

URBANA CITY COUNCIL WORK SESSION
JANUARY 26, 2021, @ 6:00 P.M.
In the 2nd Floor Training Room
Municipal Building

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- 1. Committees (to include Safety Committee discussion with Chief Ortlieb)**
- 2. BR-1 Business Residential District (Please see attached documents)**
- 3. Curbs and Gutters on Scioto Street (Tyler Bumbalough)**
- 4. Council Clerk's Pay**

CHAPTER 1123**BR-1 Business Residential District**

- 1123.01 Purpose.**
- 1123.02 Principally permitted uses.**
- 1123.03 Permitted accessory uses.**
- 1123.04 Conditionally permitted uses.**
- 1123.05 Minimum lot area and width.**
- 1123.06 Minimum front yard setback.**
- 1123.07 Minimum side yard setback.**
- 1123.08 Minimum rear yard setback.**
- 1123.09 Maximum height regulations.**
- 1123.10 Minimum floor area.**
- 1123.11 Maximum lot occupation.**
- 1123.12 Off-street parking and loading.**
- 1123.13 Land use intensity.**

CROSS REFERENCES

- District established - see P. & Z. 1103.01
- Special provisions for commercial uses - see P. & Z. 1129.07
- Signs permitted - see P. & Z. 1137.03(c)

1123.01 PURPOSE.

The purpose of the BR-1 Business Residential District is to accommodate a mixture of residential and business uses. Residential and business uses may be mixed within the same building or structure. A variety of businesses which are compatible with residential uses may be permitted. This district is planned as a transitional area between commercial and residential uses.

1123.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses are as follows:

- (a) Multi-family Dwellings
 - (b) Personal Services
 - (c) Single-family Detached Dwellings.
- (Ord. 4478-17. Passed 9-5-17.)

1123.03 PERMITTED ACCESSORY USES.

Accessory permitted uses are as follows:

- (a) Garages
- (b) Sheds
- (c) Swimming Pools
- (d) Gazebos
- (e) Fences and Walls: see Section 1129.10 for regulations
- (f) Compost Facilities
- (g) Decks
- (h) Carports
- (i) Signs
- (j) Solar Panels
- (k) Off Street Parking of Recreational Vehicles
- (l) Off-Street Parking and Loading
- (m) Refuse Facilities: see Section 1129.05 for regulations
- (n) Uses which are similar or clearly incidental to the Principally Permitted Uses on the Lot.

(Ord. 4491-18. Passed 4-3-18.)

1123.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses are as follows:

- (a) Offices
 - (b) Home Occupations
 - (c) Bed and Breakfast Establishments
 - (d) Child Day Care Facility
 - (e) Convalescent Care Facility
 - (f) Family Care Home
 - (g) Group Home Facility
 - (h) Clubs
 - (i) Public Service Facility
 - (j) Public and Quasi-Public Uses
 - (k) Educational Institutions
 - (l) Religious Places of Worship
 - (m) Hospitals
 - (n) Residential Care Facilities.
- (Ord. 4492-18. Passed 4-3-18.)

1123.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area for properties in the BR-1 Business Residential District shall not be less than 7,000 square feet with a width of not less than 60 feet.
(Ord. 4524-20. Passed 9-1-20.)

1123.06 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the BR-1 Business Residential District shall not be less than 25 feet from the front lot line.

1123.07 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the BR-1 Business Residential District shall be as follows:

- (a) Principal structures shall not be closer than 5 feet from the side lot line.
 - (b) Accessory structures shall not be closer than 5 feet from the side lot line.
- (Ord. 4339. Passed 8-24-10.)

1123.08 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the BR-1 Business Residential District shall be as follows:

- (a) Principal structures shall not be closer than 20 feet from the rear lot line.
 - (b) Accessory structures shall not be closer than 10 feet from the rear lot line.
- (Ord. 4339. Passed 8-24-10.)

1123.09 MAXIMUM HEIGHT REGULATIONS.

The maximum height regulations for properties in the BR-1 Business Residential District shall be as follows:

- (a) No principal structure shall exceed 40 feet in height.
 - (b) No accessory structure shall exceed 20 feet in height.
- (Ord. 4339. Passed 8-24-10.)

1123.10 MINIMUM FLOOR AREA.

The minimum floor area for structures in the BR-1 Business Residential District shall not be less than 800 feet.

1123.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the BR-1 Business Residential District to be covered by Principal and Accessory Buildings is 50 percent.

1123.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Section 1133.01 , Off-Street Parking and Loading.

