



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Rebecca Bird, Planner II

DATE: November 2, 2012

SUBJECT: Plan Case 2185-M-12: 906, 908, and 910 W Church Street; 701, 703, 705, and 707 N Lincoln Avenue; and 903, 905, 907, and 909 W Hill Street; A request by Howard Wakeland on behalf of Advantage Properties, LLC to rezone 11 parcels totaling approximately 1.82 acres from R-2, Single-Family Residential Zoning District to B-3U, General Business University Zoning District.

On October 18, 2012, the Urbana Plan Commission opened a public hearing regarding Plan Case 2185-M-12, an application to rezone a block of properties bounded by Hill Street to the north, Lincoln Avenue to the east and Church Street to the south from R-2, Single-Family Residential Zoning District to B-3U, General Business University Zoning District. The block is comprised of 11 parcels, located at 906, 908, and 910 W Church Street; 701, 703, 705, and 707 N Lincoln Avenue; and 903, 905, 907, and 909 W Hill Street. Seven of the lots contain single-family houses and four are undeveloped.

At the public hearing, following the staff presentation and public input, the Plan Commission expressed concerns about the intensity and appropriateness of the B-3U zoning district for these properties and discussed whether the B-2 district would be more appropriate given the proximity to single-family residences. Following further discussion, the Plan Commission continued the public hearing to their November 8, 2012 meeting.

Comprehensive Plan and Zoning

The Comprehensive Plan's Future Land Use Map #3 designates the future land use of the entire block as "Community Business". Furthermore, the area on the west side of the Lincoln Avenue between University Avenue and King Park are annotated as follows: "Promote community business that can serve University population and immediate neighborhood." Given the Plan Commission's discussion at their October 18, 2012 meeting, as well as the Comprehensive Plan's support for future community business use of this block, the most appropriate zoning to allow this should be considered. Specifically, B-1, Neighborhood Business; B-2, Neighborhood Business – Arterial; and B-3U, General Business – University districts have been reviewed by City staff as possible zoning designations for the area. A brief comparison follows.

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum FAR	Minimum OSR	Required Yards (In Feet) ¹		
						Front	Side	Rear
B-3U	6,000	60	none	4.00	0.10	15	5	5
<p>The B-3U, General Business-University District is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow buildings which are compatible with the size and scale of the University's buildings.</p>								
B-2	6,000	60	35³	1.50⁴	0.15	15	10	15
<p>The B-2 Zoning District is intended to provide areas of limited size along arterial streets in close proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide for areas for new high density residential uses. These business and residential uses may occur in the same structure.</p>								
B-1	6,000	60	35³	0.30	none	15	7	10
<p>The B-1 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.</p>								

The Comprehensive Plan's definition of Community Business (page 63) compares most favorably with the permitted uses and development standards of the City's B-1, Neighborhood Business and B-2, Neighborhood Business – Arterial zoning districts. (See attached zoning district information sheets.) According to Section IV-2 (Purpose of Districts) of the Urbana Zoning Ordinance, the B-1 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. The B-2 Zoning District is intended to provide areas of limited size along arterial streets in close proximity to low density residential areas for a limited range of basic commercial trade and personal services. As the subject block fronts on Lincoln Avenue, a major north-south arterial and a gateway to the University of Illinois campus, the B-2 district definition fits well. Aside from being located on an arterial street, the recently signalized intersection at Lincoln Avenue and Church Street makes the subject block appropriate for potential traffic of business uses.

In terms of existing land uses, three of the four vacant parcels in the subject block front on Church Street, across from the Illinois American Water Treatment plant. Their location across from an industrial use makes new residential development, particularly the low-density residential development allowed under current zoning, unlikely. Additionally, as single-family residences are allowed by right in the B-2 zoning district, existing homes in the block would remain conforming uses under B-2 zoning. In the B-1 zoning district, single-family homes would require a Conditional Use Permit, meaning that existing homes would become nonconforming under B-1 zoning.

