



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: The Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: March 1, 2004

SUBJECT: Plan Case No. 1878-T-04, Text Amendment of the Urbana Zoning Ordinance pertaining to the requirements in the B-1, Neighborhood Business Zoning District.

Introduction and Background

At the February 19, 2004 meeting, the Plan Commission requested that the proposed text amendment to the B-1, Neighborhood Business Zoning District be presented in draft form showing the text changes to the existing text of the Urbana Zoning Ordinance. Attached is a copy of the proposed changes to the appropriate sections of the Zoning Ordinance.

Discussion

Proposed Text Amendments

The specific proposed text amendment language is attached to this memorandum. In summary, the amendments address the following sections:

Add Section V-15. Additional Use Regulations in the B-1, Neighborhood Business Zoning District

Specifies that any drive-through facility shall be considered as an accessory use and that they must be reviewed by conditional use permit review procedures.

Table V-1. Table of Uses

Amend the table to no longer permit the following uses:

- Bookbinding
- Confectionary Products Manufacturing and Packaging
- Automobile, Truck, Trailer or Boat Sales

Amend the table to no longer permit the following uses by right in the B-1, Neighborhood Business Zoning District, but rather to permit them **ONLY** with a **Special Use Permit**:

- Convenience Store
- Drugstore
- Principal Use Parking Garage or Lot
- Motion Picture Production Studio

Amend the table to permit the following uses in the B-1, Neighborhood Business Zoning District, **by right** when the gross square footage of the use is 2,500 square feet or less, and **by Conditional Use Permit** when greater than 2,500 gross square feet.

- Antique or Used Furniture Sales and Service
- Arts and Crafts Store or Studio
- Apparel Shop
- Pet Store
- Sporting Goods
- Shoe Store
- Café
- Restaurant
- Dry Cleaning or Laundry Establishment
- Health Club / Fitness
- Photo Sales or Service
- Bicycles Sales and Service

Amend the table to permit the following uses in the B-1, Neighborhood Business Zoning District, **by right** when the gross square footage of the use is 2,500 square feet or less, and with a **Special Use Permit** when greater than 2,500 gross square feet,

- Supermarket or Grocery Store
- Video Store

Amend Table VI-1, Development Regulations by District

- Amend the Side Yard Setback requirement in the B-1 district from 0 feet to 7 feet.

Amend VI-5-G.2.c

- Require a six-foot high wood or masonry fence along the rear yard instead of a landscape buffer when adjacent to R-4, R-5, R-6, R-6B, or R-7 District.

Amend VI-5-G.2.d

- Specify that in the B-1 zone, the fence required for a screen for the side or rear yard of a B-1 lot next to property in the R-1, R-2, or R-3 districts shall consist of wood or masonry material.

Amend VI-5-G.2.f

- Require a six-foot high wood or masonry fence along the side or rear yard (consistent with VI-5-G.2.c above).

Amend Table IX-1 – Freestanding Signs

- Allow only one freestanding sign for a B-1 site instead of one sign per business frontage.

Amend Table IX-2 – Wall-Mounted Signs

- Prohibit wall signs when the wall faces a residential use or zone and is not separated by a right-of-way.

Summary of Staff Findings

1. As defined by the Urbana Zoning Ordinance, The B-1, Neighborhood Business Zoning 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.*”
2. Considering the intent of the district, the current regulations and requirements of the B-1 zoning district as specified in the Urbana Zoning Ordinance may foster development that can be incompatible with adjacent residential neighborhoods.
3. The proposed amendments to the Table of Uses better recognizes those uses that are appropriate in the district and what level of review they should receive. The provision to allow some uses by right when under 2,500 square feet in gross floor area will help

promote neighborhood business development while minimizing potential impacts to neighborhoods.

4. The proposed amendment will encourage more compatible development between the B-1, Neighborhood Business Zoning District and adjacent residential zoning districts by amending the requirements for setbacks, screening and signage.
5. The proposed amendment is generally consistent with the goals of the 1982 Urbana Comprehensive Plan.

