According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3, General Business District is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 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**
- Farm Equipment Sales and Service
- Feed and Grain *(Sales Only)*
- Garden Shop
- Plant Nursery or Greenhouse
- Roadside Produce Sales Stand

**Business - Adult Entertainment**
- Adult Entertainment Uses

**Business - Food Sales and Services**
- Bakery *(Less than 2,500 square feet)*
- Café or Deli
- Confectionery Store
- Convenience Store
- Fast-Food Restaurant
- Meat and Fish Market
- Restaurant
- Liquor Store
- 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)*
- Lawn Care and Landscaping Service
- Mail Order Business
- Radio or TV Studio
- Shopping Center – Convenience
- Shopping Center – General
- Wholesale Business

**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
- Movers
- Pet Care/ Grooming
- Self-Service Laundry
- Shoe Repair Shop
- Tailor and Pressing Shop

**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 - Transportation**
- Motor Bus Station
- Taxi Service

**Business - Vehicular Sales and Service**
- Automobile Accessories *(New)*
- Automobile, Truck, Trailer or Boat Sales or Rental
- Automobile/ Truck Repair
- Car Wash
- Gasoline Station
- Mobile Home Sales
- Truck Rental
**PERMITTED USES CONTINUED:**

**Business - Recreation**
- Athletic Training Facility
- Bait Sales
- Bowling Alley
- Dancing School
- Driving Range
- Lodge or Private Club
- Miniature Golf Course
- Outdoor Commercial Recreation Enterprise *(Except Amusement Park)*
- Pool Hall
- Private Indoor Recreational Development
- Theater, Indoor

**Public and Quasi-Public**
- Church, Temple or Mosque
- Electrical Substation
- Farmer’s Market
- Hospital or Clinic
- 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
- Public Maintenance and Storage Garage
- University/College
- Utility Provider

**Residential**
- Bed and Breakfast Inn
- Bed and Breakfast Inn, Owner Occupied
- Dwelling, Community Living Facility, Category II or Category III
- Dwelling, Home for Adjustment
- Dwelling, Loft
- Hotel or Motel

**SPECIAL USES:**

**Business – Vehicular Sales and Service**
- Towing Service
- Truck Stop

**Public and Quasi-Public**
- Correctional Institution or Facility
- Hospital or Clinic

**Residential**
- Dwelling, Multifamily

**PLANNED UNIT DEVELOPMENT USES:**

**Business – Miscellaneous**
- Commercial Planned Unit Development
- Mixed-Use Planned Unit Development

**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 Services
- Florist
- Hardware Store
- Heating, Ventilating, Air Conditioning Sales and Service
- Jewelry Store
- Monument Sales *(Excluding 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
CONDITIONAL USES:

**Business - Miscellaneous**
- Crematorium
- Day Care Facility (Non-Home Based)
- Self-Storage Facility
- Veterinary Hospital (Small Animal)

**Public and Quasi-Public**
- Nonprofit or Governmental, Educational and Research Agencies
- Radio or Television Tower and Station

**Residential**
- Assisted Living Facility
- 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
- Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing
- Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MIN LOT SIZE (square feet)</th>
<th>MIN AVERAGE WIDTH (in feet)</th>
<th>MAX HEIGHT (in feet)</th>
<th>MAX FAR</th>
<th>MIN OSR</th>
<th>MIN FRONT YARD (in feet)</th>
<th>MIN SIDE YARD (in feet)</th>
<th>MIN REAR YARD (in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-3</td>
<td>6,000</td>
<td>60</td>
<td>None</td>
<td>4.00</td>
<td>None</td>
<td>15</td>
<td>5</td>
<td>10</td>
</tr>
</tbody>
</table>

FAR= FLOOR AREA RATIO
OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

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

**City of Urbana**

**Community Development Services Department**
400 South Vine Street, Urbana, Illinois 61801
(217) 384-2440 phone / (217) 384-2367 fax
www.urbanaillinois.us