



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kevin Garcia, AICP, Planner II
DATE: February 16, 2018
SUBJECT: Plan Case 2329-M-18: A request by the City of Urbana to rezone four parcels (202, 206, and 212 West Green Street and 302 North Broadway Avenue) from B-1, Neighborhood Business, R-6, High-Density Multiple Family Residential, and IN-1, Light Industrial/Office to B-4, Central Business.

Introduction

The Zoning Administrator requests a multipart Map Amendment to rezone four parcels in downtown Urbana to the B-4, Central Business Zoning District. The changes would reflect the future land use designation of “Central Business” attributed to the parcels in the 2005 Comprehensive Plan. Two of the parcels are owned by the Urbana Free Library (202 and 206 West Green Street), one is owned by the City (212 West Green Street), and the other is privately owned (302 North Broadway Avenue).

Discussion

The following is a summary of the properties that are proposed to be rezoned:

202 and 206 West Green Street

These two parcels are owned by the Urbana Free Library. They are zoned R-6, High-Density Multiple-Family Residential. The parcel at 206 West Green Street contains part of the driveway and parking lot for the library. The parcel at 202 West Green Street is vacant. Until a few years ago, it contained a small office building that was unsafe for occupancy, and the former owner was required to demolish the building. It was then sold to the Library. The R-6 zoning on these two parcels is an artifact carried over from the former buildings that occupied the parcels. The R-6 district allows libraries by right, so there was no need to rezone the properties once they were acquired by the library; however, the requested rezoning would clean up the leftover R-6 zoning designations, create a cohesively-zoned set of parcels belonging to the library, and make the parcels’ zoning consistent with the “Central Business” designation in the Comprehensive Plan.

212 West Green Street

This parcel is owned by the City. It contains a small commercial building that is zoned B-1, Neighborhood Business. It is currently home to the Bluebird Boutique, but the City has an agreement with the Urbana Free Library to sell the property to the Library at some future date. The proposed rezoning would align with the “Central Business” designation from the Comprehensive Plan and would, along with the rezoning of the library-owned parcels, create a uniform B-4 zoning designation for the north side of the 200 block of Green Street. The rezoning would also allow the owners of the

Bluebird Boutique to construct a planned minor addition to the rear of the City-owned building at their own cost and without requiring other zoning approvals.¹

302 North Broadway Avenue

This parcel is privately owned and is zoned IN-1, Light Industrial/Office. It recently came under new ownership, and the new owner is seeking business tenants rather than industrial users. The building on the site is currently used for storage for Carle and Habitat for Humanity. City staff approached the property owner to gauge their interest in including 302 North Broadway Avenue as part of this rezoning request, and the property owner was in favor of rezoning his property. The rezoning to B-4 would allow for a wider range of business uses, and it would align the zoning with the Comprehensive Plan designation.

Zoning Map Amendment Summary Table

Address	Proposed Rezoning	Land Use	Future Land Use	Ownership	Reason for Rezoning
202 W. Green St.	R-6 to B-4	Library	Central Business	Urbana Free Library	Match future land use; make consistent w/ surroundings.
206 W. Green St.	R-6 to B-4	Library	Central Business	Urbana Free Library	Match future land use; make consistent w/ surroundings.
212 W. Green St.	B-1 to B-4	Retail	Central Business	City	Match future land use; make consistent w/ surroundings.
302 N. Broadway Ave.	IN-1 to B-4	Storage	Central Business	MCDJ	Match future land use; make consistent w/ surroundings.

The La Salle Criteria

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

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

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

The rezoning to the B-4 district is compatible with the zoning and land uses of the areas surrounding all of the parcels in this request (see Exhibit A).

To the east of the three Green Street parcels is Lincoln Square Mall, and to the northeast is the heart of Downtown Urbana. To the north is the library, a house (one parcel north of 212 W. Green

¹ Given the configuration of the building on the site, any addition on the rear of the building would require a variance.

St.), and across Elm Street is Busey Bank. To the west is a vacant lot, and further west are residential uses. To the south are apartments, the Cunningham Township offices, and a church. To the north, east, and south, the zoning is B-4, Central Business, and to the west is MOR, Mixed Office Residential.