Options

The Plan Commission has the following options for recommendation to the Urbana City Council. In Plan Case 1878-T-04, the Plan Commission may:

- a. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as presented herein; or
- b. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. forward this case to City Council with a recommendation for denial of the proposed text amendment to the Zoning Ordinance.

Staff Recommendation

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 Commission recommend **APPROVAL** of the proposed text amendment to the Zoning Ordinance.

Attachments:

Text Amendments Proposed
Minutes of the February 19, 2004 Plan Commission Meeting

ARTICLE V. USE REGULATIONS

- § V-1 Uses Permitted by Right, Conditional Uses, and Special Uses
- § V-2 Principal and Accessory Uses
- § V-3 Table of Permitted Uses, by District
- § V-4 Regulation of Adult Entertainment Uses
- § V-5 Additional Use Regulations in the R-6B District
- § V-6 Regulation of Community Living Facilities
- § V-7 Additional Use Regulations in the B-2 District
- § V-8 Additional Use Regulations in the MOR District
- § V-9 Regulations for Common-Lot-Line Dwelling Units
- § V-10 Additional Regulations in the MIC District
- § V-11 Telecommunications Facilities, Towers and Antennas
- § V-12 Additional Regulations in the OP Office Park District
- § V-13 Regulation of Home Occupation
- § V-14 Use and Parking Regulations in the CCD District
- § V-15 Additional Regulations in the B-1, Neighborhood Business Zoning District

Section V-15. Additional Regulations in the B-1, Neighborhood Business Zoning District

In addition to the other regulations applicable to the uses in the B-1, Neighborhood Business Zoning District, all uses shall comply with the additional standard:

1. Drive-through facilities for any use in the B-1, Neighborhood Business Zoning District shall be considered as accessory to the principle use and shall require the granting of a conditional use permit under the provisions of Article VII herein.

TABLE V-1. TABLE OF USES

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	B-4	B-4E	AG	CRE	IN	MOR	OP
Public and Quasi-Public Facilities*																			
Public Elementary, Junior High School, or Senior High School	P	P	P	P	P	P										P	P		
Institution of an Educational, Philanthropic, or Eleemosynary Nature	S	S	S	P	P	P	P		P	P	P	P	P	P	S	S		P	
Church or Temple	S	S	S	P	P	P	P	S	P	P	P	P	P	P	S	S		P	P
Religious Tent Meeting															C				
Methadone Treatment Facility					S	P					P	P	P	P	S				P
Municipal or Government Building	C	C	C	P	P	P	P		P	P	P	P	P	P	C		P	P	P
Penal or Correctional Institution											S		S	S			S		
Police Station or Fire Station			S	S	S	S	S		P	P	P	P	P	P	S		P		
Public Library, Museum or Gallery	S	S	S	P	P	P	P		P	P	P	P	P	P					P
Public Park	P	P	P	P	P	P	P		P	P	P	P	P	P	S	P	P	P	P
Public or Commercial Sanitary Landfill															S		C		
Sewage Treatment Plant or Lagoon															S	S	C		
Principal Use Parking Garage or Lot				S	S	S	S		P	P	P	P	P	P			P	S	
Radio or Television Tower and Station											C	C	S	S	S		C		
Water Treatment Plant															S		C		
Electrical Substation	S	S	S	C	C	C	C		C	C	P		P	P	S		P		
Telephone Exchange	C	C	C	C	C	C	C		C	C	P	P	P	P	C		P		
Public Fairgrounds															S				
Hospital or Clinic					S	P					P	P	P	P	S				P
University or College											P	P	P	P		P			P
Utility Provider										S	P	P	P	P			P		
Commercial Transportation Uses																			
Airport															C				
Heliport															C		S		
Motor Bus Station											P		P	P			C		
Truck Terminal, Truck Wash																		P	
Railroad Yards and Railroad Freight Terminals																		P	
Air Freight Terminal															S		C		
Residential Uses																			
Boarding or Rooming House				P	P	P	P	P		P		P	P	P					P
Dwelling, Single-Family	P	P	P	P	P	P	P	P	C	P		P			P				P
Dwelling, Single-Family (Extended Occupancy)	P	P	P	P	P	P	P		C	P		P			P				P
Dwelling, Duplex		C	P	P	P	P	P		C	P		P							P
Dwelling, Duplex (Extended Occupancy)		C	P	P	P	P	P		C	P		P							P
Dwelling, Multifamily				P	P	P	P		C	P	P	P	P	P					P
Dwelling, Two-Unit Common-Lot-Line		C	P	P	P	P	P			P									P
Dwelling, Multiple-Unit Common-Lot-Line					P	P	P	P	S	C	P	P	P	P			P		P
Dwelling, Community Living Facility, Category I	P	P	P	P	P	P	P	P	C	P		P			P				P

