



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Laurel Prussing, Mayor

**FROM:** Elizabeth Tyler, FAICP, Director of Community Development Services

**DATE:** July 31, 2008

**SUBJECT:** Plan Case **2075-M-08**: A request by Daniel Babai to rezone 804½ East Main Street from B-3, General Business to B-2, Neighborhood Business – Arterial.

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**Introduction and Background**

Daniel Babai has submitted a petition to rezone a parcel located at 804½ East Main Street from B-3, General Business to B-2, Neighborhood Business – Arterial. The property contains a vacant storefront fronting on Main Street and has a residence in the back. Single-family residential uses are not permitted in the B-3 district but are allowed by right in the B-2 district. Should the property be destroyed, it would not be allowed to be rebuilt as it is under the current zoning. The petitioner is applying for the rezoning in order to facilitate the purchase of the property.

The Urbana Plan Commission will hold a public hearing regarding this case on July 31, 2008. City staff will advise Council of the Plan Commission’s recommendation at the August 4, 2008 City Council meeting. The scheduling is due to a proposed closing on the property during the week of August 4<sup>th</sup>.

**Adjacent Land Uses and Zoning Designations**

There are a range of zoning and land uses in the surrounding area. The property immediately north of the subject property contains a single-family home, and is zoned R-3, Single and Two-Family Residential. To the east and west are parcels zoned B-3, General Business. The structure on the subject parcel shares a wall with Ray’s Heating & Air Conditioning on the adjacent lot to the east. To the south across Main Street are several lots with single-family homes zoned R-4, Medium Density Multiple Family Residential.

The following is a summary of surrounding zoning and land uses for the subject site:

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Future Land Use</b>
Site	B-3, General Business	Single Family Home and Unoccupied Storefront	Residential (Urban Pattern)
North	R-3, Single and Two-Family Residential	Single Family Home	Residential (Urban Pattern)
South	R-4, Medium Density Multiple Family Residential	Single Family Homes	Residential (Urban Pattern)
East	B-3, General Business	Heating Business	Residential (Urban Pattern)
West	B-3, General Business	Church	Residential (Urban Pattern)

### **Zoning Districts**

The property is currently zoned B-3, General Business, and is proposed to be rezoned to B-2, Neighborhood Business – Arterial. Generally, Business districts are intended to provide areas for commercial uses in districts accommodating the range of types, intensity, and physical forms of trade, commercial services, and facilities. Complete zoning information sheets are attached in Exhibit “E”, and contain a list of uses permitted in the B-3 and B-2 districts. According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3, General Business District is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-2 Zoning District is as follows:

"The B-2, Neighborhood Business-Arterial District is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These businesses and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

The section of Main Street fronted by the subject property is designated an arterial street in the 2005 Urbana Comprehensive Plan and as a “minor arterial” street by the City Engineer in terms of its function.

### **Comprehensive Plan**

The 2005 Urbana Comprehensive Plan identifies the underlying future land use for the area

containing the site as “Residential (Urban Pattern)”, defined as follows:

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development.

***Urban Pattern of Development***

A pattern of development that is typically found in older, established neighborhoods. Includes a grid network of streets with, in some cases, vehicular access from rear alleys. Streets may be narrow in order to slow down traffic and favor the pedestrian. The urban pattern also contains a well-connected sidewalk system that encourages walking and provides convenient pedestrian access to nearby business centers. May include smaller lots where homes face the street and the presence of garages along the street is minimized.

It should also be noted that the Future Land Use map has a notation along this portion of Main Street that states “Encourage Neighborhood Businesses that can serve the neighborhood”. The proposed rezoning would allow for both residential use as well as neighborhood business. The proposed rezoning would therefore be consistent with the 2005 Urbana Comprehensive Plan.

