

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) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
B-1	6,000	60	35 <sup>3</sup>	0.30	None	15	7	10

FAR = Floor Area Ratio  
OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>3</sup>** – 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**

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