In terms of potential uses allowed under Table V-1 of the Urbana Zoning Ordinance, fast-food restaurants and liquor stores are permitted by right in B-3U but require Conditional Use Permits in B-2. Also, night clubs and taverns are allowed in B-3U but not allowed in B-2. This should be considered in the context of adjacent single-family residential to the northwest and west of the subject properties.

In terms of development standards, the B-2 district is more restrictive than the B-3U district. The maximum building height allowed in B-2 is 35 feet, whereas B-3U has no building height limit. In addition, the maximum Floor Area Ratio is 4.0 in B-3U and 1.5 in B-2, meaning that more than two-and-a-half times as much floor area could be constructed on a property zoned B-3U as opposed to B-2.. Side and rear setbacks are slightly higher in B-2 than in B-3U.

Staff has spoken with the applicant regarding rezoning the subject lots to the B-2 versus the B-3U zoning districts. Although the application is to rezone the properties to B-3U, the applicant stated that he would be in agreement with the City instead rezoning the properties to the B-2 district.

Summary of Staff Findings

1. The City of Urbana received a petition to amend the Urbana Zoning Map for the subject properties from R-2, Single-Family Residential to B-3U, General Business – University.
2. The subject properties are generally located in the 700 block of N. Lincoln Avenue, west of N. Lincoln Avenue between Hill Street and Church Street. There are eleven properties in this block. The petitioner owns nine of the eleven properties.
3. The 2005 Urbana Comprehensive Plan future land use map designates the future land use of these properties as “Community Business,” which is generally consistent with the B-2, Neighborhood Business – Arterial zoning district.
4. The proposed rezoning would generally conform to the LaSalle Criteria.
5. The subject properties are appropriate for commercial zoning due to their location on Lincoln Avenue, a north-south arterial that is a major gateway to the University of Illinois campus.
6. The B-2 zoning district has less intensive development standards and allows less intensive uses than the B-3U zoning district.
7. The proposed rezoning to B-2, Neighborhood Business - Arterial would continue to allow for single-family homes to be permitted by right.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2185-M-12:

1. Forward this case to City Council with a recommendation for approval of the rezoning request as presented herein; or
2. Forward this case to City Council with a recommendation for approval of a portion, but not all, of the area; or
3. Forward this case to City Council with a recommendation for denial of the rezoning request.

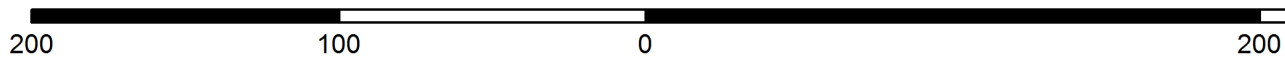
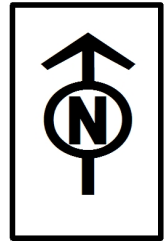
Staff Recommendation

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 the Plan Commission forward Case No. 2185-M-12 to the City Council with a recommendation for **APPROVAL** of B-2, Neighborhood Business – Arterial zoning.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets

CC: Howard Wakeland, 1811 A Amber Lane
Steven Wegman, Illinois American Water Co., steven.wegman@amwater.com
Keon Conerly, 703 N Lincoln Ave
Judy Conerly, 502 GH Baker Dr
Viola Bradley, 903 W Hill St

Property Ownership Map



Case: 2185-M-12
Subject: Application to rezone properties from R1 to B3U
Location: 906, 908, 910 W Church Street; 701, 703, 705, 707 N Lincoln Avenue; and 903, 905, 907, 909 W Hill Street
Petitioner: Howard Wakeland



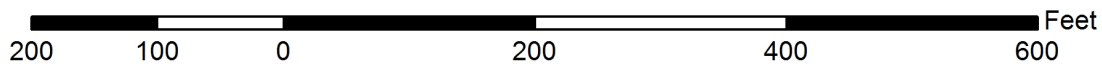
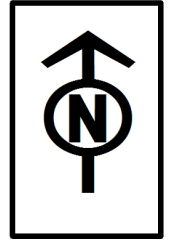
-  Wakeland Properties
-  Other