**Issues and Discussion**

The subject property is in the Historic East Urbana Neighborhood. This area is the subject of an upcoming plan case to correct several zoning inconsistencies, per a Comprehensive Plan directive. On the Future Land Use Map and in the Implementation Program of the Comprehensive Plan it states that these zoning inconsistencies should be remedied. Many of the single-family homes in this area are zoned for multi-family residential. In order to protect the integrity of the area, staff will propose these homes be rezoned to R-3, Single and Two-Family Residential. Along the north side of Main Street, staff is also proposing over a dozen properties be rezoned from B-3, General Business to B-2, Neighborhood Business – Arterial. This will allow the businesses and residences which currently exist to continue to be conforming, without allowing for potentially incompatible uses which might alter the character of the area. In preliminary studies, the subject property was proposed to be rezoned from B-3 to B-2.

The applicant has a contract to purchase the property if the rezoning is approved. Since the applicant needs to have the property rezoned in order to facilitate the purchase, he is bringing the case forward immediately ahead of the Historic East Urbana Neighborhood rezonings.

**The La Salle Criteria**

In the case of La Salle National Bank v. County of Cook (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

*This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.*

The subject property already contains a residence and a commercial space. The proposed rezoning will allow for the current non-conforming residential use to become conforming. Nearby properties are currently zoned B-3, General Business, and contain a heating/cooling business and a church. These uses are compatible with the B-2, Neighborhood Business – Arterial district.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

*This is the difference in the value of the property as B-3, General Business and the value it would have if it were rezoned to B-2, Neighborhood Business – Arterial.*

Under the current zoning, single-family residences are not allowed. Should the current home be destroyed, it would not be allowed to be rebuilt. The current zoning diminishes the value of the property.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

*Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?*

The rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. The subject property has contained a residence and a business for many years. The proposed rezoning would allow for the residence to continue as a permitted use and allow for it to be rebuilt if destroyed.

5. *The suitability of the subject property for the zoned purposes.*

*The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.*

Although located on an arterial street, the lot is only 16 feet wide, which is not conducive to larger commercial uses permitted in the B-3 district. The current use—a small storefront with a small home behind—is better suited to the B-2, Neighborhood Business – Arterial district.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

*Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.*

The property has been vacant since June 2008. This vacancy is most likely due to the fact that the property is for sale.

### **Summary of Findings**

1. The property is currently zoned B-3, General Business, and contains a single-family home attached to a small vacant storefront. Single-family residences are not permitted in the B-3 Zoning District.
2. The petitioner is requesting a rezoning from B-3, General Business to B-2, Neighborhood Business – Arterial because single-family homes are permitted by right in the B-2 Zoning District.
3. The proposed rezoning to B-2, Neighborhood Business – Arterial would be consistent with the current land use of the property, the residential uses to the north and south, and the small businesses and church to the east and west of the property.
4. The 2005 Urbana Comprehensive Plan future land use map specifies this area should contain residential uses and that neighborhood businesses should be encouraged on properties along Main Street.
5. The proposed rezoning is consistent with the proposed rezonings for the surrounding Historic East Urbana Neighborhood.
6. The proposed rezoning appears to generally meet the LaSalle Case criteria.

### **Options**

City Council has the following options regarding Plan Case 2075-M-08:

1. Approve the requested rezoning; or
2. Deny the requested rezoning.

## **Recommendation**

The Urbana Plan Commission will hold a public hearing regarding this case on July 31, 2008. City staff will advise Council of the Plan Commission's recommendation at the August 4, 2008 City Council meeting.

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Urbana City Council **APPROVE** Plan Case No. 2075-M-08.

Prepared by:

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Jeff Engstrom, Planner I

Attachments: Exhibit A: Location Map and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Petition for Zoning Map Amendment  
Exhibit E: Zoning Information Sheet for B-3 and B-2 Districts

cc: Daniel Babai  
606 W California Ave  
Urbana, IL 61801

John Basset  
509 W Springfield Ave  
Champaign, IL 61820

ORDINANCE NO. 2008-08-083

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS**

(A request by Daniel Babai to rezone 804½ East Main Street from B-3, General Business to B-2, Neighborhood Business - Arterial - Plan Case 2075-M-08)