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	B-4	B-4E	AG	CRE	IN	MOR	OP
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Business Uses - Agricultural (cont.)

Roadside Produce Sales Stand												P	P			P			
Farm Equipment Sales and Service												P						C	
Feed and Grain (Sales only)												P	P	C	C	C			
Livestock Sales Facility and Stockyards																	C	C	
Slaughterhouses																		S	
Grain Storage Elevator and Bins																C		C	

Business Uses - Business, Private Educational and Financial Services

Bank, Savings and Loan Association							P		P	P	P	P	P	P				P	P	P
Day Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	P	C
Check Cashing Services							P		P	P	P	P	P	P					P	P
Copy and Printing Service							P		P	P	P	P	P	P					P	P
Express Package Delivery Distribution Center																		P		P
Packaging/Mailing Service									C	P	P	P	P	P						P
Professional and Business Office				S	C	C	P		P	P	P	P	P	P				P	P	P
Vocational, Trade or Business School												P	P	P	P	C		C	P	P

Business Uses - Food Sales and Services

Meat and Fish Market									P	P	P	P	P	P					S	
Restaurant							C		C	P	P	P	P	P					C	C
Fast-food Restaurant									C	C	P	P	P	P						
Café							C		C	P	P	P	P	P					P	C
Supermarket or Grocery Store							C		P	P	P	P	P	P						
Wholesale Produce Terminal																		P		
Tavern or Night Club											P	P	P	P						
Bakery (Less than 2,500 square feet)							P		P	P	P	P	P	P					C	
Convenience Store							C		P	P	P	P	P	P					P	
Confectionery Store							P		P	P	P	P	P	P					P	
Retail Liquor Sales									C	C	P	P	P	P						
Locker, Cold Storage for Individual Use									C	P	P	P	P	P						

Business Uses - Vehicular Sales and Service

Automobile, Truck, Trailer or Boat Sales									C	C	P	C	C	C					P	
Mobile Home Sales											P									
Automobile/Truck Repair, major											P								P	
Gasoline Station									C	C	P	C	C	C					P	
Public Maintenance and Storage Garage											P								P	
Automobile Washing Facility											P	P							C	
Automobile Accessories (New)							C		C	C	P	P	P	P						
Automobile Salvage Yard (Junkyard)																			C	
Towing Service											S								P	
Truck Stop											S								P	

Business Uses - Retail Trade

Building Material Sales (All Indoors Excluding Concrete or Asphalt Mixing)												P	P	P	P				P	
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Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	B-4	B-4E	AG	CRE	IN	MOR	OP
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Business Uses - Retail Trade (Cont.)

