



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director

**DATE:** January 30, 2003

**SUBJECT:** Possible Revisions to Zoning Ordinance Regulations Pertaining to the B-1, Neighborhood Business Zoning District.

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**Background**

On November 25, 2002 the Planning Division Staff presented the Urbana City Council with a review of the existing Zoning Ordinance regulations pertaining to the B-1, Neighborhood Business Zoning District. The presentation was in response to concerns that the current regulations do not always foster development that is compatible with adjacent residential neighborhoods. The discussion included potential amendments to the Urbana Zoning Ordinance that could help ameliorate many of these incompatibilities. At the conclusion of the discussion, the City Council directed staff to propose specific amendments to the B-1 zoning district to be considered by the Urbana Plan Commission at a future meeting. The City Council also requested the opportunity to review the proposed changes prior to the Plan Commission meeting.

For further background on the B-1, Neighborhood Business Zoning District, please refer to the staff memorandum submitted to the Urbana City Council dated November 19, 2002 (copy attached).

**Discussion**

*City Council Comments*

At the November 25, 2002 City Council meeting, the following comments were offered:

- Revisions to the B-1 district should consider existing sites as well as potential new developments.

- The priorities of the amendment should be to establish more appropriate businesses, protect residents from nuisances, and to make neighborhood business development easier to accomplish.
- Some of the uses permitted by right in the B-1 zoning district should be subject to more review and scrutiny under special use permit procedures.
- There should be consideration given to reducing the amount of signage permitted for B-1 businesses.
- There should be consistent setbacks in the district.
- Parking should be excluded from the setbacks.
- There should be stricter landscaping requirements and green space should be encouraged as opposed to excessive parking areas.
- The new regulations should encourage new neighborhood business development.

***Proposed Text Amendments to the Urbana Zoning Ordinance***

The following amendments are proposed to the Urbana Zoning Ordinance:

Amend *Table V-1. Table of Uses* to no longer permit the following industrial uses in the B-1, Neighborhood Business Zoning District:

- Motion Picture Production Studio
- Bookbinding
- Confectionary Products Manufacturing and Packaging

Amend *Table V-1. Table of Uses* to no longer permit the following uses by right in the B-1, Neighborhood Business Zoning District, but rather to permit them as a Special Use:

- Convenience Store
- Principal Use Parking Garage or Lot
- Drugstore
- Supermarket or Grocery Store
- Video Store

Amend *Section VI-5. Yards* to require a ten-foot setback along both the side and rear yards for development in the B-1 zone when it is adjacent to any residential zone.

Amend *Section VI-5. Yards* to require either a five-foot wide landscape screen or a six-foot high wood fence along any side or rear yard that is adjacent to any residential use.

Amend *Section VIII-3. Location of Parking Facilities* to no longer permit accessory parking in the B-1 zoning district to encroach into the required side and / or rear yard setbacks.

Amend *Table IX-1. Standards for Freestanding Signs* to allow only one 32-square foot freestanding sign per site regardless of the amount of street frontage.

Amend *Table IX-2. Standards for Wall Signs and Wall-Mounted Signs* to disallow any wall sign in the B-1 zone when the wall frontage is immediately adjacent to a lot that is zoned residential.

## **Summary**

The ideas above represent modifications to existing zoning regulations for the B-1 district in order to achieve better compatibility with neighboring residential areas. At this time, a new zoning district or any major overhaul of the concept of neighborhood business design is not recommended.

With direction from City Council to proceed with the proposed amendments, a text amendment application would be proposed by the Zoning Administrator and presented to the Urbana Plan Commission for public hearing, Commission review and recommendation back to the City Council. It is anticipated that a text amendment could be prepared for the Plan Commission at their first regular meeting in March.