Surrounding 302 North Broadway Avenue on all sides are commercial uses. There is also the Courtesy Motel to northeast and the Station Theatre to the southwest. To the north, west, and south, properties are zoned B-4, Central Business, to the east properties are zoned B-3, General Business, and to the southeast the zoning is B-4E, Central Business – Expansion (the Schnucks shopping center).

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

This is the difference in the value of the properties as currently zoned compared to the value they would have if rezoned to B-4, Central Business.

This criterion is mostly irrelevant for the properties along Green Street, as they will be used by the Library in the long-term. In the short-term, rezoning 212 West Green Street to B-4 would allow a small building addition to the rear of building, which may slightly increase the property's value.

Rezoning 302 North Broadway Avenue to B-4 would allow more business uses than the current IN-1 district allows. Given that the parcel has been underutilized for some time as currently zoned, it is likely that rezoning would increase the usefulness, and value, of the property.

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

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public; and,*

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

These questions apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The proposed rezoning would not harm the health, safety, morals, or general welfare of the public. It would have no perceptible effect on the properties along Green Street, as they will continue to be used as they are currently. Regarding 302 North Broadway Avenue, rezoning to B-4 has less potential to affect the public in a negative way than as an industrially-zoned parcel. The IN-1 zoning designation limits the redevelopment potential of 302 North Broadway Avenue to mostly industrial uses, which do not appear to be in high demand for the site and may not be the most compatible with the surrounding Central Business District zoning. Rezoning it to B-4 would allow more business uses, which would likely be beneficial to the public.

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

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

The properties are well-suited for central business-type uses, which would be allowed by rezoning to B-4. Given the surroundings of each of the parcels, the B-4 district is highly appropriate and was contemplated by the Central Business future land use designation in the 2005 Comprehensive Plan.

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

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

The property at 202 West Green Street has been vacant for several years. The Library is working on plans, and has sought public input, for how to reuse the property. The rezoning would have no effect on any plans, however. The remaining properties are not vacant: 206 West Green Street is part of the Library's parking lot; 212 West Green Street is home to the Bluebird Boutique; and 302 North Broadway Avenue houses an underused building. The latter property will likely benefit from the rezoning. The rezoning should have no real effect on the properties along Green Street, other than allowing for a small expansion of the existing Bluebird Boutique business.

Summary of Staff Findings

1. The Zoning Administrator has submitted a petition for a multipart map amendment to the Urbana Zoning Map for 4 properties: 202, 206, and 212 West Green Street, and 302 North Broadway Avenue.
2. The properties would be rezoned from their current designations to B-4, Central Business, to match the future land use designations in the Urbana Comprehensive Plan.
3. The proposed zoning map amendment would correct inconsistencies in the Zoning Map.
4. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
5. The proposed zoning map amendment generally meets the LaSalle criteria.

Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case No. 2329-M-18:

1. Forward the case to City Council with a recommendation to approve the requests as presented;
or
2. Forward the case to City Council with a recommendation to deny the requests.

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. 2329-M-18 to the City Council with a recommendation to **APPROVE** the proposed rezonings.

Attachments:

- Exhibit A: Location, Existing Land Use, Zoning, and Future Land Use Maps
- Exhibit B: Zoning Description Sheets for R-6, B-1, IN-1, and B-4 Districts



B-4 – CENTRAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Zoning District is as follows:

"The B-4, Central Business District is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-4 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
Plant Nursery or Greenhouse

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Banquet Facility
Café or Deli
Catering Service
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*)
Medical Cannabis Dispensary
Radio or TV Studio

Business - Personal Services

Ambulance Service
Barber/Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/Fitness
Laundry and/or Dry Cleaning Pick-up
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 Services
Professional and Business Office
Vocational, Trade or Business School

Business - Transportation

Motor Bus Station

Business - Vehicular Sales and Service

Automobile Accessories (*New*)

PERMITTED USES Continued:

Business - Recreation

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

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 Services
 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
 Pawn or Consignment Shop
 Pet Store
 Photographic Studio and Equipment Sales and
 Service
 Shoe Store
 Sporting Goods
 Stationery, Gifts or Art Supplies
 Tobacconist
 Variety Store
 Video Store
 All Other Retail Stores

