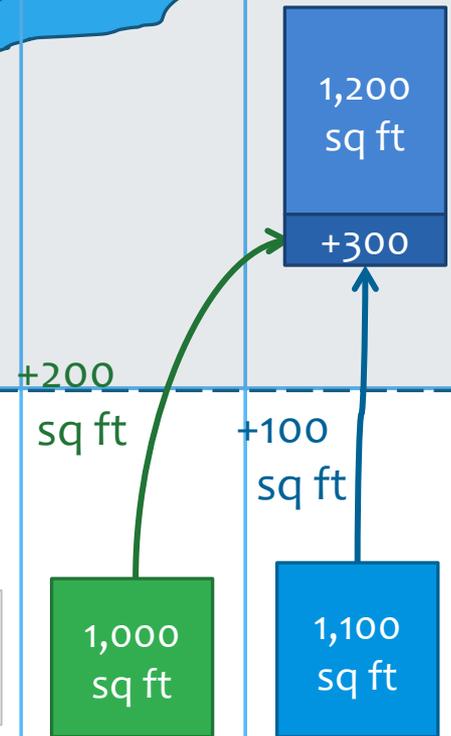
# Bonus Provisions

1. Development Rights Transfer
2. Extra Lot Size
3. Decreased or Waived Yard Requirements
4. Increased Height
5. Off-site Parking
6. Mixed Uses

# 1. Development Rights Transfer

The development rights of properties next to a property within the Boneyard Creek District can be transferred to that property through an agreement between property owners.

In this example, the maximum building size can be increased from 1,200 sq ft to 1,500 sq ft.



## 2. Extra Lot Size

+11,350 sq ft

Area of lot:  
28,000 sq ft

Area for  
calculations:  
39,350 sq ft

+12,900 sq ft

Area of lot:  
164,000 sq ft

Area for  
calculations:  
176,900 sq ft

If a property is next to the Boneyard Creek, the area between the property line and the center of the creek can be used for building calculations like floor area or amount of open space required on a property.

# 3. Yard Requirement Waiver

Potential Building Footprint with Yard Waiver

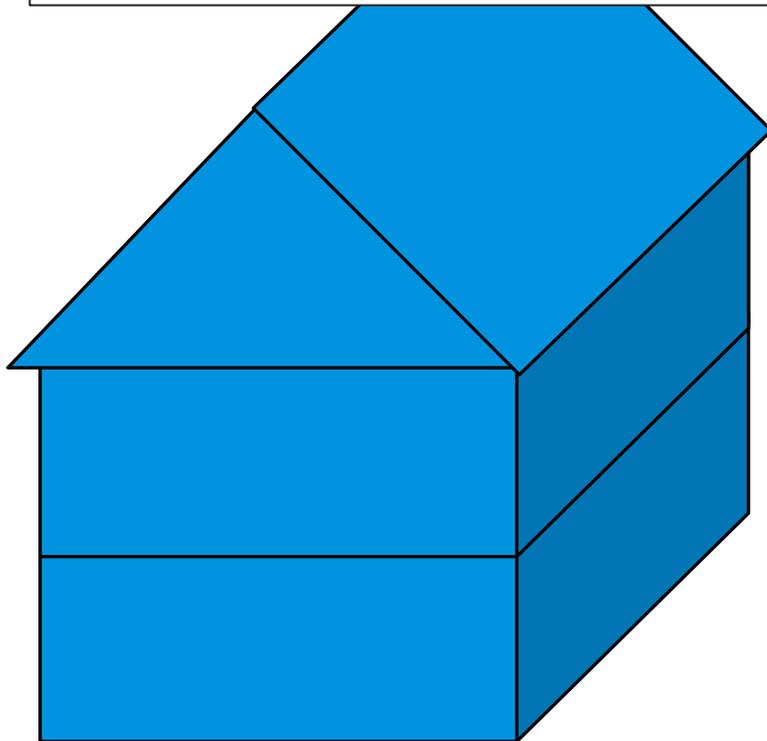
15'  
Required Yard Setbacks

5'

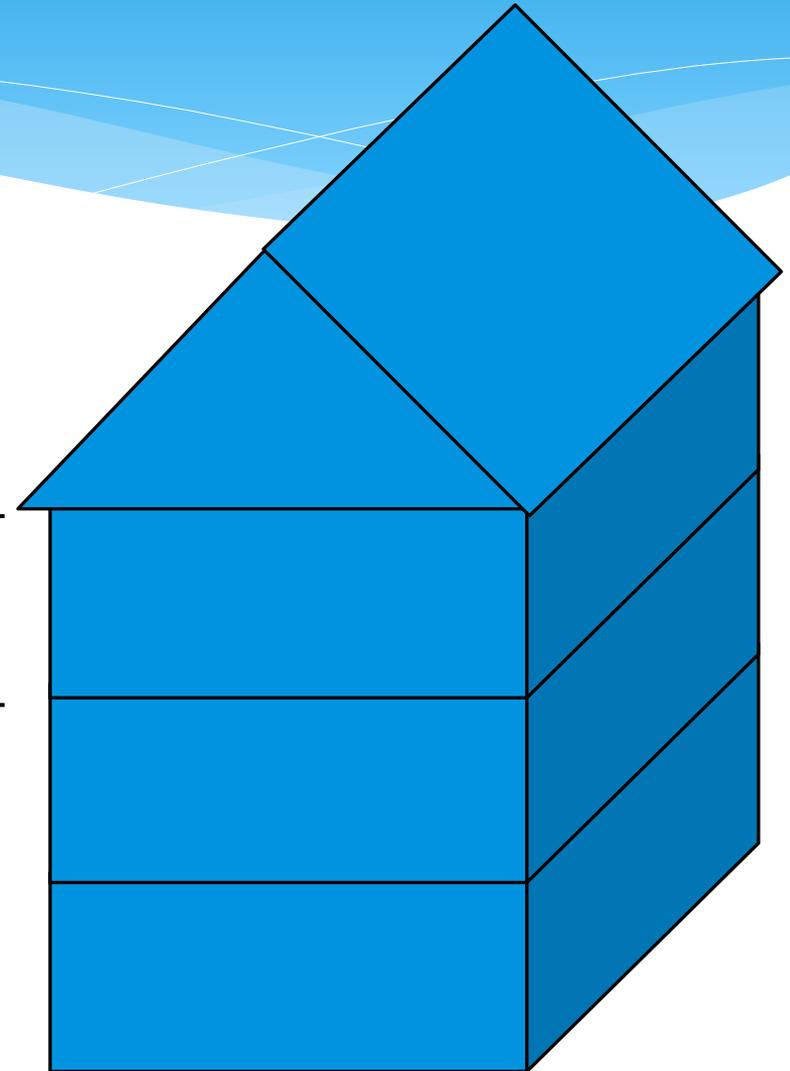
Minimum yard requirements can be waived for properties within the Boneyard Creek District, to keep buildings away from the creek and flood-prone areas.

# 4. Building Height

Buildings can be built one story taller than the underlying zoning district allows in the Boneyard Creek District (up to 12').



*up to 12'*



# 5. Off-Site Parking

Required parking can be provided off-site for properties within the Boneyard Creek District (within 600').



In this hypothetical example, the property could provide parking at either of the highlighted parking areas, as long as they are within 600 feet of the property.

# 6. Mixed Uses

Within the Boneyard Creek District, residential uses may be allowed in *any* zoning district, and mixed uses on a zoning lot may be allowed.