Prepared by:

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Rob Kowalski, AICP, Planning Manager

Attachments: Staff memorandum to City Council dated November 19, 2002

Cc: Jane Wiles  
Dee Miles



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** Bruce Walden, Chief Administrative Officer

**FROM:** Elizabeth H. Tyler, AICP, Director

**DATE:** November 19, 2002

**SUBJECT:** Possible Revisions to Zoning Ordinance Regulations Pertaining to the Neighborhood Business (B-1) District.

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**Background**

In August 2002 the City Council approved a rezoning to B-1, Neighborhood Business zoning at 801 and 803 North Lincoln Avenue for a video store. The proposed design of the video store raised concerns related to its compatibility with adjacent residential uses. The case generated questions about the general development requirements of the B-1 district and whether it is truly designed to be compatible with residential neighborhoods. The B-1 district is intended to offer convenient commercial services for the benefit of the neighborhood. On September 23, 2002 City Council asked staff to further study the B-1 district and present ideas on how it could be improved.

This memorandum serves three purposes. First, it offers a more detailed analysis of the existing B-1 zoned properties in Urbana. Second, it examines all the existing Urbana Zoning Ordinance regulations pertaining to the B-1, Neighborhood Business Zoning District. Finally, it offers conceptual ideas for amendments to the district that could be considered in order to achieve the goal of compatibility with adjacent residential uses.

After review and discussion of this information, should the Urbana City Council desire and direct staff to propose specific changes for the B-1 district, a formal text amendment application can be drafted and presented to the Urbana Plan Commission for a public hearing and consideration.

## **Discussion**

### ***Existing B-1, Neighborhood Business Zoning District Properties***

There are currently 51 parcels of property in Urbana zoned B-1, Neighborhood Business. Some of these parcels contain active neighborhood businesses while others simply represent an inconsistent zoning classification where a use other than commercial has been developed altogether. Some parcels are combined together for one large development while a couple parcels remain undeveloped entirely. The table on page 3 offers a snapshot of some of the more significant B-1 zoned properties.

Of the entries listed on the table, the approximate average lot size for existing B-1 zoned properties is about 11,000 square feet. This average does not include the two very large undeveloped properties on East Main Street and at Route 130 and Route 150. The approximate building square footage averages roughly 2,500 square feet. Of the 31 entries on the table, only eleven represent business uses offering a retail or service use to the neighborhood. Other uses include residential, offices, studios and a couple of vacant buildings.

Existing B-1 zoning is distributed throughout the city. In some cases, such as Sunshine Grocery at Race Street and Washington Street, the property is located in an older neighborhood immediately adjacent to residential uses. In other areas of town, such as the lot at 1904 East Main Street, B-1 zoned property is located in areas not adjacent to residential uses. In some cases, such as 807 E. Green Street, B-1 zoned property is located within a neighborhood where significant automobile traffic is not prevalent. In other cases, such as Green Street and Lincoln Avenue, B-1 zoned property is solely focused on automobile traffic because it is located at the corner of two significant arterial roadways. For these reasons it is very difficult to consider all existing B-1 zoned parcels alike for purposes of analyzing potential zoning regulation modifications. Some existing B-1 parcels will have more impact to neighboring residential uses than others. Proposed changes to the B-1 zoning district should consider both potential redevelopment of the existing parcels and the potential creation of new parcels in the city.