Industrial

Microbrewery

Public and Quasi-Public

Church, Temple or Mosque
 Electrical Substation
 Farmer's Market
 Institution of an Educational or Charitable Nature
 Library, Museum or Gallery
 Methadone Treatment Facility
 Municipal or Government Building
 Park
 Police 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
 Dwelling, Community Living Facility, Category II
 and Category III
 Dwelling, Home for Adjustment
 Dwelling, Loft
 Dwelling, Multi-family
 Dwelling, Multiple-Unit Common-Lot-Line***
 Hotel or Motel

SPECIAL USES:

Business - Miscellaneous

Shopping Center – Convenience
Shopping Center – General

Public and Quasi-Public

Correctional Institution or Facility
Elementary, Junior High School or Senior High School
Hospital or Clinic
Radio or Television Tower and Station

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

Commercial Plan Unit Development *(See Section XIII-3)*
Mixed-Use Plan Unit Development *(See Section XIII-3)*

CONDITIONAL USES:

Agriculture

Feed and Grain *(Sales Only)*

Business – Miscellaneous

Day Care Facility *(Non-Home Based)*
Wholesale Business

Business – Transportation

Taxi Service

Business – Vehicular Sales and Service

Automobile/Truck Repair
Gasoline Station

Public and Quasi-Public

Nonprofit or Governmental, Educational and Research Agencies

Residential

Assisted Living Facility
Dormitory
Nursing Home

Industrial

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

Table V-1 Notes:

- *** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.
- **** See Table VII-1 for Standards for Specific Conditional Uses.

DEVELOPMENT REGULATIONS IN THE B-4 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)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
B-4	2,000	20	None³	9.00	None	None	None	None¹⁸

FAR= Floor Area Ratio
 OSR= Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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.F.3 and Section VI-5.G.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.

Footnote¹⁸ – In the B-4, B-4E and IN-2 Districts, if the property is adjacent to a residential district, a ten foot rear buffer is required, in accordance with Table VI-3.

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 or (217) 384-2367 fax
www.urbanaininois.us



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)

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)

PERMITTED USES Continued:

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

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 - Retail Trade

Drugstore
 Video Store** –
 (Greater than 3,500 gross square feet per floor)
 All Other Retail Stores

Business – Miscellaneous

Shopping Center - Convenience

Business - Vehicular Sales and Services

Gasoline Station

Business – Personal Services

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

Industrial

Motion Picture Production Studio

Business - Recreation

Theater, Indoor

Residential

Dwelling, Multiple-Unit Common-Lot-Line***

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous Business

Mixed-Use Planned Unit Development

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

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 –
 (Less than 10,000 square feet of gross floor area)
 Radio or TV Studio

Business - Food Sales and Services

Banquet Facility
 Café or Deli
 Catering Service
 Fast-Food Restaurant
 Restaurant

CONDITIONAL USES Continued:

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)*

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)*

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)

Table V-1 Notes:

- * Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Conditional Use when the gross square footage is greater than 3,500 square feet per floor.
- ** Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Special Use when the gross square footage is greater than 3,500 square feet per floor.
- *** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

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)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
B-1	6,000	60	35³	0.30	None	15	7	10

FAR = Floor Area Ratio
 OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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.F.3 and Section VI-5.G.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.

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R-6 – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

"The R-6, High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6 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

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park

Residential

Assisted Living Facility
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, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line***
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Hospital or Clinic
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

Residential

Residential Planned Unit Development (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Professional and Financial Services

Professional and Business Office

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Public and Quasi-Public

Electrical Substation

Business – Personal Services

Mortuary

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-6 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)¹	MIN SIDE YARD (in feet)¹	MIN REAR YARD (in feet)¹
R-6	6,000	60	See Note¹⁵	1.40	0.25	15	5	10

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote¹⁵ – In the R-6 and R-6B Districts, the maximum height is twice the distance from the street centerline to the face of the building.