Exhibit A: Location & Land Use Map



Case: 2185-M-12
 Subject: Application to rezone properties from R1 to B3U
 Location: 906, 908, 910 W Church Street; 701, 703, 705, 707 N Lincoln Avenue; and 903, 905, 907, 909 W Hill Street
 Petitioner: Howard Wakeland


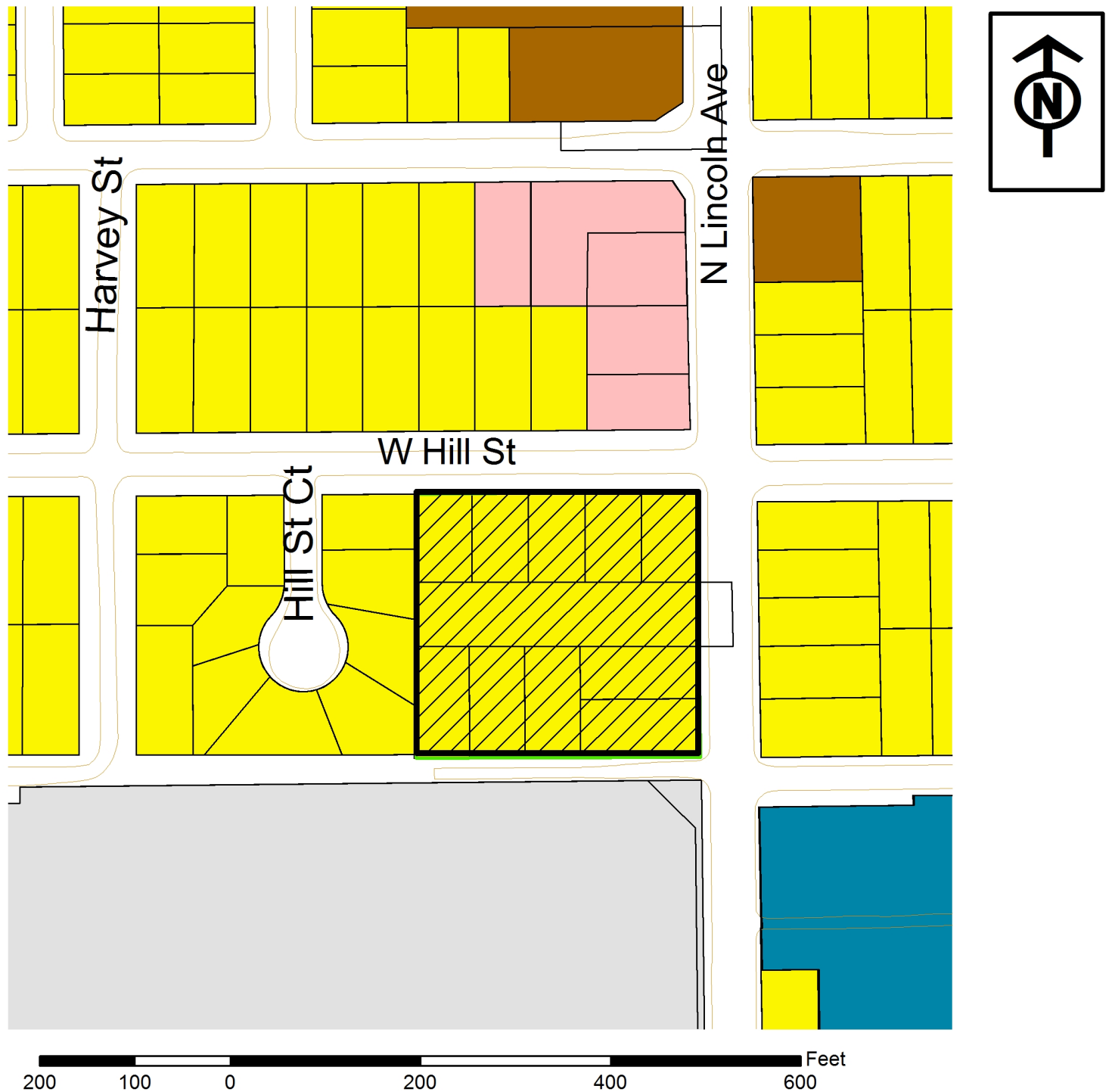

 Subject Properties

Exhibit B: Zoning Map



Case: 2185-M-12
 Subject: Application to rezone properties from R1 to B3U
 Location: 906, 908, 910 W Church Street; 701, 703, 705, 707 N Lincoln Avenue; and 903, 905, 907, 909 W Hill Street
 Petitioner: Howard Wakeland