*Existing Businesses in the B-1, Neighborhood Business Zoning District*

| <b>Address</b>                             | <b>Use</b>                  | <b>Business</b>                         | <b>Parcel Size</b> | <b>Building Size</b>    |
|--|-----------------------------|---|--------------------|-------------------------|
| 801, 803, 805 North Lincoln Avenue         | Retail                      | Family Video                            |                    | To be 7,000 square feet |
| 907 Fairview Avenue                        | Electrical Engineering Shop | Marino Electrical Engineering           | 7,678 s.f.         | 2,265 s.f.              |
| 802 N. Goodwin Avenue                      | Vacant Building             | Vacant                                  | 6,732 s.f.         | 768 s.f.                |
| 1103 W. Main Street                        | Bicycle Store and Service   | Bianchi Bikes                           | 8,711 s.f.         | 1,887 s.f.              |
| 810 W. Green Street                        | Gas Station                 | Mobil Gas Station                       | 18,106 s.f.        | 2,185 s.f.              |
| 809 W. Green Street                        | Gas Station                 | Amoco Gas Station                       | 27,532 s.f.        | 1,131 s.f.              |
| 202 S. Lincoln Avenue                      | Apartments                  | Apartments                              | 5,874 s.f.         | 1,322 s.f.              |
| 805 S. Lincoln Avenue                      | Restaurant, Gallery, Cafe   | Jimmy John's, Café Paradiso             | 9,628 s.f.         | 6,860 s.f.              |
| 305 W. Griggs Street                       | Craft Studio                | Griggs Street Potters                   | 4,673 s.f.         | 437 s.f.                |
| 303 W. Griggs Street                       | Mail Order Business         | Parasol Records, Inc.                   | 8,116 s.f.         | 3,625 s.f.              |
| 212 W. Green Street                        | Vacant Building             | Vacant                                  | 4,331 s.f.         | 946 s.f.                |
| 900 S. Race Street / 117 W. Washington St. | Grocery Store               | Sunshine Grocery                        | 4,829 s.f.         | 2,653 s.f.              |
| 902 S. Race Street                         | Single-Family House         | Single-Family House                     | 4,691 s.f.         | 909 s.f.                |
| 303 Fairlawn Drive                         | Offices                     | Insight Comm. Offices                   | 37,207 s.f.        | 6,730 s.f.              |
| 1102 S. Vine Street                        | Storage                     | Insight Communications                  | 10,000 s.f.        | 2,505 s.f.              |
| 1106 S. Vine Street                        | Retail / Office             | Pizza, Offices                          | 12,004 s.f.        |                         |
| 901 E. Main Street                         | Antique Store               | Second Hand Rose                        | 4,195 s.f.         | 1,140 s.f.              |
| 211 S. Cottage Grove Avenue                | Automotive Repair, Minor    | Fairfield Auto.                         | 7,193 s.f.         | 767 s.f.                |
| 807 E. Green Street                        | Church / Temple             | Bahai                                   | 23, 529 s.f.       | 4,448 s.f.              |
| 806 S. Cottage Grove Avenue                | Vacant                      | Vacant                                  | 2,946 s.f.         | 1,445 s.f.              |
| 808 S. Cottage Grove Avenue                | Single-Family House         | Single-Family House                     | 4,276 s.f.         |                         |
| 803 S. Philo Road                          | Single-Family House         | Single-Family House                     | 4,243 s.f.         | 1,337 s.f.              |
| 805 S. Philo Road                          | Restaurant                  | Sweet Betsy's                           | 4,970 s.f.         | 800 s.f.                |
| 1102 E. Washington Street                  | Art Studio / Gallery        | Creation Art Studio and Gallery         | 4,875 s.f.         | 2,527 s.f.              |
| 1104 E. Washington Street                  | Craft Store                 | Country in the City                     | 860 s.f.           | 228 s.f.                |
| 2001 S. Philo Road / 1401 E. Harding Drive | Offices / Parking           | Sunnycrest Professional Office Building | 26,513 s.f.        | 5,429 s.f.              |
| 2003 S. Philo Road                         | Clinic                      | Carle Clinic                            | 13,257 s.f.        | 4,889 s.f.              |
| 2005 S. Philo Road                         | Offices                     | Offices                                 | 13,486 s.f.        | 2,144 s.f.              |
| 2404 W. University Avenue                  | Offices                     | Offices                                 | 32,574 s.f.        | 4,603 s.f.              |
| 1904 E. Main Street                        | Vacant Land                 | Vacant Land                             | 107,414 s.f.       |                         |
| Route 150 / Route 130                      | Vacant Land                 | Vacant Land                             | 273,581 s.f.       |                         |

### ***Current B-1, Neighborhood Business Zoning District Regulations***

As with any zoning district, the B-1 zone distinguishes specific land uses that are either permitted by right, permitted with a special use permit, or permitted with a conditional use permit. Uses permitted by right do not require any review except for the standard building permit review. Uses allowed with a special use permit require a public hearing with the Plan Commission and final approval from the City Council. Uses allowed with a conditional use permit require a public hearing and approval from the Zoning Board of Appeals.