1123.13 LAND USE INTENSITY.

The following land use intensity standards shall apply to all properties in the BR-1 Business Residential District:

- (a) The number of dwelling units per acre shall not exceed 12.
 - (b) Non-residential uses shall have a floor area ratio not to exceed .30.
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URBANA SOUTH MAIN STREET CORRIDOR PLAN

Goals	Strategies	Timeframe	Funding
BE Goal E: Identify and promote underutilized land for higher retail and commercial uses.	BE Strategy D-9: Utilize existing strip center parking lots for mixed use development including affordable and multi-family housing.	Long-Term	Private
	BE Strategy E-1: Redeveloped underutilized parking lots and undeveloped parcels adjacent to and part of the strip center occupied by the County offices for affordable and multi-family housing.	Long-Term	Private
	BE Strategy E-2: Utilize former bank (now medical office) for retail/service industry.	Near-Term	Private
	BE Strategy E-3: Update existing off-street parking code to require less parking or eliminate parking minimums.	Near-Term	Public
	BE Strategy E-4: Reevaluate the BR-1 zoning district to better allow for commercial uses that serve the community.	Near-Term	Public

7.5 Goals and Strategies: Commercial and Housing Markets

Goals	Strategies	Timeframe	Funding
CHM Goal A: Concentrate on retaining and expanding existing local businesses.	CHM Strategy A-1: Cooperate with educational institutions, community organizations, and other government agencies to provide relevant and factual information to aid in business retention efforts.	Near-Term	Public/Private
	CHM Strategy A-2: Assist local businesses in finding appropriate development sites for expansion within the Study Area	Near-Term	Public/Private
	CHM Strategy A-3: Encourage existing employers in the Study Area to grow "in place," keeping jobs close to where people live.	Near-Term	Public/Private
CHM Goal B: Continue to further position the city for new and expanded industry and job creation.	CHM Strategy B-1: Protect development potential of commercial and industrial sites based on the future land use plan for the Study Area.	Near-Term	Public
	CHM Strategy B-2: Promote redevelopment of existing vacant and underutilized properties.	Mid-Term	Public/Private
	CHM Strategy B-3: Promote utilization of development-ready sites.	Mid-Term	Public/Private
	CHM Strategy B-4: Provide an adequate supply of vacant, development-ready land for commercial and industrial use within the corridor.	Long-Term	Public/Private
	CHM Strategy B-5: Consider annexing growth areas, as necessary and as possible, to ensure adequate supply of developable land and to control development on the edges of the Study Area.	Long-Term	Public
CHM Goal C: Support high-quality, well-maintained housing located in and adjacent to the Study Area.	CMH Strategy C-1: Identify single-family home rentals in the Study Area and categorize them based on condition and occupancy status.	Immediate	Public
	CMH Strategy C-2: Work with landlords to determine their needs and any future plans they have for their properties.	Near-Term	Public/Private
	CMH Strategy C-3: Identify and promote clusters of homes that have the most redevelopment potential.	Mid-Term	Public/Private



6.2 Built Environment Improvements – Private Realm

6.2.1 Development Concept

The Future Land Use map (FLUM) (**Figure 6.2.1**) of the Corridor Plan serves as a guide for land development in an economically, environmentally, and socially acceptable manner. It contains a planned program to guide all physical development within the corridor. Its function is to define future land uses and their locations, recognize development trends, and maintain consistency throughout the comprehensive plan to improve the quality of life for the community.

This section describes the recommended land uses that the City needs to create economically, environmentally, and socially sustainable development in the future. Balancing the need to protect natural systems with the need to provide opportunities to enhance the economic and social well-being of the City's present and future residents requires a well-articulated vision of land use.

Four future land use categories are depicted on the Future Land Use Map (**Figure 6.2.1**). Each category is intended to indicate a predominant land use—or set of uses—as well as other features that define the character of the category. A brief description of each category is provided below. Each is consistent with the community's ideas and vision for the future development pattern. Furthermore, these descriptions do not propose a change to existing development within each category; instead, they suggest a direction for moving forward.

6.2.2 Land Use and Pattern

Mixed Use

Mixed-use development means a building or complex that includes a mixture of land uses. Typically, the term is used when residential uses are combined with office, retail, entertainment, services, or civic uses such as schools, libraries, or government services.

Mixed-use zoning districts may be large in scale, or confined to one small site. A common pattern consists of storefronts or restaurants with apartments on second and third levels.

