

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Zoning District is as follows:

"The *B-4, Central Business District* is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-4 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  
Plant Nursery or Greenhouse

**Business - Adult Entertainment**

Adult Entertainment Uses

**Business - Cannabis**

Craft Grower  
Dispensary (*Medical & Non-Medical*)  
Infuser\*

**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 Home (*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

**Business - Personal Services**

Ambulance Service  
Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pick-up  
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 Services  
Professional and Business Office  
Vocational, Trade or Business School

### **Business - Recreation**

Athletic Training Facility  
Bait Sales  
Bowling Alley  
Dancing School  
Gaming Hall\*\*\*\*\*  
Lodge or Private Club  
Outdoor Commercial Recreation Enterprise  
(*Except Amusement Park*)\*\*\*\*  
Pool Hall  
Private Indoor Recreational Development  
Theater, Indoor

### **Business - Transportation**

Motor Bus Station

### **Business - Vehicular Sales and Service**

Automobile Accessories (*New*)

### **Industrial**

Microbrewery

### **Public and Quasi-Public**

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

### **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 Services  
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  
Pawn or Consignment Shop  
Pet Store  
Photographic Studio and Equipment Sales and  
Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts or Art Supplies  
Tobacconist  
Variety Store  
Video Store  
All Other Retail Stores

### **Residential**

Bed and Breakfast Inn  
Bed and Breakfast, Owner Occupied  
Boarding or Rooming House  
Dwelling, Community Living Facility, Category II  
and Category III  
Dwelling, Home for Adjustment  
Dwelling, Loft  
Dwelling, Multi-family  
Dwelling, Multiple-Unit Common-Lot-Line\*\*\*  
Dwelling, Transitional Home, Category I and II  
Hotel or Motel

## SPECIAL USES:

### Business - Miscellaneous

Shopping Center – Convenience  
Shopping Center – General

### Industrial

Solar Farm

### Public and Quasi-Public

Correctional Institution or Facility  
Elementary, Junior High School or Senior High School  
Hospital or Clinic  
Radio or Television Tower and Station

## PLANNED UNIT DEVELOPMENT USES:

### Business - Miscellaneous

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

## CONDITIONAL USES:

### Agriculture

Feed and Grain (Sales Only)

### Business - Cannabis

Infuser\*

### Business – Miscellaneous

Wholesale Business

### Business – Transportation

Taxi Service

### Business – Vehicular Sales and Service

Automobile/Truck Repair  
Gasoline Station

### Public and Quasi-Public

Nonprofit or Governmental, Educational and  
Research Agencies

### Residential

Assisted Living Facility  
Dormitory  
Nursing Home

### Industrial

Bookbinding  
Confectionery Products Manufacturing and Packaging  
Electronics and Related Accessories - Applied Research and Limited Manufacturing  
Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
Manufacturing and Processing of Athletic Equipment and Related Products  
Motion Picture Production Studio  
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing  
Signs and Advertising Display Manufacturing  
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.

\*\*\*\*\* The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.

**DEVELOPMENT REGULATIONS IN THE B-4 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-4	2,000	20	None <sup>3</sup>	9.00	None	None	None <sup>18</sup>	None <sup>18</sup>

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>18</sup>** – In the Multiple-Family Residential, Business or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1 Buffer Yards, and Table VI-2 Landscaping Buffer.

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](mailto:Planning@urbanaininois.us)  
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