Uses permitted by right are generally considered to be those that will not cause an impact to the district and should not require special review or consideration. Uses permitted with a special use or conditional use permit are believed to be those which could potentially have a greater impact in the area and therefore should require more scrutiny and review. For these cases, a site plan is typically required to be able to evaluate any potential impacts with the site design. In these cases, the City Council and Zoning Board have the ability to impose any special conditions deemed necessary to ensure compatibility. One common condition imposed is that the development conform to an approved site plan. A complete listing of the uses permitted in the B-1 district is provided in Exhibit "A".

The B-1 district also sets site development standards for lot size and width, floor area ratio, open space ratio, height and setbacks. Along with these standards, there are additional regulations that may apply to the B-1 district if special circumstances apply. For example, there is no required side yard setback in the B-1 district unless it is next to a single-family residential zone or use in which case the setback would be five feet and screening would be required. Standards for signs and parking are outlined in those specific chapters of the Zoning Ordinance. The amount of parking spaces required depends on the proposed use and not the zoning district.

A complete listing of the development regulations as they apply to the B-1 zoning district are listed in Exhibit "A". However, the main highlights of the regulations are as follows:

- For newly created B-1 lots, the minimum lot size is 6,000 square feet and the minimum lot width is 60 feet.
- Maximum height of building is 35 feet.
- The side and rear yards must be increased by 3 feet for each 10 feet of height over 25 feet.
- The minimum floor area ratio is 0.30 and there is no required open space ratio.
- A 15-foot setback is required in the front yard.
- When the side yard abuts a single-family residential zone, the B-1 side yard must match the adjacent zone's required side yard (typically five feet) and a six foot high wood fence shall be installed.
- When the side yard abuts a multi-family residential zone, the B-1 side yard must have a setback of ten feet and five feet of landscaping shall be installed.
- When the rear yard abuts any residential zone, the setback must be 10 feet and a five-foot deep landscape buffer must be provided.

- Parking may encroach into the side and rear yards when it is behind the building.
- When parking is adjacent to a residential zone or use, a three-foot landscape screen shall be installed with a minimum planting width of three feet between the parking lot and property line.
- Parking space requirements vary according to the use
- Adjacent residential uses are to be shielded from direct rays of light in parking lots
- One freestanding sign up to 32 square feet in area and 15 feet high is allowed per frontage. Signs shall be out of the setback and can increase in height by one foot for every additional two feet of setback.
- Freestanding signs shall not be located within 50 feet of a dwelling unit, school, park, hospital or nursing home.
- Wall signs can be 10 percent of the wall area with a 150 square foot maximum.
- Projecting signs are permitted as long as there are no freestanding signs. Projecting signs can be 32 square feet in area and must be at least nine feet above the ground and cannot project more than five feet from the face of the building. They cannot extend over the right-of-way.

### ***Possible Changes to the B-1, Neighborhood Business Zoning District***

The stated intent of the B-1, Neighborhood Business Zoning District is to “provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently.” The difficulty with applying this intent to development regulations lies within the changing market demand for developing commercial businesses. Neighborhood businesses 75 years ago were much more prevalent and were designed for pedestrians since many residents did not own cars. Today, more people drive to commercial services and developers have looked to accommodate autos in their site design of new businesses.

Across the country many small-scale neighborhood businesses have given way to larger commercial developments on major arterials and intersections. Over the years Urbana has witnessed this transformation as well. 807 East Green Street used to be a neighborhood grocery store. Today it is a religious institution. 212 West Green Street used to be a neighborhood filling station. Today it is vacant. Nevertheless, some businesses remain and serve the neighborhood well. Sunshine Grocery, Sweet Betsy’s and Second Hand Rose are all examples of successful neighborhood businesses in Urbana. The common characteristic of these businesses, however, are that they are located in older structures so the design and layout of the site was predetermined when they decided to locate their business there. New neighborhood business development on vacant sites is rarely proposed to be designed like the development of 75 years ago. Developers typically desire as big of a structure as possible and as much parking that can fit onto the lot. This trend is essentially to try and fit a suburban model of development into the built, urban environment and to try to meet customer demands.