 Subject Properties


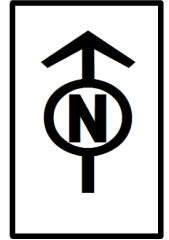
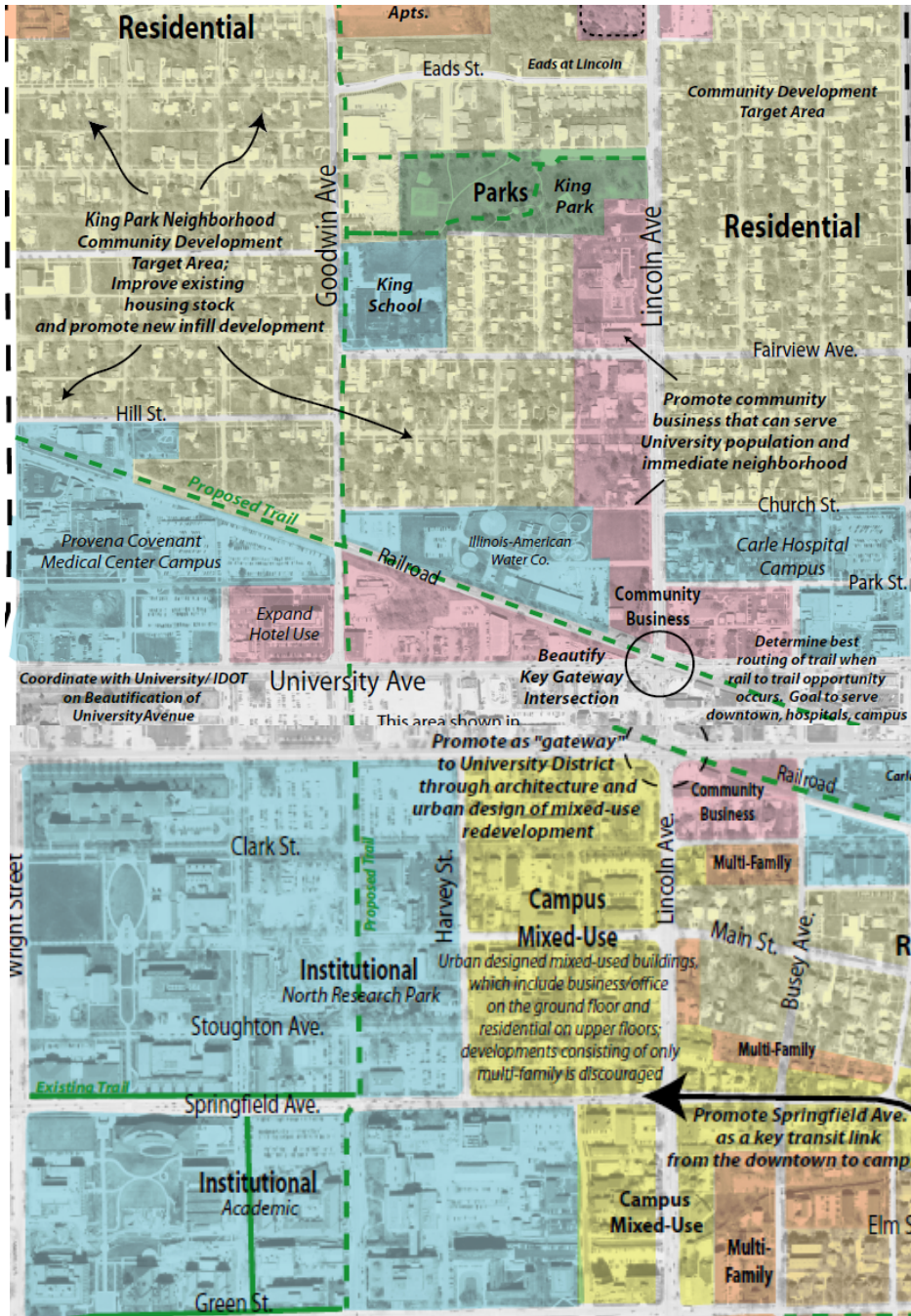
-  R2
-  R5
-  B1
-  MIC
-  IN-1