WHEREAS, The Daniel Babai has petitioned the City for a Zoning Map Amendment to rezone the property at 804½ East Main Street from B-3, General Business to B-2, Neighborhood Business - Arterial; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 31, 2008 concerning the petition filed in Plan Case No. 2075-M-08; and

WHEREAS, the requested rezoning is consistent with the goals and objectives, and the generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted \_ ayes and \_ nays to forward the case to the Urbana City Council with a recommendation to \_\_\_\_\_ the rezoning request of the properties herein described below from B-3, General Business to B-2, Neighborhood Business - Arterial; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described

area from B-3, General Business District to B-2, Neighborhood Business - Arterial District.

LEGAL DESCRIPTION:

The East Sixteen Feet of Lot Seven of James Munhall's Addition to the City of Urbana, and the West Six Inches of Lot Six of James Munhall's Addition to the City of Urbana, all situated in the City of Urbana, Champaign County, Illinois.

Permanent Index No. 91-21-09-353-015

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

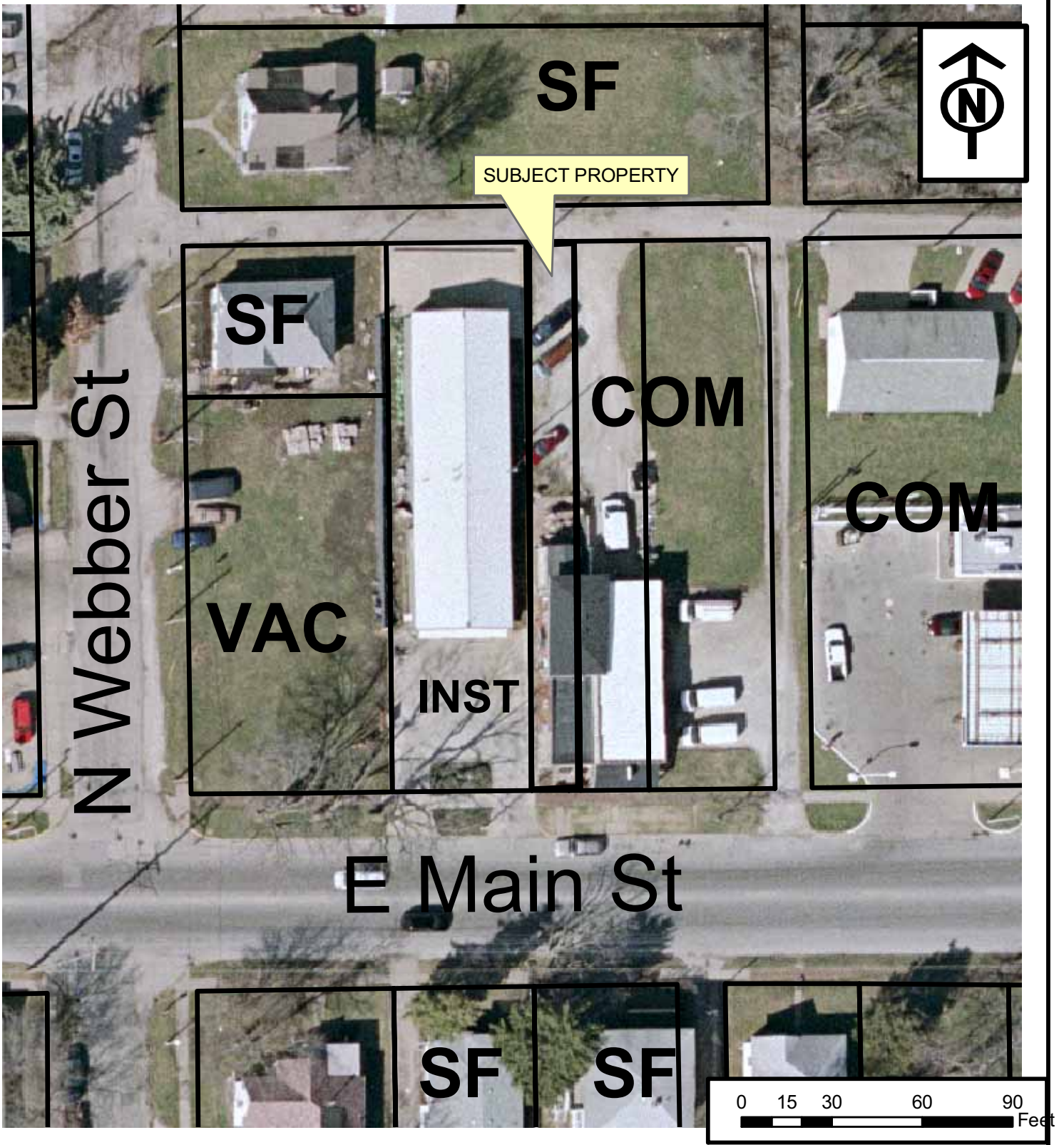


**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_ day of August, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning 804½ East Main Street from B-3, General Business to B-2, Neighborhood Business - Arterial - Plan Case 2075-M-08), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

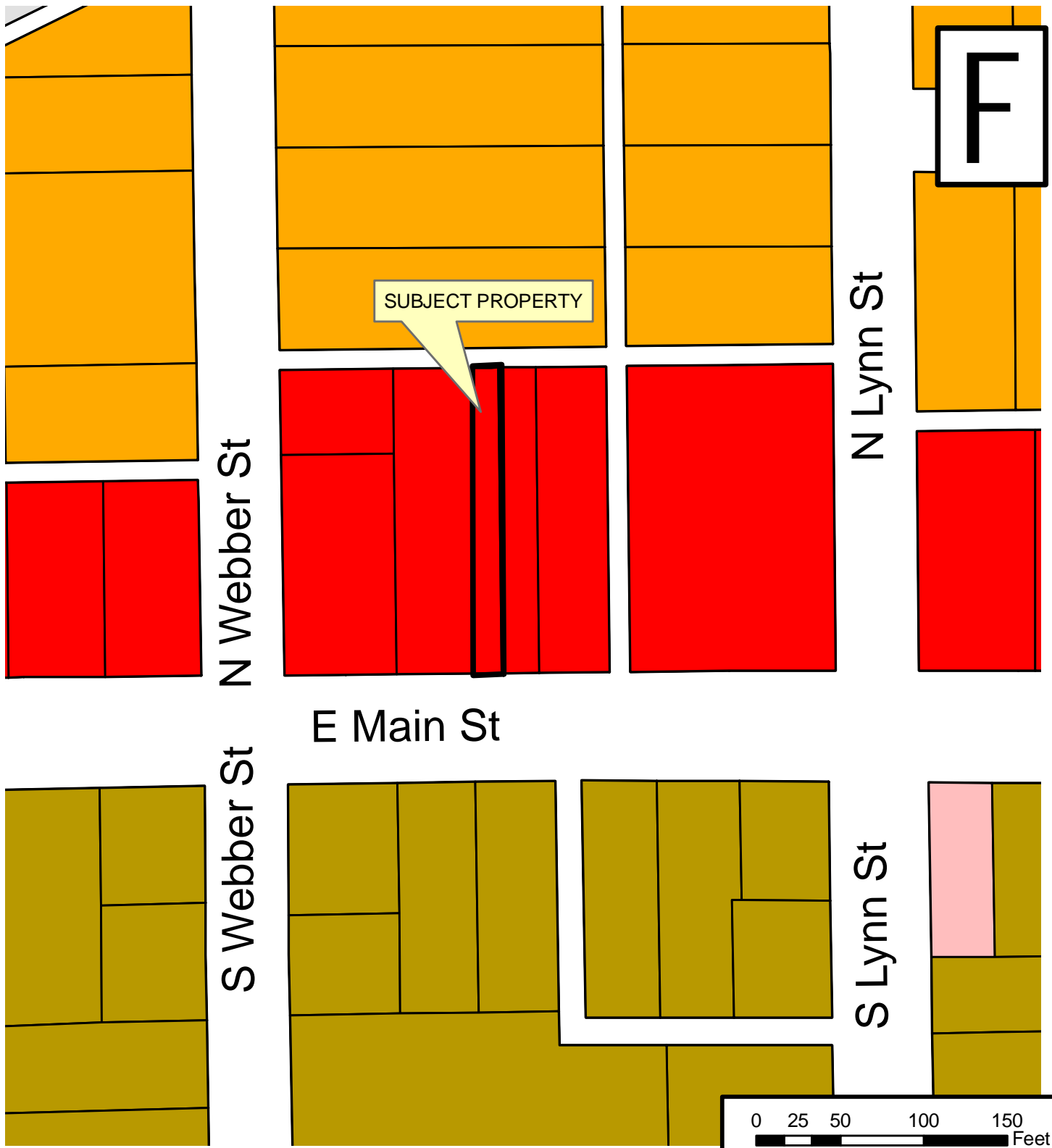
# EXHIBIT A: Location and Existing Land Use Map