Taking these trends into consideration, it could be argued that it is unlikely that many new small-scale neighborhood businesses in newly developing areas of the city will be proposed and that rezoning requests to the B-1 district may be limited. Nevertheless, some amendments can be made to the existing B-1, Neighborhood Business Zoning District that encourage improved compatibility with neighborhoods.

The following amendments could be considered for the existing B-1, Neighborhood Business Zoning District:

## **LAND USE**

### **1. Eliminate some permitted uses not meeting the intent of B-1**

The general intent of the district is to allow for commercial services and trades for the convenient use of neighborhoods. However, many of the uses allowed in the B-1 district do not seem to be consistent with this intent. For example, some uses that can be eliminated entirely from the district include electrical substation, telephone exchange, contractor shop, bookbinding, motion picture production studio, etc. Residential uses are currently permitted under conditional use permit procedures but allowing single-family homes, duplexes and apartments in the district does not contribute to the overall intent. These uses could be eliminated but allowed only if in conjunction with a mixed-use development such as apartments above a store.

### **2. Consider maximum gross square footages for some uses**

In most cases it is difficult to determine what impact a specific use will have on a neighborhood. A negative impact is more often generated by the design and scale of the development rather than the use itself. Nevertheless, it is becoming an apparent trend for some specific uses that size seems to matter and that small-scale development is no longer viable. It may be appropriate to limit some uses, such as *Supermarket* or *Drugstore* to a maximum gross building square footage of something in the area of 7,500 square feet.

### **3. Impose restrictions on specific aspects of land uses**

Many codes in other communities have different levels of review for some uses depending on the proposed function of the site. A common example is to require uses with drive-thru operations to have a higher level of review. For example, a bank could be permitted by right but with a drive-thru could require a conditional use permit. In general, these distinctions are made based on physical design characteristics of the site and not for reasons such as content of merchandise sold or different users of a business.

### **4. Require more review for some land uses.**

Some permitted land uses could simply be required to have a special use or conditional use review process because of the impact they may have.

## **SETBACKS AND LANDSCAPING**

### **1. Require a consistent setback for B-1 adjacent to all residential uses**

The current side and rear yard setback requirements for B-1 next to residential uses are confusing and in some cases inconsistent. When B-1 is adjacent to R-2 or R-3 the side yard setback shall be 5 feet with a six-foot high fence. The rear yard shall be ten feet with either a six-foot high fence or a five-foot landscape buffer. When adjacent to R-4 or R-5 the side or rear yard setback shall be 10 feet with a 5-foot landscape buffer. It seems that a consistent setback and buffer treatment should be used when adjacent to either single-family and multi-family and that it should be similar for both side and rear yards.

### **2. Prohibit off-street parking and loading from encroaching into the setbacks.**

The current regulations allow parking and loading areas to encroach into the setbacks when it is located behind the principal structure. When adjacent to residential uses, a three-foot buffer must be maintained between the edge of the parking lot and the property line so a landscape screen can be installed. This in effect allows a three-foot setback instead of five feet. In many cases, the parking lot is just as much a nuisance to neighboring residential as the building itself.

### **3. Consider higher landscape screening requirements.**

The Zoning Ordinance requires that landscape screening for parking lots be no less than three feet in height. The concept is to shield headlights from cars. It may be possible to consider a landscape screen that is higher than three feet to better shield the parking lot and use from neighboring homes. Consultation with the City Arborist is needed to determine if this option is possible or reasonable given desirable plant materials.

## **PARKING**

### **1. Allow the option for excess land to be left as green space**

Recent amendments to the Zoning Ordinance permit shopping centers to leave a certain amount of parking as green space until such time as it is needed to be paved for additional parking. This provision could be extended for property zoned B-1.

## **SIGNS**

### **1. Allow only one freestanding sign per business.**

The Zoning Ordinance allows one freestanding sign per frontage. Each sign can be up to 32 square feet in area. Since many B-1 parcels are located on corner lots, two signs are permitted. Two signs may be unnecessary and could have negative impacts on the neighborhood.

