



MIC – MEDICAL INSTITUTIONAL CAMPUS ZONING DISTRICT DESCRIPTION SHEET

According to an amendment of Section IV-2 of the Urbana Zoning Ordinance, the purpose and intent of the MIC Zoning District is as follows:

“The MIC, Medical Institutional Campus District is intended as a conversion district to assist and encourage the development of the medical institutional and complementary land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multi-block common ownership of lands, have developed a long-range master site plan, and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion, and interconnecting system of above and below ground corridors. At present, the Carle Foundation is the only medical institution land owner with these qualities which define a campus style and development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street will constitute the Special District. All special regulations created by this Special District will only be applicable and in force on properties which are or will be developed as a hospital or related medical use and their support uses. To the extent properties within this Special District are not, or will not, be developed with a Medical Related Use, the special regulations created by this Special District shall not apply and the use of such property shall be regulated by the property’s underlying zoning district, unless the property is rezoned to MIC per Article XI of the Urbana Zoning Ordinance.”

In addition, medical related uses as defined in Section II-3 of the Urbana Zoning Ordinance are as follows:

Medical Related Uses shall include doctors’ offices, laboratory facilities, rehabilitation services, alternative medical practices such as acupuncture or massage therapy, guest house for patient families/support members, insurance or health maintenance organization office, sale of medical supplies, prosthesis, medicines and other uses which are supportive of or affiliated with medicine, hospital, or clinic and accessory parking for said uses. (Ordinance No. 9596-48, § 2, 12-4-95) (Ordinance No. 2001-10-117, 1792-T-01)

Following is a list of the Permitted Uses in the MIC District. All of the following uses are allowed by right.

PERMITTED USES:

Business - Miscellaneous

Day Care Facility (Non-Home Based)

Business - Personal

Ambulance Service
Fitness Center
Medical Carrier Service

Residential

Guest House for Patient Families/Support Members
Home for the Aged
Nursing Home

Business - Retail

Drugstore

Public and Quasi-Public

Health Care Related Business or Professional
Medical Office Building
Hospital or Clinic
Medical Related Uses
Methadone Treatment Facility

PERMITTED USES BY RIGHT IF CONSTRUCTED WITHIN THE SAME STRUCTURE AS A HEALTH CARE-RELATED BUSINESS:

Business - Food Sales and Services

Café
Confectionery Store
Dairy Store
Fast-Food Restaurant
Restaurant

Business - Personal Services

Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Fitness Center
Laundry and/or Dry Cleaning Pick-up
Mortuary
Self-Service Laundry

Business - Professional and Financial Services

Bank/Savings and Loan Association
Professional and Health Care Business Office
Vocational, Trade or Business School

Business - Retail Trade

Bookstore
Florist
Photographic Studio and Equipment Sales and Service
Stationery, Gifts, or Art Supplies

Public and Quasi-Public

Institution of an Educational or Charitable Nature
Telegraph Office
University/ College

NOTE:

The health care-related or professional medical office use must be the principal use and exceed the following percentages of the structure's net floor area as outlined below or the property must be rezoned to MIC to allow any of these uses as a stand alone use per Section XI-7 of the Urbana Zoning Ordinance:

1. If the structure is 0 to 20,000 square feet, the health care-related or professional medical office use must exceed 60% of the building's net floor area.
2. If the structure is 20,001 square feet to 50,000 square feet, the health care-related or professional medical office use must exceed 70% of the building's net floor area.
3. If the structure is 50,001 square feet or more, the health care-related or professional medical office use must exceed 80% of the building's net floor area.

Uses in this overlay district must provide 100% of the required off-street parking per Table VIII-7 "Parking Requirements by Use".

The maximum floor area ratio (FAR) for the MIC district is 9.0. (*Ordinance No. 9596-48, § 4, 12-04-95*)

DEVELOPMENT REGULATIONS IN THE MIC 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
MIC ⁶	4,000	40	None	9.00 ⁷	None	6	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.

Footnote⁶ – The following regulations shall apply during the review of a development proposal for a building permit in the MIC District, with exceptions as noted in Section V-10 of the Zoning Ordinance.

Footnote⁷ – In the MIC District, the minimum floor area that shall be devoted to health care-related or professional medical office uses is outlined in Section V-10.B of the Zoning Ordinance.

For more information on zoning in the City of Urbana call or visit:

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