Hardware Store									P	P	P	P	P	P					P
Electrical or Gas Appliance Sales and Service									P	P	P	P	P	P					
Department Store											P	P	P	P					
Apparel Shop						P		C	P	P	P	P	P	P					P
Jewelry Store						P		P	P	P	P	P	P	P					P
Video Store						P		P	P	P	P	P	P	P					P S
Electronic Sales and Services						P		P	P	P	P	P	P	P					P
Shoe Store						P		C	P	P	P	P	P	P					P
Stationery-Gift Shop-Art Supplies						P		P	P	P	P	P	P	P					P P
Florist						P		P	P	P	P	P	P	P					P P
Bookstore						P		P	P	P	P	P	P	P					P P
Tobacconist						P		P	P	P	P	P	P	P					P
Variety-Dry Goods Store						P		P	P	P	P	P	P	P					P
Music Store						P		P	P	P	P	P	P	P					P
Drugstore						P		P	P	P	P	P	P	P					P
Photographic Studio and Equipment Sales and Service						P		C	P	P	P	P	P	P				P	P
Furniture Store - Office Equipment Sales and Service											P	P	P	P					P P
Antique or Used Furniture Sales and Service											P	P	P	P					P
Pet Store								C	P	P	P	P	P	P					P
Bicycle Sales and Service						C		C	P	P	P	P	P	P					P
Fuel Oil, Ice, Coal, Wood (Sales Only)											P		P	P				P	
Monument Sales (Excluding Stone Cutting)											P	P	P	P					
Pawn Shop													P	P					
Sporting Goods						C		C	P	P	P	P	P	P					P
Heating, Ventilating, Air Conditioning Sales and Service									C	P	P	P	P	P				P	
Art and Craft Stores and Studios						C		C	P	P	P	P	P	P					P

Business Uses - Recreational

Athletic Training Facility, Non-residential						C					P	P	P	P					P
Athletic Training Facility, Residential				C	C	C	C	C	C	P	P	P	P	P		C		C	
Resort or Organized Camp															C	C			
Bait Sales											P		P	P	C	C			
Billiard Room											P	P	P	P					P
Bowling Alley											P	P	P	P					
Country Club or Golf Course	P	P	P	P	P	P	P								P	C			
Dancing School											P	P	P	P					P
Driving Range											P				P	C			
Lodge or Private Club	C	C	C	C	P	P		C	C	P	P	P	P	P	C	C		C	
Miniature Golf Course											P				P	C			
Outdoor Commercial Recreation Enterprise (Except Amusement Park)											P	P	P	P	C	C			
Private Indoor Recreational Development											P	P	P	P	C	C			P
Camp or Picnic Area															P	C			

ARTICLE VI. DEVELOPMENT REGULATIONS

Section VI-5. Yards

G. Buffer and Landscape Yards

1. *Applicability.* This section shall be applicable when a building permit is required for new construction of a principal building or where the square footage of an addition to an existing building exceeds the existing square footage of the building on the zoning lot.
2. In order to minimize the impacts between uses of varying intensity, to create a more attractive community, and to provide a greener edge to our urban environment, the following requirements shall apply:
 - a) If Table VI-1 requires greater setbacks than this subsection, the greater setbacks shall apply and a landscaping buffer will be required per this section.
 - b) In the B-4E District, the required front yard, except for allowed access for access drives and sidewalks, shall be landscaped with a combination of grass or other suitable ground cover, flowers, shrubs, and trees or decorative pavement, walls, or fences in conformance with this Section and other provisions of this ordinance.
 - c) 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 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 shall be provided in said yard. Said landscape buffer shall, at a minimum, meet the requirements of this Section. In the B-1 District a six-foot high wood or masonry fence shall be erected in lieu of a landscape buffer.
 - d) 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 in height shall be erected rather than landscaping required herein. In the B-1 District the fence shall consist of either wood or masonry materials. 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.
 - e) The required side yard of a lot in the R-4, R-5, R-6, R-6B, or R-7 District shall have a minimum depth of ten feet if it immediately adjoins property in the R-1, R-2, or R-3 District. No access drive may encroach into said required 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 shall be provided in said yard.
 - f) 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 if it immediately adjoins property in any R District or the MOR District. A landscape buffer with a minimum depth of five feet shall be provided in said yard. Said landscape buffer shall, at a minimum, meet the requirements established for plantings and ground cover in this Section. In the B-1 District a six-foot high wood or masonry fence shall be erected in lieu of a landscape buffer.