## **2. Do not allow wall signs to face adjacent residential lots.**

Wall signs are allowed on each wall of the building. Ten percent of the wall area or 150 square feet (whichever is smaller) is permitted. A restriction could be considered that allows wall signs only on the walls of the building which face the street and / or which do not face an adjacent residential use.

## **OTHER CONSIDERATIONS**

### **1. Number of Parking Spaces.**

At this time staff does not recommend changes to the parking space requirements specific to the B-1 district. The Urbana Zoning Ordinance regulates parking spaces based on use regardless of the zoning district. It is believed that these standards have not been reviewed for a considerable amount of time and that there are significant revisions to be made. This revision should be considered under a separate effort.

### **2. Lighting.**

The Urbana Zoning Ordinance does not currently contain standards on lighting except that residential uses shall be shielded from direct rays of lights from parking lots. Any provisions for lighting should be considered under a separate amendment to the Zoning Ordinance and would pertain to all districts.

### **3. Hours of Operation**

Under the advice of legal counsel, it is not recommended that hours of operation be included as a regulation under the B-1 district or any other zoning district. This operational standard is not currently regulated under the Zoning Ordinance and would be difficult to impose for a specific zoning district considering the variety of uses that are permitted in the district. Restrictions on hours of operation can, however, be imposed under special and condition use procedures.

## **Summary**

The ideas above represent modifications to existing zoning regulations for the B-1 district in order to achieve better compatibility with neighboring residential areas. At this time, a new zoning district or any major overhaul of the concept of neighborhood business design is not recommended. It is anticipated that the Comprehensive Plan Update will contain goals and future land use map designations for new commercial centers for newly developing and perhaps existing areas of the city. Although details have not been developed at this time, these nodes should include strategies to include a mix of uses including small to medium scale businesses

that transition to higher density residential down to single-family residential development. The goal of such centers would be to include a design that accommodates pedestrian and bicycle access from the nearby neighborhoods as well as automobile and transit access from the community as a whole. The Comprehensive Plan Update is expected to be completed in the fall of 2003 and may foster additional amendments to the Urbana Zoning Ordinance.

Prepared by:

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Rob Kowalski, AICP, Planning Manager

Attachments: B-1, Neighborhood Business Zoning Description Sheet



# B-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT

## ZONING DESCRIPTION SHEET

*"The B-1 Neighborhood Business District is intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently."*

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-1 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:

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

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

#### **Resource Production and Agricultural Uses -**

Garden Shop

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

|                                    |                          |
|------------------------------------|--------------------------|
| Barber Shop                        | Self-Service Laundry     |
| Beauty Shop                        | Shoe Repair Shop         |
| Laundry and/or Dry Cleaning Pickup | Tailor and Pressing Shop |
| Pet care/ grooming                 |                          |

#### **Business Uses - Business, Private Educational and Financial Services**

Bank, Savings and Loan Association  
Check Cashing Service  
Professional and Business Office  
Copy and Printing Service

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

|                                  |                              |
|----------------------------------|------------------------------|
| Bakery (less than 2,500 sq. ft.) | Meat and Fish Market         |
| Confectionery Store              | Supermarket or Grocery Store |
| Convenience Store                |                              |

#### **Business Uses - Retail Trade**

|                             |                                   |
|-----------------------------|-----------------------------------|
| Appliance Sales and Service | Jewelry Store                     |
| Bookstore                   | Music Store                       |
| Drugstore                   | Stationery-Gift Shop-Art Supplies |
|                             | Tobacconist                       |
| Electronic Sales & Service  | Variety-Dry Goods Store           |
| Florist                     | Video Store                       |
| Hardware Store              |                                   |

## B-1 Zoning District Summary cont.

### SPECIAL USES:

#### **Residential Uses** –

Dwelling, Multiple-Unit Common-Lot-Line

#### **Business Uses** -

Shopping Center/Commercial PUD - Convenience

### CONDITIONAL USES:

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

Electrical Substation  
Telephone Exchange

#### **Residential Uses** -

Dwelling Community Living Facility, Category I,  
Category II, Category III  
Dwelling, Duplex (Extended Occupancy)  
Dwelling, Duplex

Dwelling, Multi-Family  
Dwelling, Single Family (Extended Occupancy)  
Dwelling, Single Family

#### **Resource Production and Agricultural Uses** -

Greenhouse (not exceeding 1,000 sq. ft.)

