



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 - Miscellaneous

Day Care Facility (Non-Home Based)

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 – 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*)
All Other Retail Stores

Business - Vehicular Sales and Services

Gasoline Station

Industrial

Motion Picture Production Studio

Residential

Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Transitional Home, Category II

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous Business

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

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business - Food Sales and Services

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

Business - Personal Services

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

Business - Miscellaneous

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

Business - Professional and Financial Services

Check Cashing Service
Packaging/ Mailing Service

CONDITIONAL USES Continued:

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*)
Dwelling, Transitional Home, Category I

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	35 ³	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.

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

City of Urbana

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