

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS**

**(With Respect to the Standards and Regulations for the B-1, Neighborhood  
Business Zoning District -- Plan Case No. 1878-T-04)**

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend various sections of the Urbana Zoning Ordinance text as they pertain to the requirements of the B-1, Neighborhood Business Zoning District; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1878-T-04; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission opened a public hearing to consider the proposed amendment on January 22, 2004 and continued the public hearing to February 19, 2004 and again to March 4, 2004; and

WHEREAS, on March 4, 2004 the Urbana Plan Commission voted unanimously to forward the proposed amendments set forth in Plan Case No. 1878-T-04 to the Urbana City Council with a recommendation for approval; and

WHEREAS, the findings of the Plan Commission indicate that approval of the text amendment request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Article V. Use Regulations, of the Urbana Zoning Ordinance is hereby amended to add the following Section:

*Section V-15. Additional Regulations in the B-1, Neighborhood Business Zoning District.*

*In addition to the other regulations applicable to the uses in the B-1, Neighborhood Business Zoning District, all uses shall comply with the additional standard:*

*Drive-through facilities for any use in the B-1, Neighborhood Business Zoning District shall be considered as accessory to the principal use and shall require the granting of a special use permit under the provisions of Article VII herein.*

Section 2. Section VI-5.G.2.c. Yards, of the Urbana Zoning Ordinance is hereby amended to add the following sentence at the end of the existing text:

*In the B-1 District a six-foot high wood or masonry fence shall be erected in lieu of a landscape buffer.*

Section 3. Section VI-5.G.2.d. Yards, of the Urbana Zoning Ordinance is hereby amended to add the following sentence at the end of the existing text:

*In the B-1 District the fence shall consist of either wood or masonry materials.*

Section 4. Section VI-5.G.2.f. Yards, of the Urbana Zoning Ordinance is hereby amended to add the following sentence at the end of the existing text:

*In the B-1 District a six-foot high wood or masonry fence shall be erected in lieu of a landscape buffer.*

Section 5. Table V-1. Table of Uses, of the Urbana Zoning Ordinance is hereby amended to **add** the following uses in the B-1, Neighborhood Business Zoning District as being **permitted by right**:

*Bed and Breakfast Inn*

*Bed and Breakfast, Owner-occupied*

Section 6. Table V-1. Table of Uses, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to **delete** the following uses in the B-1, Neighborhood Business Zoning District:

- *Bookbinding*
- *Confectionary Products Manufacturing and Packaging*
- *Automobile, Truck, Trailer or Boat Sales*
- *Principle use parking lot or garage*

Section 7. Table V-1. Table of Uses, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to permit the following uses in the B-1, Neighborhood Business Zoning District only by **Special Use**:

- *Convenience Store*
- *Drugstore*
- *Gasoline Station*
- *Dry Cleaner*
- *Laundry & Dry Cleaning Pick-up*
- *Retail Liquor Sales*
- *Indoor Theater*
- *Motion Picture Production Studio*

Section 8. Table V-1. Table of Uses, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to permit the following uses in the B-1, Neighborhood Business Zoning District only by **Conditional Use**:

- *Check Cashing Services*

Section 9. Table V-1. Table of Uses, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to permit the following uses in the B-1, Neighborhood Business Zoning District **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.

- *Antique or Used Furniture Sales and Service*

- Arts and Crafts Store or Studio
- Apparel Shop
- Pet Store
- Sporting Goods
- Shoe Store
- Health Club / Fitness
- Photo Sales or Service
  
- Bicycles Sales and Service
- Dancing School

Section 10. Table V-1. Table of Uses, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to permit the following uses in the B-1, Neighborhood Business Zoning District **by Right** when the gross square footage of the use is 3,500 square feet or less per floor, and **by Special Use** when the gross square footage is greater than 3,500 square feet per floor.

- Supermarket or Grocery Store
- Video Store

Section 11. Table VI-1. Development Regulations By District, of the Urbana Zoning Ordinance is hereby amended to list the following standards for the B-1 District:

Section 12. Table IX-1, Standards for Freestanding Signs, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to list the following standard under the column entitled "Maximum Number Permitted" for the B-1, Neighborhood Business Zoning District:

District	Minimum Lot Size (In Square Feet)	Minimum or Average Lot Width (in feet)	Maximum Height (In feet)	Maximum FAR	Minimum OSR	Required Yards (In Feet)		
						Front	Side	Rear
B-1	6,000	60	35	0.30	None	15	7	10

Each business is permitted one freestanding sign except that no freestanding sign is permitted if a projecting or roof sign exists on the lot. In the case where a lot has two frontages, one sign per frontage is permitted provided the cumulative square footage of both freestanding signs does not exceed 32-square feet in area.

Section 13. Table IX-2, Standards for Wall Signs and Wall-Mounted Signs, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to include the following **additional** standard under the column entitled "Maximum Height and Location of Signs":

*In the B-1, Neighborhood Business Zoning District, no wall signs are permitted when the wall immediately faces a residential use or zone and is not separated by a right-of-way.*

Section 13. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 19th day of April,  
2004.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 30th day of April,  
2004.

  
  
Tod Satterthwaite, Mayor