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

Dry Cleaning or Laundry Establishment  
Mortuary  
Health Club / Fitness

#### **Business Uses - Business, Private Educational and Financial Services**

Day Care Facility  
Packaging/ Mailing Service

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

Cafe  
Fast-food Restaurant  
Locker, Cold Storage for Individual Use

Restaurant  
Retail Liquor Sales

#### **Business Uses - Vehicular Sales and Services**

Automobile Accessories (New)  
Auto/Truck Repair-minor

Gasoline and Service Station

#### **Business Uses - Retail Trade**

Apparel Shop  
Art and Craft Stores and Studios  
Bicycle Sales and Service  
Pet Store

Photographic Studio and Equipment Sales and  
Service  
Shoe Store  
Sporting Goods

#### **Business Uses - Recreational**

Lodge or Private Club

## B-1 Zoning District Summary cont.

Athletic Training Facility, Residential

### **Business Uses - Recreational/Miscellaneous**

Contractor Shop and Show Room: Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops  
 Heating, Ventilating, Air Conditioning Sales and Services  
 Lawn Care and Landscaping Service  
 Mail-order business (less than 10,000 sqft)  
 Radio or TV Studio

### **Industrial Uses -**

Confectionery Products Manufacturing and Packaging  
 Bookbinding  
 Motion Picture Production Studio.

## DEVELOPMENT REGULATIONS IN THE B-1 DISTRICT

| MINIMUM LOT SIZE FOR NEW LOT | MINIMUM OR AVG. LOT WIDTH FOR NEW LOT | MAX HEIGHT | MAX FLOOR AREA RATIO (FAR) | MIN OPEN SPACE RATIO (OSR) | MINIMUM FRONT YARD SETBACK | MINIMUM SIDEYARD SETBACK | MINIMUM REAR-YARD SETBACK |
|------------------------------|---------------------------------------|------------|----------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| 6,000                        | 60'                                   | 35'        | 0.30                       | none                       | 15'                        | none                     | 10'                       |

## ADDITIONAL REGULATIONS IN THE B-1 DISTRICT

### SETBACKS

#### **VI-5-A / Page 80**

In a B or IN District, any yard which adjoins, abuts, or is situated across a dedicated right-of-way of one hundred feet (100') or less in width from a Residential District shall be the same as that required in the Residential District.

#### **VI-5-E.3 / Page 82**

The side yard of a lot which immediately adjoins or is directly opposite property in another district which requires a greater side yard shall not be less than that required in the adjoining or opposite district.

#### **VI-5-E.3 / Page 82**

In the AG, CRE, R, **B-1**, B-2, OP, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three feet (3') for each ten feet (10') or fraction thereof over twenty-five (25') in height, whichever is greater.

#### **VI-5-F.1 / Page 82**

In the AG, CRE, R, **B-1**, B-2, OP, and MOR Districts, and for residential uses in the B-3 and B-4 Districts,

## **B-1 Zoning District Summary cont.**

the required rear yard shall be increased by three feet (3') for each ten feet (10') or fraction thereof over twenty-five (25') in height.

### **VI-5-G.2.c / Page 83**

The required side yard of a lot in any B District, except the B-4E, the IN District or the OP District, shall have a minimum depth of ten feet (10') if it immediately adjoins property in any R-4, R-5, R-6, R-6B, or R-7 District or the MOR District. In these instances, no access drive may encroach into said required side yard unless the Zoning Administrator determines that there is no feasible alternative to access parking on the site. In addition, a landscape buffer with a minimum depth of five feet (5') shall be provided in said yard. Said landscaping buffer shall, at a minimum, meet the requirements of this Section.

### **VI-5-G.2.d / Page 83**

The required side or rear yard of a lot in any B District, except the B-4E, the IN District or the OP District which immediately adjoins property in the R-1, R-2, or R-3 Districts shall have a required side yard in accordance with the Development Regulations in table VI-1, except that a solid fence six feet (6') in height shall be erected rather than landscaping required herein. This provision shall supersede Chapter 7 of the Urbana City Code entitled "Fences" but shall not be permitted in an area that the City Engineer determines will pose a traffic hazard.

