

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3U Zoning District is as follows:

"The *B-3U, General Business-University District* is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow buildings which are compatible with the size and scale of the University's buildings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3U 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

Feed and Grain (*Sales Only*)
Garden Shop
Roadside Produce Sales Stand

Business - Cannabis

Craft Grower
Dispensary (*Non-Medical*)
Infuser* (*3,500 square feet or less per floor*)

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*)
Day Care Facility (*Non-Home Based*)
Lawn Care and Landscaping Service
Mail Order Business (*10,000 square feet of gross floor area or less*)
Radio or TV Studio
Wholesale Business

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pickup
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

PERMITTED USES Continued:

Business - Professional and Financial Services

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

Business – Recreation

Athletic Training Facility
Bowling Alley
Dancing School
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 Service
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
Pet Store
Photographic Studio and Equipment Sales and
Service
Shoe Store
Sporting Goods
Stationery, Gifts and Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Car Wash

Industrial

Electronics and Related Accessories – Applied
Research and Limited Manufacturing

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable
Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police Station or Fire Station
Principle Use Parking Garage or Lot
University/ College
Utility Provider

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, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Hotel or Motel
Nursing Home

SPECIAL USES:

Business – Miscellaneous

Mail Order Business (*Greater than 10,000 square feet of gross floor area*)
Shopping Center – Convenience
Shopping Center – General

Public and Quasi-Public

Hospital or Clinic

PLANNED UNIT DEVELOPMENT USES:

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 - Cannabis

Infuser* (*Greater than 3,500 square feet per floor*)

Business – Miscellaneous

Crematorium
Veterinary Hospital (*Small Animal*)****

Business – Transportation

Taxi Service

Business – Vehicular Sales and Service

Gasoline Station

Public and Quasi-Public

Nonprofit or Governmental, Educational and Research Agencies
Radio or Television Tower and Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing

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.
- *** 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-3U 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-3U	6,000	60	None	4.00	0.10	15	5	5

FAR = Floor Area Ratio
 OSR = Open Space Ratio

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

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