



# B-4E – CENTRAL BUSINESS-EXPANSION ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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

"The B-4E, Central Business Expansion District is to provide areas in proximity to Downtown Urbana for a wide range of retail business, office, and service uses. This District is also intended to allow high density residential uses to insure an adequate supply of housing for persons who desire to reside near Downtown. The development regulations in this District are designed to encourage the construction of new buildings which are comparable with the size and scale of the buildings allowed in the B-4 Central Business District and which are also sensitive to nearby residential neighborhoods. The B-4E District is not intended to replace the existing B-4 zoning in Downtown Urbana but is to supplement it by encouraging the expansion of Downtown Urbana with new, attractive, and well-landscaped buildings and off-street parking lots. The purpose of this District is to accommodate the growth of Downtown Urbana with new developments that provide landscaping, setbacks, and off-street parking greater than that required in the B-4 District and less than that required in the B-3, General Business District.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-4E 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 - Cannabis

Craft Grower  
Dispensary (*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 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

#### 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

## PERMITTED USES Continued:

### **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

### **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  
Taxi Service

### **Business - Vehicular Sales and Services**

Automobile Accessories (*New*)

### **Industrial**

Microbrewery  
Printing and Publishing Plants for Newspapers,  
Periodicals, Books, Stationery and Commercial  
Printing

### **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  
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

### **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

## PERMITTED USES Continued:

### 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, Multifamily  
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

### Public and Quasi-Public

Correctional Institution or Facility  
Hospital or Clinic  
Radio or Television Tower and Station

## 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

Feed and Grain (*Sales Only*)

### Business – Miscellaneous

Wholesale Business

### Business – Vehicular Sales and Service

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  
Motion Picture Production Studio  
Signs and Advertising Display Manufacturing  
Surgical, Medical, Dental and Mortuary  
Instruments and Supplies Manufacturing

### Table V-1 Notes:

\*\*\* 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-4E 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>B-4E</b>	<b>4,000</b>	<b>40</b>	<b>None</b>	<b>6.00</b>	<b>None</b>	<b>6</b>	<b>5<sup>18</sup></b>	<b>5<sup>18</sup></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>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**  
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 (217) 384-2440 phone | Email: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us)  
 City Website: [www.urbanaininois.us](http://www.urbanaininois.us)