### **VI-5-G.2.f / Page 83**

The required rear yard of a lot in any B District, the IN District or the OP District shall have a minimum depth of ten feet (10') if it immediately adjoins property in any R District or the MOR District. In addition, a landscape buffer with a minimum depth of five feet (5') shall be provided in said yard. Said landscaping buffer shall, at a minimum, meet the requirements established for plantings and ground cover in this Section.

## **PARKING & LOADING**

### **VIII-2-F.1 / Page 135**

Off-street parking which is located along any setback line and which directly adjoins a residential zoning district or residential use shall be screened. No screening is required, however, between adjacent parking lots serving separate multi-family structures or when a parking lot is adjacent to a public alley except that screening is required when parking faces a public alley. On-site or off-site screening existing at the time when approval for construction of new parking is sought may satisfy this requirement subject to approval of the Zoning Administrator.

### **VIII-3.F.2**

Accessory off-street parking may encroach into the required side yard and rear yard, provided that the parking is located behind the rear face of the principle structure. In the case of a lot with no principal structure on which a principle use parking lot is to be located, parking may encroach into the rear side yard.

### **VIII-2-F.2.a / Page 135**

Landscaped screening will be no less than three feet (3') in height; except that in order to enhance visibility along the right-of-way, shrub planting adjacent to an access driveway shall not exceed three feet (3') in height along the lot line adjacent to the right-of-way. If screening for off-street parking is in the form of a wall or fence, the requirements of this Article shall supersede the requirements of Chapter 7 of the Urbana City Code entitled "Fences".

### **VIII-2-F.2.b / Page 136**

Where off-street parking areas are to be screened by means of a shrub planting hedge, a three feet (3') wide



## **B-1 Zoning District Summary cont.**

planting area is required at the end of the paving surface.

### **VIII-2-F.2.c / Page 136**

All parking screening shall be maintained to effectively function as a direct headlight screen. All plant materials shall be maintained as living plant material and promptly replaced within ninety (90) days when such foliage dies.

### **Section VIII-5.F**

Off-street loading spaces may be located in a required rear yard.

## **PARKING SPACE REQUIREMENTS**

Parking requirements vary according to the proposed use. In general, for service uses, the parking requirement ranges from one space per 200 square feet to one space per 400 square feet. For retail business uses, the requirement ranges from one space per 100 square feet for restaurants, cafes, and bars to one space per 250 square feet for general merchandise.

## **LIGHTING**

### **Section VIII-2.A.1**

Adjacent residential uses shall be shielded from direct rays of light from the illumination of any off-street parking areas.

## **SIGNS**

### **Table IX-1**

#### **Freestanding Signs**

One per frontage up to 300 feet.

32 square feet in area

15 feet high. 1 additional foot per 2 additional feet of setback

Shall be out of setback and right-of-way

Shall not be located within 50 of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.

#### **Wall Signs**

10% of wall area but not to exceed 150 sq. ft. maximum

Signs shall not extend beyond the top or ends of the wall surface on which they are placed.

#### **Projecting Signs**

One per frontage, except that no projecting sign is permitted if a free-standing or roof sign exists on the same frontage. Upper level businesses are not allowed projecting signs.

32 square feet maximum area

9-foot minimum clearance above ground.

Shall not extend roof

Shall not project more than 5 feet from the face of the building.

Shall not extend over the right-of-way

## **B-1 Zoning District Summary cont.**

### **Roof Signs**

Not permitted

### **Canopies and Entrance Structures**

*One sign per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.*

10 square feet maximum

9 foot clearance to ground

No sign may project more than 2 feet from any canopy, or other such structure.

### **Freestanding Shopping Center Signs**

Two signs per frontage

75 square feet (may be increased w/SUP)

30 feet high at minimum setback line. One additional foot high for each 2 feet in setback up to 40 feet max.

Shall be out of setback and right-of-way

Shall not be located within 50 of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home