TABLE VI-1. DEVELOPMENT REGULATIONS BY DISTRICT

District	Minimum Lot Size (sq. ft. unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height (In feet)	Maximum FAR	Minimum OSR	Front	Required Yards (In Feet) Side	Rear
AG	1 acre	150	35	0.25	0.55	25	15	25
CRE	1 acre	150	35	0.25	0.55	25	15	25
CCD	6,000	60	None	4.0	.10 *See Note 6	6	5	5
R-1	9000 *See Note 4	80	35	0.30 *See Note 4	0.50 *See Note 4	25 *See Note 1	5(15) *See Note 2	10
R-2	6,000	60	35	0.40	0.40	15 *See Note 1	5	10
R-3	6,000	60	35	0.40	0.40	15 *See Note 1	5	10
R-4	6,000	60	35	0.50	0.35	15 *See Note 1	5	10
R-5	6,000	60	35	0.90	0.30	15 *See Note 1	5	5
R-6	6,000	60	*See Note 5	1.40	0.25	15	5	10
R-6B	6,000	60	*See Note 5	1.50	none	15	5	10
R-7	6,000	60	35	0.50	0.35	15 *See Note 1	5	10
B-1	6,000	60	35	0.30	none	15	none	10
B-2	6,000	60	35	1.50	0.15	15	10	15
B-3	6,000	60	none	4.00	none	15	10	10
B-3U	6,000	60	none	4.00	0.10	15	5	5
B-4	2,000	20	none	9.00	none	none	none	none
B-4E	4,000	40	none	6.00	none	6	5	5
IN	10,000	90	none	1.00	none	25	none	none
MOR	6,000	60	35	0.70	0.30	15 *See Note 1	7(17) *See Note 3	10
OP	1 acre	150	50	0.5	0.55	25	15	25

TABLE IX-1. STANDARDS FOR FREESTANDING SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign	Location of Sign
B-1 Neighborhood Business	<p><u>Each business is permitted one freestanding sign except that no free-standing sign is permitted if a projecting or roof sign exists on the lot.</u></p> <p>Each business is permitted one sign per business frontage up to 300 feet, and one additional sign for up to each 300 feet of business frontage thereafter; except that no free-standing sign is permitted if a projecting or roof sign exists on the same frontage.</p>	32 square feet	15 feet at minimum setback line and 1 foot per 2 feet additional setback, up to 25 maximum.	Signs shall not extend over the public right-of-way, and shall conform to the setback requirements for structures in the applicable district. No freestanding signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.
B-2 Neighborhood Business Arterial				
B-3 General Business		50 square feet	25 feet at minimum setback line and 1 foot per 2 feet additional setback, up to 25 feet maximum	
B-4 Central Business		150 square feet	25 feet at minimum setback line and 1 foot per 2 feet additional setback, up to 40 feet maximum (See note below)	
IN Industrial				
B-4E Central Business Expansion	Each business is permitted one sign per frontage up to 300 feet, and one additional sign for each 300 feet of frontage thereafter; except that no freestanding sign is permitted if a projecting or roof sign exists on the same frontage.	50 square feet	5 feet within front setback; 19 feet at minimum setback line and 1 foot per 2 feet additional setback up to a maximum of 30 feet.	Signs shall not extend over the public right-of-way. No freestanding signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.
B-3U General Business (University)	Each business is permitted one sign per frontage, except that no free-standing sign is permitted if a projecting sign exists on the same frontage.	32 square feet	8 feet	Signs shall not extend within 5 feet of any property line.
MOR – Mixed Office Residential			5 feet	Signs shall not extend within one foot of any property line nor constitute a traffic hazard as determined by the Development Review Board or any city ordinance.

NOTE: If a sign in the B-3, General Business, or IN, Industrial, zone is: (1) directed primarily toward the users of an interstate highway; (2) within two thousand feet (2,000') of the center line of an interstate highway; and (3) more than five hundred feet (500') from any residential district, school, park, hospital, or nursing home, it may rise only to such a height as to be visible from within one-half (1/2) mile away along the highway, but not to exceed a height of seventy-five feet (75') and an area of one hundred fifty (150) square feet.

