

ZONING

Welcome to Charleston, IL

The on-going relationship between the town and university is one that enriches the lives of all members of the Charleston community. Living off-campus allows you to have greater independence, freedom, and privacy. Additionally, this new location comes with increased responsibility, including being a respectful member of your neighborhood and community.

Off-campus students play an important role in the development of a positive relationship between the university and the community. Charleston families who find themselves joined by students in their neighborhoods understandably are concerned about possible noise disturbances, litter, unsightly conditions, and general overcrowding.

Zoning and Occupancy

In most Charleston neighborhoods, no more than three unrelated adults can reside within a residence (house or apartment) zoned for rental purposes. This law exists because overcrowding-related problems have increased in area neighborhoods, and the City required an enforceable tool to address it.

Issues such as parking, noise, pets, and property maintenance are all listed as concerns related to over occupancy. It is essential that all landlords and tenants understand the occupancy limits. To find out what zone your residence is in, please contact the City of Charleston.

Occupancy Limits

The City of Charleston has occupancy limits for the number of people in a residence. For most residences, occupancy is limited to a single "Family." This may limit occupancy to you plus two other renters.

Zoning Areas

Students typically live in R-2, R-3 and R-4 Zoning Districts. The complete zoning laws in those districts can be found at www.charlestonillinois.org, click on the Official Documents link and then click on the Unified Development Code link. To find out the zoning area of your new apartment or house, please call the City of Charleston at (217) 345-5650.

Neighborhood Nuisance Codes

Landlords and tenants should be well-versed in local ordinances designed to protect the health, safety, and quality of life of all Charleston residents. Visit www.eiu.edu/~goodneighbors to "Know the Law." Landlords may want to provide copies of this information to tenants upon lease signing, and/or incorporate compliance requirements into a written lease or House Rules.

Remember...

Observing ordinances and having a general consideration for your neighbors, especially for those who do not live on the same university calendar and personal daily schedule as you, will make a more pleasant environment for everyone.

The residents of the city have but one request— Be a good neighbor.