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IN-1 – LIGHT INDUSTRIAL/OFFICE ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *IN-1, Light Industrial/Office District* is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN-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

Agriculture, Cropping
Farm Chemicals and Fertilizer Sales Including
Incidental Storage and Mixing of Blending
Fertilizer
Farm Equipment Sales and Service

Business - Food Sales and Services

Banquet Facility
Catering Service
Convenience Store
Wholesale Produce Terminal

Business - Miscellaneous

Aviation Sales, Service or Storage
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Kennel****
Lawn Care and Landscaping Service
Lumber Yard
Mail Order Business
Medical Cannabis Dispensary
Radio or TV Studio
Shopping Center – Convenience
Self-Storage Facility
Warehouse
Wholesale Business
Veterinary Hospital – Small Animal****

Business - Personal Services

Ambulance Service
Barber/Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/Fitness
Laundry and/or Dry Cleaning Pickup
Medical Carrier Service
Movers

Business - Professional and Financial Services

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

Business - Retail Trade

Building Materials Sales (*All Indoor Excluding Concrete or Asphalt Mixing*)
Florist
Hardware Store
Heat, Ventilating, and Air Conditioning Sales and Services
Office Supplies/Equipment Sales and Service
Photographic Studio and Equipment Sales and Service

Business - Transportation

Motor Bus Station
Taxi Service
Truck Terminal****/ Truck Wash

PERMITTED USES Continued:

Business - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales or Rental
 Automobile/ Truck Repair
 Car Wash
 Gasoline Station
 Truck Rental

Public and Quasi-Public

Electrical Substation
 Methadone Treatment Facility
 Municipal or Government Building
 Non-Profit or Governmental, Educational and Research Agencies
 Park
 Police or Fire Station
 Principle Use Parking Garage or Lot
 Public Maintenance and Storage Garage
 University/College
 Utility Provider

Residential

Hotel or Motel

Industrial

Bookbinding
 Confectionery Products Manufacturing and Packaging
 Electronics and Related Accessories-Applied Research and Limited Manufacturing
 Engineering, Laboratory, Scientific and Research Instruments Manufacturing
 Household and Office Furniture Manufacturing
 Light Assembly Manufacturing (*50,000 gross square feet or less*)
 Microbrewery
 Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)
 Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
 Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products

SPECIAL USES:

Business - Recreation

Private Indoor Firing Range⁺⁺

Business - Retail Trade

Firearm Store[†]

Industrial

All Other Industrial Uses
 Medical Cannabis Cultivation Center
 Recycling Center

Public and Quasi-Public

Correctional Institution or Facility
 Hospital or Clinic
 Water Treatment Plant

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

Commercial Planned Unit Development (*See Section XIII-3*)
 Mixed-use Planned Unit Development (*See Section XIII-3*)

Industrial

Industrial Planned Unit Development

CONDITIONAL USES:

Business – Food Sales and Service

Bakery (*Less than 2500 square feet*)
 Café or Deli
 Fast-food Restaurant
 Restaurant
 Tavern or Night Club

Business – Miscellaneous

Construction Yard
 Day Care Facility (*Non-Home Based*)
 Veterinary Hospital – Large Animal****

Business – Retail Trade

All Other Retail Stores

Business – Transportation

Airport****
 Air Freight Terminal
 Heliport****
 Railroad Yard and Freight Terminal

Business – Vehicular Sales and Service

Towing Service

Public and Quasi-Public

Church, Temple or Mosque
 Institution of an Educational or Charitable Nature
 Radio or Television Tower and Station

Industrial

Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
 Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
 Light Assembly and Manufacturing (*Greater than 50,000 gross square feet*)
 Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
 Manufacturing and Processing of Athletic Equipment and Related Products
 Mechanical Measuring and Controlling Instruments Manufacturing
 Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products
 Motion Picture Production Studio
 Motor Vehicles Parts and Accessories Manufacturing
 Musical Instruments and Allied Products Manufacturing
 Optical Instruments and Lenses Manufacturing
 Photographic Equipment and Supplies Manufacturing
 Signs and Advertising Display Manufacturing
 Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
 Watches, Clocks and Clockwork Operated Devices Manufacturing
 Wool, Cotton, Silk and Man-Made Fiber Manufacturing

Table V-1 Notes:

- **** See Table VII-1 for Standards for Specific Conditional Uses
- † See Section VII-5.D for Standards for Firearm Stores
- †† See Section VII-5.E Standards for Private Indoor Firing Ranges

DEVELOPMENT REGULATIONS IN THE IN-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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
IN-1	6,000	60	None	2.00	None	15	5	10

FAR = Floor Area Ratio
 OSR = Open Space Ratio