Mixed-use development is reminiscent of development patterns in town centers around the turn of the century where businesses and residences were grouped within close proximity, and pedestrian activity created a tight-knit community. Mixed-use development is a popular approach in land use planning because the compact, efficient land use pattern offers residents an excellent opportunity for short commutes to work and convenient shopping. The resulting increase in walking, and decrease in short trips by automobile, both benefits individual health and reduces traffic congestion and energy consumption for transportation.

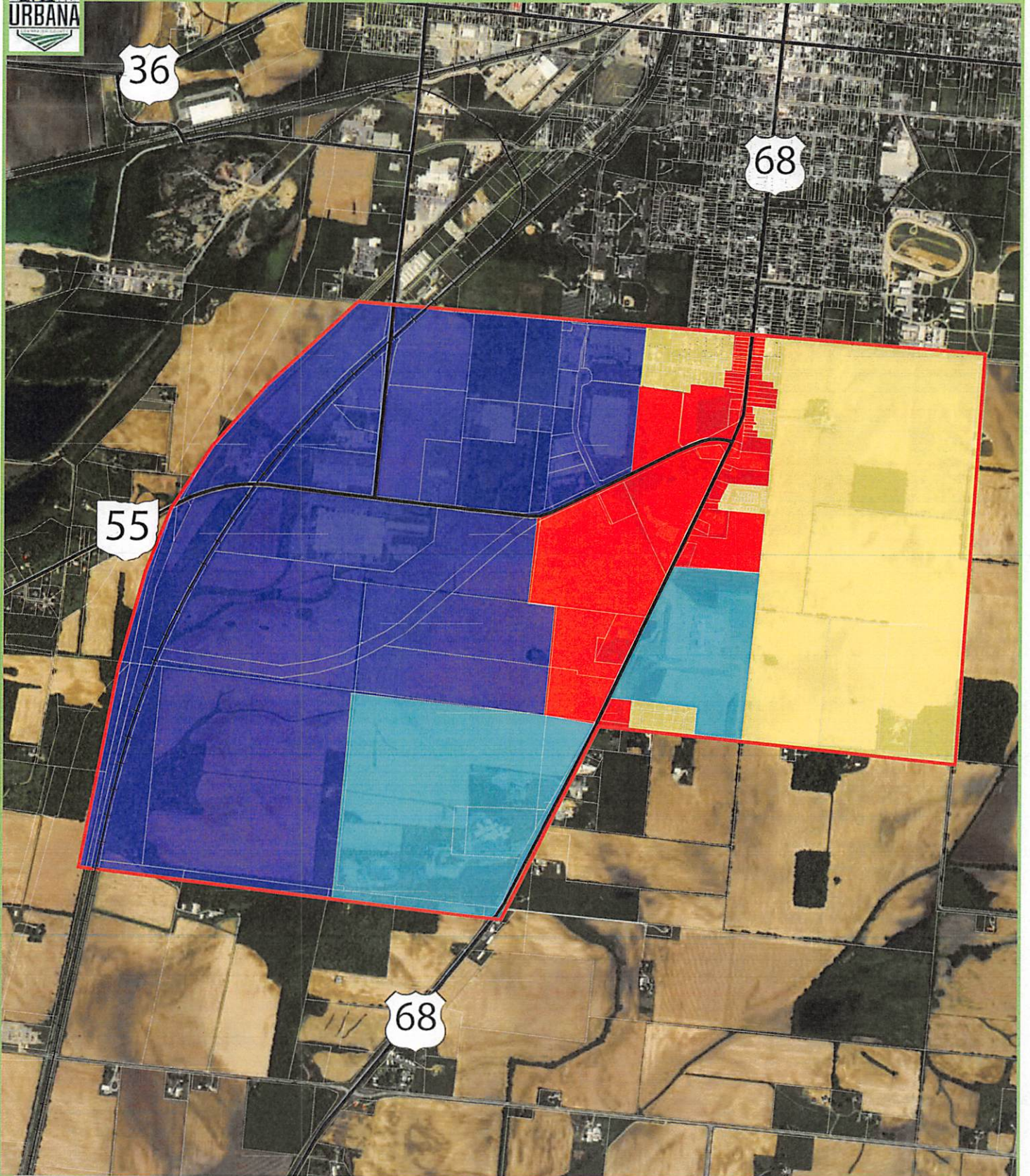
A well-designed mixed-use development consisting of more than one building also lends itself to "placemaking," the art of creating a real sense of place specific to a site or community.