TABLE IX-2. STANDARDS FOR WALL SIGNS AND WALL-MOUNTED SIGNS

District Permitted	Maximum Number Permitted	Total Maximum Area Of Wall Signs per Frontage	Maximum Height and Location of Signs
R-6B Restricted Business B-1 Neighborhood Business B-2 Neighborhood Business-Arterial B-3U General Business-University	No Limit	10% of wall area, 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. <u><i>In the B-1, Neighborhood Business Zoning District, no wall signs are permitted when the wall immediately faces a residential use or zone and is not separated by a right-of-way.</i></u>
B-3 General Business B-4 Central Business B-4E Central Business Expansion		10% of wall area, not to exceed 175 sq. ft. maximum	
IN Industrial		15% of wall area, not to exceed 200 sq. ft. maximum	
MOR Mixed Office Residential		10% of wall area, not to exceed 75 sq. ft. maximum	

TABLE IX-3. STANDARDS FOR PROJECTING SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
B-1 Neighborhood Business B-2 Neighborhood Business-Arterial B-3U General Business-University MOR Mixed Office Residential	One per business frontage, except that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same frontage. Projected signs are not allowed above the first story.	32 square feet	8-foot minimum clearance above ground. No sign shall extend above that portion of the roof immediately adjacent to the sign. No sign shall project more than 5 feet from the face of the building to which it is attached.	Not to extend over any public right-of-way.
B-3 General Business B-4E Central Business Expansion		32 square feet		
B-4 Central Business	See footnote 1. regarding spacing requirements for projecting signs extending over the right-of-way in the B-4 District.	32 square feet: 10 square feet if any portion extends over public right-of-way		In the B-4 District, projecting signs with a maximum area of 10 square feet may project a maximum of 5 feet from the face of the building to which it is attached, or to within two feet from the curb face, whichever dimension is smaller. ¹
IN Industrial		75 square feet		

Footnote 1. Projecting signs extending over the right-of-way shall not be lit internally; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six (6) inches; and a minimum separation of twenty feet (20) must be maintained between such signs; however in no case should more than one such sign per business frontage be permitted.

(Ord. No.2002-09-111, 06-17-02)

TABLE IX-4. STANDARDS FOR ROOF SIGNS

District Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
B-4 Central Business B-4E Central Business Expansion	One per premise, except no roof sign is permitted if a freestanding sign or projecting sign exists on the same frontage.	75 square feet	9 feet as measured from that part of roof immediately below sign, but in no case shall the height exceed maximum height authorized in zoning district.	Sign must be located wholly within the roof area of structure.
B-3 General Business		50 square feet		
IN Industrial		100 square feet	11 feet as measured from that part of roof immediately below sign, but in no case shall height exceed maximum height authorized in zoning district.	

TABLE IX-5. STANDARDS FOR FUTURE OUTDOOR ADVERTISING SIGN STRUCTURES

Districts Permitted	Type	Maximum Number Permitted	Maximum Area of OASS	Maximum Height of OASS	Location of OASS and Separation	Design Criteria
Such new OASS's shall be allowed only along FAP or FAI routes, as designated by IDOT as of March 1, 1981, in areas zoned B-3 (General Business), B-4E (Central Business Expansion) and IN (Industrial) and within 660 feet of either side of such FAP/FAI routes; in B-3, and IN districts along Lincoln Avenue north of Bradley Avenue; and in B-3, B-4, B-4E and IN districts along Vine Street between Main Street and University Avenue ^{2,4,5}	Wall	One per wall provided no other exterior wall signs are on display.	300 sq.ft.	Not to project above roofline or edges of wall upon which OASS is mounted.	OASS shall conform to the setback requirements for buildings in the IN, B-3 and B-4E zoning districts ¹² . No OASS shall be permitted within 50 feet of any Residential, CRE or AG Zoning District. Further, such OASS's shall not be located within 300 feet of any free-standing or wall mounted OASS. ³	See footnote 8,9,13
	Free-standing	2 per OASS	300 sq.ft. (back-to-back displays shall be deemed to be a single structure) ¹	IN – 40 feet ² B-3, B-4 – 35 feet, B-4E – 35 feet ¹¹	Same as wall OASS's.	See footnote 7,8,9,10,13

