

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

"The *CCD, Campus Commercial District* is intended to create a district to provide opportunities for development of a commercial center to serve the University of Illinois campus and neighboring residential areas. The focus of this area of campus as the "gateway" to the University, the presence of public functions such as the Office of Admissions and Records, the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area's demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a campus commercial district."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the CCD 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:**

**Business – Food Sales and Service**

Banquet Facility  
Catering Service

**Public and Quasi-Public**

University/College

**SPECIAL USES:**

**Business - Food Sales and Service**

Bakery (*Less than 2,500 square feet*)  
Café or Deli  
Confectionery Store  
Convenience Store  
Meat and Fish Market  
Restaurant

**Business - Miscellaneous**

Day Care Facility (*Non-Home Based*)  
Shopping Center – Convenience  
Shopping Center - General

**Business – Personal Services**

Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pickup  
Shoe Repair Shop  
Tailor and Pressing Shop

**Business – Professional and Financial Services**

Bank/ Savings and Loan Association  
Copy and Printing Service  
Packaging/ Mailing Service  
Professional and Business Office

**Business – Recreation**

Dancing School  
Pool Hall  
Private Indoor Recreational Development

**Business – Retail Trade**

Antique or Used Furniture Sales and Service  
Art and Craft Store and/or Studio  
Bicycle Sales and Service  
Clothing Store  
Drugstore  
Electronic Sales and Service  
Florist  
Jewelry Store  
Music Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts or Art Supplies  
Variety Store  
Video Store

**SPECIAL USES Continued:**

**Public and Quasi-Public**

Nonprofit or Governmental, Educational and  
 Research Agencies  
 Police or Fire Station

**Residential**

Dwelling, Loft  
 Dwelling, Multi-Family

**PLANNED UNIT DEVELOPMENT USES:**

**Business - Miscellaneous**

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

**Residential**

Residential Planned Unit Development (See Section XIII-3)

**DEVELOPMENT REGULATIONS IN THE CCD DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>CCD</b>	<b>6,000</b>	<b>60</b>	<b>None</b>	<b>4.00</b>	<b>0.10<sup>5</sup></b>	<b>6</b>	<b>5</b>	<b>5</b>

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>5</sup>** – The Open Space Ratio (OSR) in the CCD, Campus Commercial District shall be applied as follows:

- a) The open space ratio requirement in the CCD, Campus Commercial District, shall only be applied for the residential square footage of the development.
- b) In the CCD, Campus Commercial District, the first floor of residential development may be considered the ground level area for development for applying the open space ratio requirement.
- c) There shall be no minimum requirement for permeable ground cover and no maximum requirement for paved recreation areas in the open space requirement for development in the CCD Zoning District (*Ordinance No. 2003-02-017, 02-17-03*).

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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 (217) 384-2440 phone | Email: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us)  
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