Exhibit C: Future Land Use Map



Source: Future Land Use Maps #3 & #8, 2005 Urbana Comprehensive Plan



Case: 2185-M-12
 Subject: Application to rezone properties from R1 to B3U
 Location: 906, 908, 910 W Church Street; 701, 703, 705, 707 N Lincoln Avenue; and 903, 905, 907, 909 W Hill Street
 Petitioner: Howard Wakeland
 Prepared 10/9/2012 by Community Development Services - rlb



B-1 – NEIGHBORHOOD BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-1 Zoning District is as follows:

"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, Planned Unit Development Uses and Conditional Uses in the B-1 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development 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 Services

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

Confectionery Store

Meat and Fish Market

Supermarket or Grocery Store –

(3,500 gross square feet or less per floor)

Business - Personal Services

Barber/ Beauty Shop

Health Club/Fitness –

(3,500 gross square feet or less per floor)

Massage Therapist

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Business - Professional and Financial Services

Bank, Savings and Loan Association

Copy and Printing Service

Professional and Business Office

Business – Recreation

Dancing School –

(3,500 gross square feet or less per floor)

Public and Quasi-Public

Church, Temple or Mosque

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Police or Fire Station

Business - Retail Trade

Antique or Used Furniture Sales and Service –

(3,500 gross square feet or less per floor)

Appliance Sales and Service

Art and Craft Store and/or Studio –

(3,500 gross square feet or less per floor)

Bicycle Sales and Service –

(3,500 gross square feet or less per floor)

Clothing Store –

(3,500 gross square feet or less per floor)

Electronic Sales & Service

Florist

Hardware Store

Jewelry Store

Music Store

Pet Store (*3,500 gross square feet or less per floor*)

Photographic Studio and Equipment Sales and

Service (*3,500 gross square feet or less per floor*)

Shoe Store –

(3,500 gross square feet or less per floor)

Sporting Goods –

(3,500 gross square feet or less per floor)

Stationery, Gifts or Art Supplies

Tobacconist

Variety Store

Video Store –

(3,500 gross square feet or less per floor)

Residential

Bed and Breakfast Inn

Bed and Breakfast, Owner Occupied

Dwelling, Loft

SPECIAL USES:

Business - Food Sales and Services

Convenience Store
Supermarket or Grocery Store –
(Greater than 3,500 gross square feet per floor)

Business – Miscellaneous

Shopping Center - Convenience

Business – Personal Services

Dry Cleaning or Laundry Establishment
Landry and/or Dry Cleaning Pickup

Business - Recreation

Theater, Indoor

Business - Retail Trade

Drugstore
Video Store –
(Greater than 3,500 gross square feet per floor)

Business - Vehicular Sales and Services

Gasoline Station

Industrial

Motion Picture Production Studio

Residential

Dwelling, Multiple-Unit Common-Lot-Line

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous Business

Mixed-Use Planned Unit Development

CONDITIONAL USES:

Agriculture

Plant Nursery Greenhouse

Business - Food Sales and Services

Café or Deli
Fast-Food Restaurant
Restaurant

Business - Miscellaneous

Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Day Care Facility (*Non-Home Based*)
Lawn Care and Landscaping Service
Mail-Order Business –
(10,000 square feet of gross floor area or less)
Radio or TV Studio