Often municipalities permitting mixed-use developments have a special mixed-use zoning district (typically called MXD), or a zoning overlay district, which means an additional set of rules "overlaid" on a zoning classification. Some communities simply apply an existing planned development, planned unit development (PUD), or planned community designation.

These developments may be said to be vertical, meaning that uses vary from one floor to another in a building. The example is the apartment above a storefront. At other times, the mixture is horizontal, which might mean side-by-side storefront bays in the same building include two different uses, such as office and retail. It might mean a complex of buildings in which each building may include only one use. For example, a typical block of condo buildings might end with a small storefront. Or whole residential blocks might be interspersed with commercial or office development. For the City, adding commercial to a residential development offers the prospect of elevated sales and property taxes.

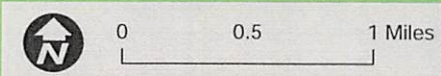


Urbana South Main Street Corridor Plan Figure 6.2.1: Future Land Use



Land Use			
	Mixed-Use		Parcels
	Industrial		Institutional
	Light Density Residential		

08/18/2019





A mixed-use development should contribute to a compact development pattern, reduce traffic and congestion, and be a convenient destination for residents and visitors alike. Sidewalks and/or shared-use paths should connect with adjoining properties, when possible, for a truly walkable community and a bikeable environment.

The areas designated for mixed use are shown in red on **Figure 6.2.1**.

Manufacturing

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses should not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an aesthetically attractive work environment with park or campus-like grounds, favorably-designed buildings, ample employee parking and other amenities appropriate to an employee-oriented activity.

Another purpose of the manufacturing district is to protect existing and future sites for such uses by maintaining large lot configurations and limiting uses to those that are of a nature to not conflict with other industrial uses or surrounding residential areas.

It also is intended to provide for a limited amount of commercial uses designed for the employees of the primary uses and to provide for a limited amount of retail selling of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5 percent of the gross floor area of the building not to exceed 1,500 square feet.

The areas designated for manufacturing are shown in purple on **Figure 6.2.1**.

Residential

Residential development is primarily designed to accommodate concentrations of single-family and two-family dwellings on a range of lot sizes, as small 1/2 to 1 acre, and as large as 10 to 20 acres. Community uses such as parks, cemeteries, schools and churches, care homes, golf courses, multi-family housing and similar uses may also be allowed in these areas if designed to be compatible with the residential setting.

Home operated businesses are also recommended provided the residential character is preserved. The residential designation is intended to preserve existing residential development where land has already been subdivided into smaller parcels and to expand specific areas for future residential growth.

In addition to areas identified for residential development on the future land use map, this corridor plan recognizes that rural residential development has occurred and will continue to occur in scattered locations. Areas recommended for concentrated residential development are shown as yellow on the future land use map.

The areas designated for residential are shown in yellow on **Figure 6.2.1**.

Institutional

Institutional/Civic uses consist of existing schools, library, utility, civic and religious uses that are located throughout the Corridor.

Institutional/Civic uses include all places of worship, community buildings, and schools both public and private that serve the immediate community. This designation also may include older adult



housing facilities and associated medical facilities, and day care operations. Local Institutional/Civic uses should have buildings and sites that promote a neighborhood scale and character, or the character of the most restrictive adjacent land use. This includes building design that emulates residential structures, sidewalk connections to neighborhoods and minimization of parking areas. Landscape areas should also promote natural open space areas similar to residential yards. Existing local institutions should be preserved as they are and reused as such if a current operation ceases. Federal and state preemptions may limit some local control over places of worship and public school property.

New institutional uses with special site-specific and time-specific impacts, such as schools or places of worship, should locate on or near major roadways. Good site design can help reduce the impacts of all Institutional/Civic uses.

The areas designated for institutional are shown in blue on **Figure 6.2.1**.

6.2.3 Influential Factors

The Future Land Use Map was prepared to reflect input received during the public consultation process, discussions with local decision makers and agencies, existing land use patterns, and the consideration of proper planning principles. This input and other factors affecting land use patterns were taken into consideration in preparing the future land use map and the Plan. These factors include:

- ▶ **Existing Land Use:** Extensive changes to the existing land use pattern are not proposed as the City is primarily developed; therefore, the plan focuses on redevelopment opportunities. Vacant properties were generally assigned the prevalent land use of the surrounding occupied properties. The community land use patterns have evolved in a relatively orderly manner and are built upon, with slight modification, rather than altered in a significant manner.
- ▶ **Existing Zoning:** Existing zoning designations were a factor considered in preparing the Plan. However, there is no vested interest that guarantees existing zoning will remain unchanged.
- ▶ **Relationship of Incompatible Uses:** The future land use plan strives to reduce or eliminate incompatible land use relationships existing in the City. Providing a transition and/or buffer between land uses, especially those with certain conflicting characteristics, is essential. The Plan designates areas for uses that are considered most appropriate for the community's long-term objectives, with the intention of eventually eliminating some existing uses that do not meet these objectives.
- ▶ **Infrastructure and Public Facilities/Services:** The intensity of uses depends on the availability and capability in the City of the community's infrastructure. The potential for public water and sewer service or dependence on well and septic affects future development intensities. The road network limits the types and intensity of uses that may be effectively served in an area of the City without adversely impacting traffic operations. The availability of community facilities such as schools or police and fire protection must also be considered when determining future land uses.
- ▶ **Existing Market Conditions:** Existing market conditions and opportunities were evaluated, although they will likely change during the time frame of this Plan. Future updated plans should reevaluate market opportunities to ensure that the City's near-term economic development goals adjust to its successes and external influences.
- ▶ **Desires of the City:** The land use pattern desired by City decision makers has been expressed through numerous public forums including an online survey, stakeholder meetings, and public hearings.



6.2.4 Development Controls

The following land use guidelines should be followed throughout the Corridor:

1. The identity of Urbana should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
3. Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.
4. Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and buffering should be required to protect existing residential areas from more intense land uses.
5. Growth should be guided to locations contiguous to existing development to provide City services and transportation in a cost-effective and efficient manner.
6. Development approval should be tied to the construction of water, sewer, storm drainage, and circulation systems.
7. Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.
8. An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, and drainage ways.
9. Commercial and manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed to be compatible with the uses and character of surrounding districts.
10. Land use patterns should be encouraged that reduce travel distances, limit pollution, allow for alternative modes of transportation, and conserve energy.
11. The few remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.
12. The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.
13. Manufacturing and industrial activities should be limited to those areas already zoned for such uses or designated for future manufacturing uses.
14. Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.
15. Desirable natural resources should be conserved.

6.2.5 Zoning Regulations

Based on feedback from the Stakeholders, the City should reevaluate the BR-1 zoning district to better allow for commercial uses that serve the community. The intent of the BR-1 district is to improve economic viability and to provide a greater mix of uses. Utilization of the district is intended to foster pedestrian-oriented development that will enhance the South Main Street Corridor as a community gateway. It should be intended to discourage auto-oriented uses, uses with fleet parking, commercial storage and other uses that would detract from the visual quality and scale of the district. If an auto-oriented use (i.e. drive-thru restaurant) is allowed, it should be located in the immediate vicinity of a roadway intersection and the building should be built parallel and to the street with parking properly screened by landscaping and located in the rear of the property. Its goal is to foster appropriate



development standards to promote the re-use of existing buildings when compatible with the district and the addition of suitable infill development.

6.2.6 Commercial & Housing Markets

To support existing businesses and promote new development efforts in the Study Area, it is important to balance recruiting and supporting new businesses with supporting existing local businesses in order to have a diverse range of businesses. Bringing in new businesses will help grow and diversify the local economy. In addition, supporting existing local businesses will also help grow the local economy and result in a higher return on investment because local businesses are the best job producers per dollar of investment. This is because local businesses are typically more likely to hire local people, use local services, and be involved in the community. Providing economic development programs related to retention and expansion are a great way to support local businesses. In addition, public infrastructure, including transportation and utilities, are drivers of development, so ensuring that infrastructure in the Study Area is well-maintained, connected, and able to serve the proposed development is key. (Specific recommendations are under the Infrastructure section.)

To further support development and job creation in the Study Area, promote redevelopment of vacant or underutilized sites and new development in the Study Area as outlined in the Future Land Use map. Protect these land uses by updating zoning and development regulations, and consider additional annexations on the edges of the Study Area.

The land in the Study Area is largely undeveloped, so there is an opportunity to build a multi-use area that is beneficial to all. For existing housing in and near the Study Area, due to the high number of single-family home rentals concentrated within one mile of the S. Main Street Corridor, the City should develop a strategy to return a number of them to the owner-occupied market over a 10 to 15-year period. By removing scattered single-family rentals, the City can increase the demand for new multifamily housing and concentrate development in targeted areas along the corridor. In terms of funding sources, a County or City Land Bank can provide several programs to help cities turn distressed properties into marketable assets, including their land banking program and loans for rehabilitating distressed properties. For new housing in the Study Area, incorporating new multi-family housing that includes both market rate and affordable units will provide for a more active space. Commercial businesses traditionally follow their customers, and increased density in a concentrated area will most likely lead to more commercial development. More “eyes on the street” generally creates a safer space where both residents and visitors want to be. Dictating the form of a space over the function opens the door to a wide variety of investors and development opportunities.