**Plan Case:** 2075-M-08  
**Petitioner:** Daniel Babai  
**Location:** 804 1/2 East Main Street  
**Description:** Request to rezone the subject property from B-3, General Business to B-2, Neighborhood Business - Arterial

COM - Commercial  
 INST - Institutional  
 SF - Single-Family  
 VAC - Vacant

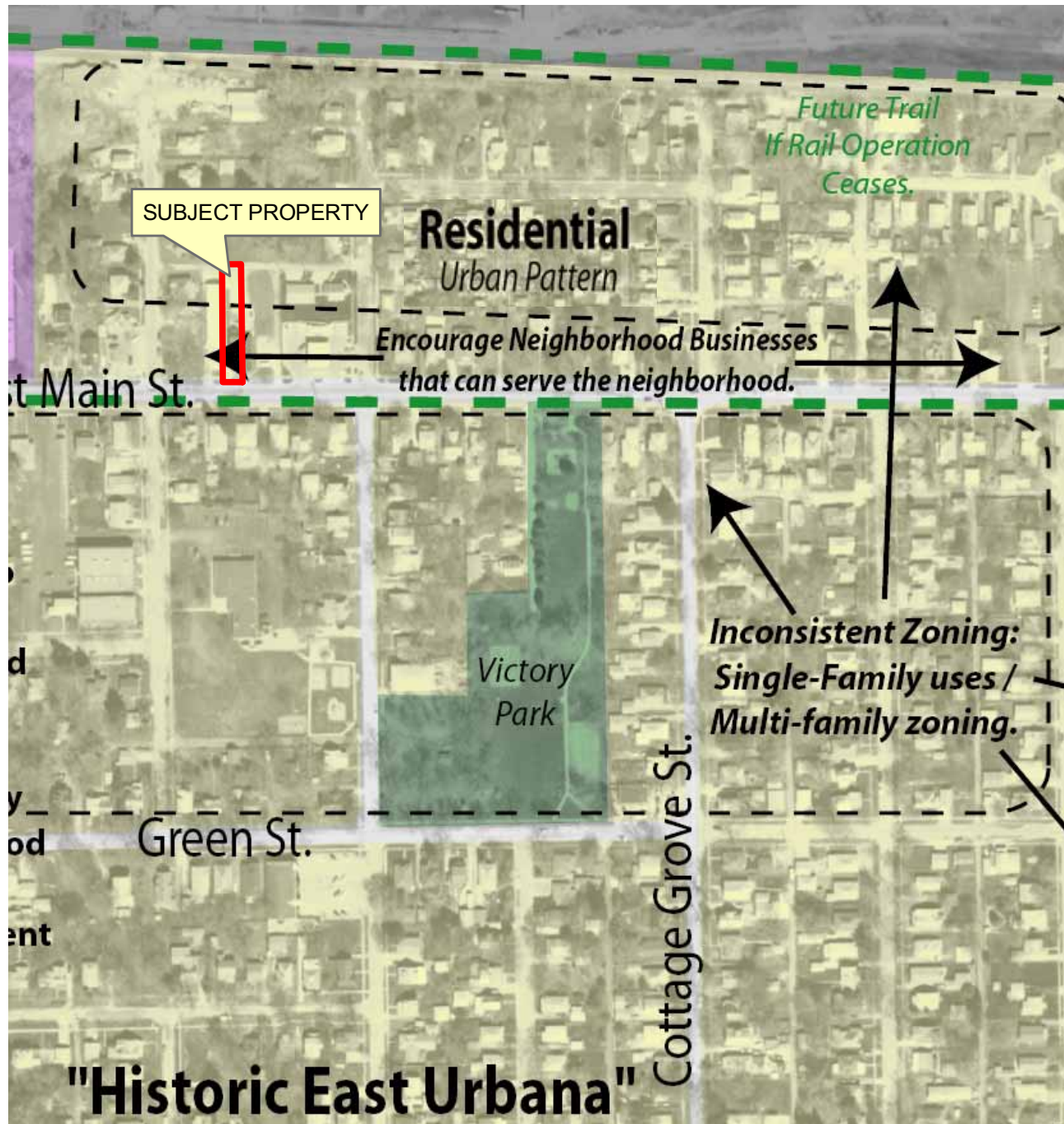
# EXHIBIT B: Existing Zoning Map



**Plan Case:** 2075-M-08  
**Petitioner:** Daniel Babai  
**Location:** 804 1/2 East Main Street  
**Description:** Request to rezone the subject property from B-3, General Business to B-2, Neighborhood Business - Arterial

- B1
- B3
- R3
- R4

# EXHIBIT C: Future Land Use Map



**Plan Case:** 2075-M-08  
**Petitioner:** Daniel Babai  
**Location:** 804 1/2 East Main Street  
**Description:** Request to rezone the subject property from B-3, General Business to B-2, Neighborhood Business - Arterial

Prepared 7/08 by Community Development Services - jme



## B-3 – GENERAL BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3, *General Business District* is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-3 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

#### **PERMITTED USES:**

##### **Agriculture**

Farm Equipment Sales and Service  
Feed and Grain (*Sales Only*)  
Garden Shop  
Plant Nursery or Greenhouse  
Roadside Produce Sales Stand

##### **Business - Adult Entertainment**

Adult Entertainment Uses

##### **Business - Food Sales and Services**

Bakery (*less than 2,500 square feet*)  
Café or Deli  
Confectionery Store  