Notes: No outdoor advertising sign structure shall be erected on a roof or marquee. Further, these regulations must be interpreted consistent with the injunction issued in Champaign County Circuit Court 76-C-1060, C-U Poster versus Urbana.

1. "Back-to-back" shall mean faces erected at a parallel plane separated by no greater than three feet, or faces erected at no greater than a 45 degree angle to each other.
2. If an OASS is: (1) directed primarily towards users of a highway in the National Interstate and Defense Highway System, (2) within 2,000 feet of the center line of such highway, and (3) more than 500 feet from any residential district, school, park, hospital, nursing home or other OASS, then the sign may be erected to such height as to be visible from a distance of one-half mile on the highway or a maximum height of 75, feet, whichever is less, and the sign may have an area not greater than 300 square feet. Said regulations apply only to OASS's facing Interstate Highway 74; they do not apply to OASS's facing Federal Aid-Primary Highways.
3. For purposes of determining separation measurements, the following shall apply:
 - a. Separation measurements between OASS's shall be measured along same side of a street.
 - b. Measurements from wall OASS's shall be made from the closest edge or projection of the OASS to the OASS which it is being separated.
 - c. Measurements from freestanding OASS's shall be made from the closest ground projection or support of the structure to the structure from which it is being separated.
4. Said FAI and FAP areas include Routes 45, 150, and 10 (University Avenue from Wright Street to I-74); all of Route 45 (Cunningham Avenue) north of University Avenue; and I-74. For purposes of future OASS erection, South Philo Road shall not be included as FAP, although it may be or may have been so designated by the Illinois Department of Transportation.

5. OASS's along Vine Street between Main Street and University Avenue shall be located within one hundred feet (100') of the centerline of Vine Street.
6. This table sets standards for future outdoor advertising structures. Except for those outdoor advertising sign structures which are to be removed pursuant to the Settlement Agreement arising out of the litigation in 76-C-1070, existing outdoor advertising sign structures in the City of Urbana are expressly permitted and in compliance with this Article.
7. Structural members of an OASS attached to the ground shall be encompassed by landscaping for a minimum horizontal radius of five feet from the center of the structural element. Landscaping must be planted and maintained according to the standards of Section VI-5.G.2.h, i, j, k, l, and n. OASS's may also be approved which contain, as a component of the OASS, a geometric shape enclosure around the supporting pole(s) with a vertical dimension twice that of its horizontal dimensions and an architectural design consistent with the intent of the Comprehensive Sign Regulations, or another design feature consistent with these regulations, as defined in Section IX-1., Legislative Intent and Findings. All supporting poles, such as I-beams, must be enclosed.
8. All visible structural elements (excluding the changeable portion of the display) shall be compatible with the surrounding area in terms of architectural design and/or color, as determined by the zoning Administrator based on the Comprehensive Sign Regulations.
9. OASS shall not include ladders as an element thereof, except those ladders that are contained entirely in the area behind the display area(s).
10. OASS shall not be cantilevered, other than the "flag" design. That is, the structure shall not use an offset beam to support the display area(s).
11. No portion of a freestanding OASS shall encroach more than nine feet into the airspace created by the outline of a roofline projected upward. Any OASS encroaching into a roofline shall have a minimum clearance of three feet over the building above which it is located.
12. In the B-3 Zoning District, OASS may encroach five feet into the ten side yard setback if the property on which the OASS is proposed is adjacent to another property zoned B-3.
13. OASS are limited to two standard structures, as indicated in the definition.
 - a. The "30 sheet poster panel," or painted bulletin, whose outside dimensions, including trim, if any, but excluding the base, apron, supports and other structural members is approximately 12 feet by twenty-five 25 feet, containing 300 square feet of total display area;
 - b. The "junior panel" whose outside dimensions, including trim, if any but excluding the base, apron, supports and other structural members is approximately six feet by 12 feet, containing 72 square feet of total display area.
 - c. For the purpose of defining the height and width of an OASS, the term "approximately" shall permit the approval of an OASS containing lineal dimensions that deviate from the standardized dimension by no more than 20%.