Adoption of this Plan is the first step towards implementation. Additional components of effectively implementing the Plan should include collaboration among City staff and officials, coordination with the neighboring township, updating zoning to support the future land use plan, and identifying funding mechanisms to incentivize targeted development in the Study Area.

An addition tool for implementation is to utilize the Champaign Economic Partnership Community Improvement Corporation (CIC) in recruitment of appropriate businesses in the Study Area. The CIC should work closely with the City in a private-public partnership.

CHAPTER 1124**B-2 General Business District**

- 1124.01 Purpose.**
- 1124.02 Principally permitted uses.**
- 1124.03 Permitted accessory uses.**
- 1124.04 Conditionally permitted uses.**
- 1124.05 Minimum lot area and width.**
- 1124.06 Minimum front yard setback.**
- 1124.07 Minimum side yard setback.**
- 1124.08 Minimum rear yard setback.**
- 1124.09 Maximum height regulations.**
- 1124.10 Minimum floor area.**
- 1124.11 Maximum lot occupation.**
- 1124.12 Off-street parking and loading.**
- 1124.13 Land use intensity.**

CROSS REFERENCES

District established - see P. & Z. 1103.01

Special provisions for commercial uses - see P. & Z. 1129.07

Signs permitted - see P. & Z. 1137.03(c)

1124.01 PURPOSE.

It is the purpose of the B-2 General Business District to provide for the needs for both convenience goods and the more common and often recurring shopping goods, personal and household services for a population larger than that served by the BR-1 Business Residential District.

1124.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses are as follows:

- (a) Commercial Recreation
- (b) Retail Business
- (c) Personal Services
- (d) Offices
- (e) Drinking and Eating Establishments
- (f) Restaurants
- (g) Automotive Filling Stations
- (h) Hotel or Motel

1124.03 PERMITTED ACCESSORY USES.

Accessory permitted uses are as follows:

- (a) Outside Storage Facilities
- (b) Outdoor Storage Display
- (c) Silos
- (d) Radio Towers
- (e) Communication Towers
- (f) Signs
- (g) Off-Street Parking and Loading
- (h) Guard Houses
- (i) Fences and Walls: see Section 1129.10 for regulations
- (j) Refuse Facilities (Dumpsters): see Section 1129.05 for regulations
- (k) Garages
- (l) Uses which are similar or clearly incidental to the Principally Permitted Uses on the Lot.

1124.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses are as follows:

- (a) Shopping Centers

- (b) Automotive Repair
 - (c) Bed and Breakfast Establishments
 - (d) Child Day Care Facility
 - (e) Clubs
 - (f) Public Service Facility
 - (g) Public and Quasi-Public Uses
 - (h) Educational Institutions
 - (i) Hospitals
 - (j) Food Processing
 - (k) Transport Terminals
 - (l) Printing and Publishing
 - (m) Personal Storage Facility
 - (n) Adult Entertainment Facility.
- (Ord. 4059. Passed 5-26-98.)

1124.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area for properties in the B-2 General Business District shall not be less than 10,000 square feet with a width of not less than 60 feet.

1124.06 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the B-2 General Business District shall not be less than 40 feet from the front lot line.

1124.07 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the B-2 General Business District shall be as follows:

- (a) Principal structures shall have no minimum setback from the side lot line.
- (b) Accessory structures shall have no minimum setback from the side lot line.

1124.08 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the B-2 General Business District shall not be less than 30 feet from the rear line.

1124.09 MAXIMUM HEIGHT REGULATIONS.

The maximum height regulations for properties in the B-2 General Business District shall be as follows:

- (a) Principal structures shall not exceed 40 feet in height.
- (b) Accessory structures shall not exceed 20 feet in height.

1124.10 MINIMUM FLOOR AREA.

There shall be no minimum floor area for structures in the B-2 General Business District.

1124.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the B-2 General Business District to be covered by principal and accessory buildings is 40 percent.

1124.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Section 1133.01 , Off-Street Parking and Loading.

1124.13 LAND USE INTENSITY.

The floor area ratio for properties in the B-2 General Business District shall not exceed .40.