Convenience Store  
Fast-Food Restaurant  
Meat and Fish Market  
Restaurant  
Liquor Store  
Supermarket or Grocery Store  
Tavern or Night Club

##### **Business - Miscellaneous**

Auction Sales (*Non-Animal*)  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Lawn Care and Landscaping Service  
Mail Order Business  
Radio or TV Studio  
Wholesale Business

##### **Business - Personal Services**

Ambulance Service  
Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pick-up  
Massage Parlor  
Medical Carrier Service  
Mortuary  
Pet Care/ Grooming  
Self-Service Laundry  
Shoe Repair Shop  
Tailor and Pressing Shop

##### **Business - Professional and Financial Services**

Bank, Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Packaging/ Mailing Service  
Professional and Business Office  
Vocational, Trade or Business School

##### **Business - Transportation**

Motor Bus Station

##### **Business - Vehicular Sales and Service**

Automobile Accessories (*New*)  
Automobile, Truck, Trailer or Boat Sales  
Automobile/ Truck Repair  
Automobile Washing Facility  
Gasoline Station  
Mobile Home Sales

#### **PERMITTED USES CONTINUED:**

**Business - Recreation**

Athletic Training Facility, Nonresidential  
Athletic Training Facility, Residential  
Bait Sales  
Billiard Hall  
Bowling Alley  
Dancing School  
Driving Range  
Lodge or Private Club  
Miniature Golf Course  
Outdoor Commercial Recreation Enterprise  
*(Except Amusement Park)*  
Private Indoor Recreational Development  
Theater, Indoor