TABLE IX-6. STANDARDS FOR SIGNS ATTACHED TO CANOPIES AND ENTRANCE STRUCTURES

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Height of Sign	Location of Sign
<p>R-6B Restricted Business</p> <p>B-1 Neighborhood Business</p> <p>B-2 Neighborhood Business Arterial</p> <p>B-3U General Business University</p> <p>MOR Mixed Office Residential</p>	<p>One sign per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.</p>	<p>10 square feet</p>	<p>9 foot minimum clearance to ground</p>	<p>No sign may project more than 2 feet from any canopy, or other such structure.</p>
<p>B-3 General Business</p> <p>B-4 Central Business</p> <p>B-4E Central Business Expansion</p>		<p>15 square feet</p>		
<p>IN Industrial</p>		<p>20 square feet</p>		

TABLE IX-7. STANDARDS FOR PROPERTY SALE AND RENTAL SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign (See Note 2)	Location of Sign
R-1 and R-2 Single-Family & R-3 Single & Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business & R-7 University Residential	One per apartment building or dwelling	10 square feet	10 feet	
AG Agriculture	One per 660 foot frontage	32 square feet	15 feet	Signs shall conform to the setback requirements for structures in the applicable districts.
B-1 Neighborhood Business B-2 Neighborhood Business Arterial B-3U General Business University MOR Mixed Office Residential	One per frontage			
B-3 General Business B-4 Central Business B-4E Central Business Expansion	One per frontage (See Note 1)	50 square feet	25 feet	
IN Industrial		150 square feet		

Notes: 1. An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter. 2. Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed.

TABLE IX-8. STANDARDS FOR SUBDIVISIONS SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
R-1 & R-2 Single-Family & R-3 Single- & Two-Family Residential	One sign per street bordering or entering the subdivision	50 square feet	10 feet	10-foot minimum setback wholly upon the premises.
R-4, R-5, R-6 Multiple Family Residential R-6B, Restricted Business & R-7, University Residential				Signs shall conform to the setback requirements for structures in applicable district.
AG Agriculture B-1 Neighborhood Business B-2 Neighborhood Business Arterial B-3 General Business B-3U General Business University				
MOR Mixed Office Residential				
B-4 Central Business B-4E Central Business Expansion		75 square feet	15 feet	
IN Industrial		100 square feet	20 feet	

TABLE IX-9. FREESTANDING SHOPPING CENTER SIGNS

Class of Shopping Center/PUD	Districts Permitted	Maximum Number Permitted	Maximum Area¹	Maximum Height	Location	Individual³ Business May List
General Shopping Center	R-6B – S B-2 – S B-3 – S B-3U – S B-4 – S B-4E – S IN – S	Two signs per frontage	150 sq. ft., for shopping center located on lots greater than five (5) acres, 50 additional sq. ft. may be permitted for use as a directory	30 feet at minimum setback line plus one additional foot per 2 feet additional setback thereafter up to 40 feet maximum	Signs shall not extend over the public right-of-way, and shall conform to the setback requirements for structures in the applicable district. No freestanding signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.	Yes
Convenience Shopping Center	R-6B – S B-1 – S B-2 – S B-3 – S B-3U – S B-4 – S B-4E – S IN – S		75 square feet ²			

Notes:

¹Maximum area refers to combined area of both signs, or of one sign if there is only one.

²Size of sign may be increased to 150 square feet under special use procedures.

³Individual businesses may list, but an individual listing may not exceed 50% of the area of any face of the sign.