

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 business 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."

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

Catering Service

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

#### **Business - Miscellaneous**

Day Care Facility (Non-Home Based)

Mail-Order Business (*Less than 10,000 square feet of gross floor area*)

#### **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

#### **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

## 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  
Principal Use Parking Garage or Lot

### Residential

Assisted Living Facility  
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, Transitional Home, Category I and II  
Dwelling, Two-Unit Common-Lot-Line\*\*\*  
Nursing Home

## SPECIAL USES:

### Business - Cannabis

Dispensary (Non-Medical)

### Business - Miscellaneous

Shopping Center - Convenience

### Industrial

Microbrewery

### Public and Quasi-Public

Utility Provider

## PLANNED UNIT DEVELOPMENT:

### Business - Miscellaneous

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

## CONDITIONAL USES:

### Agriculture

Plant Nursery or Greenhouse

### Business – Food Sales and Services

Banquet Facility  
Fast-Food Restaurant  
Liquor Store

### Business – Recreation

Lodge or Private Club  
Theater, Outdoor\*\*\*\*

### Business – Retail

All Other Retail Stores

### Business – Transportation

Taxi Service

### Business– Miscellaneous

Contractor Shop and Showroom (*Carpentry,  
Electrical, Exterminating, Upholstery, Sign  
Painting and Other Home Improvement Shops*)  
Lawn Care and Landscaping Service  
Radio or TV Studio

### Business – Vehicular Sales and Services

Automobile Accessories (*New*)  
Gasoline Station

### Industrial

Bookbinding  
Confectionery Products Manufacturing and  
Packaging  
Motion Picture Production Studio

## CONDITIONAL USES Continued:

### Public and Quasi-Public

Electrical Substation

### Residential

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

#### 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-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) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
B-2	6,000	60	35 <sup>3</sup>	1.50 <sup>4</sup>	0.15	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.

**Footnote<sup>4</sup>** – (Reserved)

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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