**Public and Quasi-Public**

Electrical Substation  
Hospital or Clinic  
Institution of an Educational, Philanthropic or  
Eleemosynary Nature  
Methadone Treatment Facility  
Municipal or Government Building  
Police or Fire Station  
Principle Use Parking Garage or Lot  
Public Library, Museum or Gallery  
Public Maintenance and Storage Garage  
Public Park  
University or College  
Utility Provider

**Business - Retail Trade**

Antique or Used Furniture Sales and Service  
Apparel Shop  
Appliance Sales and Service  
Art and Craft Store and/or Studio  
Bicycle Sales and Service  
Bookstore  
Building Material Sales *(All Indoors Excluding  
Concrete or Asphalt Mixing)*  
Department Store  
Drugstore  
Electronic Sales and Services  
Florist  
Hardware Store  
Heating, Ventilating, Air Conditioning Sales and  
Service  
Jewelry Store  
Monument Sales *(Excluding Stone Cutting)*  
Music Store  
Office Supplies/ Equipment Sales and Service  
Pet Store  
Photographic Studio and Equipment Sales and  
Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts, or Art Supplies  
Tobacconist  
Variety Store  
Video Store

**Residential**

Bed and Breakfast Inn  
Bed and Breakfast Inn, Owner Occupied  
Dwelling, Community Living Facility, Category  
II or Category III  
Dwelling, Home for Adjustment  
Dwelling, Loft  
Hotel or Motel

**SPECIAL USES:**

**Business - Miscellaneous**

General Shopping Center – Convenience  
General Shopping Center – General

**Business – Vehicular Sales and Service**

Towing Service  
Truck Stop

**Public and Quasi-Public**

Church or Temple  
Penal or Correctional Institution

**Residential**

Dwelling, Multifamily

**CONDITIONAL USES:**

**Business - Miscellaneous**

Crematory  
 Day Care Facility (*Non-Home Based*)  
 Veterinary Hospital – Small Animal

**Public and Quasi-Public**

Nonprofit or Governmental, Educational and  
 Research Agencies  
 Radio or Television Tower and Station

**Industrial**

Bookbinding  
 Confectionery Products Manufacturing and  
 Packaging  
 Electronics and Related Accessories - Applied  
 Research and Limited Manufacturing  
 Engineering, Laboratory, Scientific and  
 Research Instruments Manufacturing  
 Motion Picture Production Studio  
 Printing and Publishing Plants for Newspapers,  
 Periodicals, Books, Stationery, and  
 Commercial Printing  
 Surgical, Medical, Dental and Mortuary  
 Instruments and Supplies Manufacturing

**Residential**

Home for the Aged  
 Nursing Home

**DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)</b>	<b>MIN SIDE YARD (in feet)</b>	<b>MIN REAR YARD (in feet)</b>
<b>B-3</b>	<b>6,000</b>	<b>60</b>	<b>None</b>	<b>4.00</b>	<b>None</b>	<b>15</b>	<b>5</b>	<b>10</b>

**FAR= FLOOR AREA RATIO**

**OSR= OPEN SPACE RATIO**

For more information on zoning in the City of Urbana call or visit:

**City of Urbana  
 Community Development Services Department**

400 South Vine Street  
 Urbana, IL 61801  
 (217) 384-2440  
 (217) 384-2367 fax

[www.city.urbana.il.us](http://www.city.urbana.il.us)



# B-2 – NEIGHBORHOOD BUSINESS-ARTERIAL ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-2 Zoning District is as follows:

"The *B-2, Neighborhood Business-Arterial District* is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These businesses and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

**PLEASE NOTE:** In order to promote a desired mix of business and residential uses in the district, Section V-7-A requires that there be a combination of such uses on a particular zoning lot under the following circumstances:

"In the B-2 District, if the floor area of a principal structure is to be occupied by a residential use of more than three thousand (3,000) square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than twenty-five percent (25%) of the total floor area that is occupied by the residential use on the zoning lot. When a business use is required, the use shall conform to the list of uses permitted in the B-2 District as designated in Table V-1."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-2 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

### PERMITTED USES:

#### Agriculture

Garden Shop

#### Business - Food Sales and Service

Bakery (*less than 2,500 square feet*)

Café or Deli

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

#### Business - Miscellaneous

Mail-order Business (*10,000 square feet of gross floor area or less*)

#### Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

Mortuary

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

#### Business – Professional and Financial Services

Bank, Savings and Loan Association

Check Cashing Service

Copy and Printing Service

Packaging/ Mailing Service

Professional and Business Office



## PERMITTED USES CONTINUED:

### **Business - Retail Trade**

Apparel Shop  
Appliance Sales and Service  
Art and Craft Store and/or Studio  
Bicycle Sales and Service  
Bookstore  
Drugstore  
Electronic Sales and Service  
Florist  
Hardware Store  
Heating, Ventilating, Air Conditioning Sales and Service  
Jewelry Store  
Music Store  
Pet Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts or Art Supplies  
Tobacconist  
Variety Store  
Video Store

### **Public and Quasi-Public**

Church or Temple  
Institution of an Educational, Philanthropic or Eleemosynary Nature  
Municipal or Government Building  
Police or Fire Station  
Principal Use Parking Garage or Lot  
Public Library, Museum or Gallery  
Public Park

### **Residential**

Bed and Breakfast Inn  
Bed and Breakfast, Owner Occupied  
Boarding or Rooming House  
Dormitory  
Dwelling, Community Living Facility, Category I, Category II and Category III  
Dwelling, Duplex  
Dwelling, Duplex (*Extended Occupancy*)  
Dwelling, Home for Adjustment  
Dwelling, Loft  
Dwelling, Multifamily  
Dwelling, Single Family  
Dwelling, Single Family (*Extended Occupancy*)  
Dwelling, Two-Unit Common-Lot-Line  
Home for the Aged  
Nursing Home

## SPECIAL USES:

### **Public and Quasi-Public**

Utility Provider

### **Business - Miscellaneous**

Shopping Center - Convenience

## CONDITIONAL USES:

### **Agriculture**

Plant Nursery or Greenhouse

### **Business – Food Sales and Services**

Fast-Food Restaurant  
Liquor Store

### **Business– Miscellaneous**

Day Care Facility (*Non-Home Based*)  
Radio or TV Studio

### **Public and Quasi-Public**

Electrical Substation

### **Business – Recreation**

Athletic Training Facility, Residential  
Lodge or Private Club  
Theater, Outdoor

### **Business – Vehicular Sales and Services**

Automobile Accessories (*New*)  
Gasoline Station

### **Industrial**

Bookbinding  
Confectionery Products Manufacturing and Packaging  
Motion Picture Production Studio

**CONDITIONAL USES CONTINUED:**

**Residential**

Dwelling, Multiple-Unit Common-Lot-Line

**DEVELOPMENT REGULATIONS IN THE B-2 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)</b>	<b>MIN SIDE YARD (in feet)</b>	<b>MIN REAR YARD (in feet)</b>
<b>B-2</b>	<b>6,000</b>	<b>60</b>	<b>35<sup>3</sup></b>	<b>1.50<sup>4</sup></b>	<b>0.15</b>	<b>15</b>	<b>10</b>	<b>15</b>

**FAR= FLOOR AREA RATIO**

**OSR= OPEN SPACE RATIO**

**Footnote<sup>3</sup>** – In the AG, CRE, B-1 and B-2 Zoning Districts, if the height of a building exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.E.3 and Section VI-5.F.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-1 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

**Footnote<sup>4</sup>** – See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 Zoning District.

For more information on zoning in the City of Urbana call or visit:

**City of Urbana**  
**Community Development Services Department**  
 400 South Vine Street  
 Urbana, IL 61801  
 (217) 384-2440  
 (217) 384-2367 fax  
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