

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

"The *CMU, Campus Mixed-Use District* is intended to provide opportunities to redevelop areas close to the University of Illinois campus at high densities, with a mix of commercial, office, and residential uses. Developments should be designed to be pedestrian-scale, with buildings close to the street, wide sidewalks, landscaped areas, few driveways, on-street parking, and parking behind structures. Large-scale developments containing only single uses are discouraged within this classification.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the CMU 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
Roadside Produce Sales Stand

Business - Cannabis

Craft Grower
Dispensary (*Non-Medical*)
Infuser* (*3,500 square feet or less per floor*)

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 - Personal Services

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

Business – Recreation

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

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
Pet Store
Photographic Studio and Equipment Sales and
Service
Shoe Store
Sporting Goods
Stationery, Gifts and Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Business - Vehicular Sales and Service

Automobile Accessories (*New*)

Industrial

Electronics and Related Accessories – Applied
Research and Limited Manufacturing

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable
Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police Station or Fire Station
University/ College
Utility Provider

Residential

Assisted Living Facility
Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I,
Category II, and Category III
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Hotel or Motel
Nursing Home

SPECIAL USES:

Business – Miscellaneous

Mail Order Business (*Greater than 10,000 square feet of gross floor area*)

Public and Quasi-Public

Hospital or Clinic
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Miscellaneous

Crematorium
Veterinary Hospital (*Small Animal*)****

Business – Transportation

Taxi Service

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies
Radio or Television Tower and Station

Industrial

Bookbinding
Confectionery Products Manufacturing and
Packaging
Engineering, Laboratory, Scientific and Research
Instruments Manufacturing
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers,
Periodicals, Books, Stationery and
Commercial Printing
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.

DEVELOPMENT REGULATIONS IN THE B-3U 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
CMU	6,000	60	120	None	None	10 Min 20 Max	None	None

FAR = Floor Area Ratio
OSR = Open Space Ratio

Additional Regulatory Information for the CMU District

Section V-7. Additional Regulations in the CMU District

- A. Buildings must have one main pedestrian entrance facing the street from which the building is addressed.
- B. Building walls that face a street must have at least 20 percent transparent glass.
- C. For buildings with first-floor residential uses, front yards must be landscaped.
- D. Parking is not allowed in front yards, and must be located behind the principal face of a building. Parking shall be screened to minimize visibility from the street.
- E. When parking is provided, access to parking must be off an alley, when available.
- F. Mechanical equipment and trash enclosures must be screened from view at ground level from public rights-of-way, excluding alleys. No mechanical equipment or trash enclosures are allowed in front yards.

Section VIII-5. Amount of Parking Required

- N. CMU, Campus Mixed-Use District Parking Requirements.
 - 1. Off-street parking is only required for residential developments containing more than 20 bedrooms.
 - 2. For every bedroom beyond the first 20, parking shall be provided at a rate of 0.25 spaces per bedroom.

Table VIII-6. Bicycle Parking Requirements by Use¹

Use	Number of Spaces Required
Multi-family, Boarding or Rooming House, or Dormitory ²	1 for every 2 dwelling units; 1 for every dwelling unit in the CMU District
Public and Quasi Public Uses ^{2,3,5}	
All schools	4 for every classroom
All other uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Commercial Uses ^{2,3,4,5}	
All uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Industrial, Transportation & Related Uses ^{2,3,5}	
All uses	4% of required automobile parking up to a maximum of 25 bicycle parking spaces
<p>¹ The Zoning Administrator shall determine whether proposed developments are subject to these bicycle parking requirements based upon demand generated by the use, the location of the development, the proximity to other uses with bicycle parking demand, and other relevant factors.</p> <p>² The Zoning Administrator shall further have the ability to reduce the number of required bicycle parking spaces by up to 50% in response to evidence regarding expected bicycle use submitted by the petitioner.</p> <p>³ For non-residential uses, bicycle parking spaces shall be required only for developments with 10 or more automobile parking spaces required.</p> <p>⁴ Commercial uses include the following categories from Table VIII-7: Office and Related Uses, Service Business Uses, Retail Business Uses, and Commercial Recreational Uses.</p> <p>⁵ In the CMU district, see Table VIII-7 to calculate the amount of automobile parking that would normally be required, based on use, and provide bicycle parking at the rate given in this table (Table VIII-6).</p>	

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

City Website: www.urbanaininois.us