

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

"The *AG, Agriculture District*, is intended to retain in agricultural and other compatible low intensity uses, areas where soil and topographic conditions are suitable for these uses, and into which the intrusion of urban uses would be inappropriate or untimely due to lack of urban services and facilities."

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

PERMITTED USES:

Agriculture

Agriculture, Cropping
Agriculture, General
Commercial Breeding Facility
Farm Equipment Sales and Service
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business – Recreation

Camp or Picnic Area****
Country Club or Golf Course
Driving Range
Miniature Golf Course
Riding Stable****

Public and Quasi-Public

Elementary, Junior High School or Senior High School

Residential

Dwelling, Community Living Facility – Category 1
Dwelling, Single-Family
Dwelling, Single-Family (*Extended Occupancy*)
Mobile Home in Approved Mobile Home Park

SPECIAL USES:

Agriculture

Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities****

Business – Cannabis

Craft Grower
Cultivation Center (Medical & Non-Medical)

Business – Recreation

Private Indoor Firing Range††

Business – Transportation

Air Freight Terminal

Industrial

Solar Farm

Residential

Mobile Home Park (*See Section VII-2*)

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Fairgrounds****
Hospital or Clinic
Institution of an Educational or Charitable Nature
Methadone Treatment Facility
Park
Police or Fire Station
Public or Commercial Sanitary Landfill****
Radio or Television Tower and Station
Sewage Treatment Plant or Lagoon****
Water Treatment Plant****

CONDITIONAL USES:

Agriculture

Artificial Lake of one (1) or more acres
 Feed and Grain (*Sales Only*)
 Garden Shop
 Grain Storage Elevator and Bins
 Livestock Sales Facility and Stockyards

Business – Miscellaneous

Aviation Sales, Service or Storage
 Cemetery****
 Construction Yard
 Crematorium
 Kennel****
 Radio or TV Studio
 Veterinary Hospital – Large and Small Animal****

Business – Professional and Financial Services

Vocational, Trade or Business School

Business – Recreation

Bait Sales
 Commercial Fishing Lake
 Lodge or Private Club
 Outdoor Commercial Recreation Enterprise
 (*Except Amusement Park*)****
 Private Indoor Recreational Development
 Resort or Organized Camp****
 Theater, Outdoor****

Business – Transportation

Airport****
 Heliport****

Industrial

Medical Cannabis Cultivation Center

Public and Quasi-Public

Municipal or Government Building

Residential

Hotel or Motel

Table V-1 Notes:

**** See Table VII-1 for Standards for Specific Conditional Uses

†† See Section VII-5.E Standards for Private Indoor Firing Ranges

DEVELOPMENT REGULATIONS IN THE AG DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE LOT 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
AG	1 acre ²	150	35 ³	0.25	0.55	25	15	25

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

Footnote² – The minimum lot size for cropping in the AG, Agriculture Zoning District is five acres.

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.

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

City of Urbana

Community Development Services Department

Planning Division

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: Planning@urbanaininois.us

City Website: www.urbanaininois.us