Business - Personal Services

Health Club/ Fitness –
(Greater than 3,500 gross square feet per floor)
Mortuary

Business - Professional and Financial Services

Check Cashing Service
Packaging/ Mailing Service

Business - Recreation

Dancing School –
(Greater than 3,500 gross square feet per floor)
Lodge or Private Club

Business - Vehicular Sales and Services

Automobile Accessories (*New*)

Business - Retail Trade

Antique or Used Furniture Sales and Service –
(Greater than 3,500 gross square feet per floor)
Art and Craft Store and/or Studio –
(Greater than 3,500 gross square feet per floor)
Bicycle Sales and Service –
(Greater than 3,500 gross square feet per floor)
Clothing Store –
(Greater than 3,500 gross square feet per floor)
Heating, Ventilating, Air Conditioning Sales and Service
Pet Store –
(Greater than 3,500 gross square feet per floor)
Photographic Studio and Equipment Sales and Service
(Greater than 3,500 gross square feet per floor)
Shoe Store –
(Greater than 3,500 gross square feet per floor)
Sporting Goods –
(Greater than 3,500 gross square feet per floor)

Public and Quasi-Public

Electrical Substation

Residential

Dwelling, Community Living Facility, Category I,
Category II, Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Multi-Family
Dwelling, Single Family
Dwelling, Single-Family (*Extended Occupancy*)

DEVELOPMENT REGULATIONS IN THE B-1 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-1	6,000	60	35³	0.30	None	15	7	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 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.

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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.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, Planned Unit Development Uses and Conditional Uses in the B-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development 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

Massage Therapist

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

Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Clothing Store
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, Temple or Mosque
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park
Police or Fire Station
Principal Use Parking Garage or Lot

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

PLANNED UNIT DEVELOPMENT:

Business - Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

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

Business – Recreation

Lodge or Private Club
Theater, Outdoor

Business – Transportation

Taxi Service

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
Gasoline Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Motion Picture Production Studio

Public and Quasi-Public

Electrical Substation

Residential

Dwelling, Multiple-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE B-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-2	6,000	60	35³	1.50⁴	0.15	15	10	15

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 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.

Footnote⁴ – 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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



B-3U – GENERAL BUSINESS UNIVERSITY ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *B-3U, General Business-University District* is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high-density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow buildings which are compatible with the size and scale of the University's buildings."

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

PERMITTED USES:

Agriculture

Feed and Grain (*Sales Only*)
Garden Shop
Roadside Produce Sales Stand

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Café or Deli
Confectionery Store
Convenience Store
Fast-Food Restaurant
Liquor Store
Meat and Fish Market
Restaurant
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 –
(*10,000 square feet of gross floor area or less*)
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 Pickup
Massage Therapist
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 – Recreation

Athletic Training Facility
Bowling Alley
Dancing School
Lodge or Private Club
Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
Pool Hall
Private Indoor Recreational Development
Theater, Indoor

PERMITTED USES CONTINUED:

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Service
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excludes 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 and Art Supplies
Tobacconist
Variety Store
Video Store

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Car Wash

Industrial

Electronics and Related Accessories – Applied
Research and Limited Manufacturing

Public and Quasi-Public

Church, Temple or Mosque
Hospital or Clinic
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police Station or Fire Station
Principle Use Parking Garage or Lot
University/ College
Utility Provider

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, Multiple-Unit Common-Lot-Line
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Home for the Aged
Hotel or Motel
Nursing Home

SPECIAL USES:

Business – Miscellaneous

Mail Order Business (*Greater than 10,000 square feet of gross floor area*)
Shopping Center – Convenience
Shopping Center – General

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Transportation

Taxi Service

Business - Miscellaneous

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

CONDITIONAL USES CONTINUED:

Business – Vehicular Sales and Service

Gasoline Station

Public and Quasi-Public

Nonprofit or Governmental, Educational and Research

Agencies

Radio or Television Tower and Station

Industrial

Bookbinding

Confectionery Products Manufacturing and Packaging

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

DEVELOPMENT REGULATIONS IN THE B-3U DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-3U	6,000	60	None	4.00	0.10	15	5	5

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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us