

Appendix A to the Zoning Ordinance of the City of Urbana, IA

| Zoning District | Principal Use | Minimum Lot Area | Off Street Parking Requirement | Maximum Building Height | Minimum Lot Frontage | Minimum Front | Yard Side | Depth Corner | Rear |
|--------------------------------|--|------------------------------------|----------------------------------|------------------------------|--------------------------------|--|-----------------------------|-------------------------------|------------------------------|
| R-1 Single Family | Dwellings Accessory Bldgs Non Dwellings | 8750 sq ft 8750 sq ft 1 acre | Two per Unit NA As Needed* | 35 Feet 9 Feet 35 Feet | 70 Feet 70 Feet 150 Feet | 25 Feet Behind Prin. Structure 50 Feet | 7 Feet 7 Feet 25 Feet | 25 Feet 25 Feet 45 Feet | 25 Feet 7 Feet 50 Feet |
| R-1 R Single Family Rural | Same as R-1 | 1 Acre for all uses | Same as R-1 Dist | 35 Feet | Same as R-1 | Same as R-1 | Same as R-1 | Same as R-1 | Same as R-1 |
| R-2 Moderate Density | Single Family Dwellings Two Family Dwellings Day Nursery **** Accessory Bldgs | 7500 Sq Feet | Two per Unit NA | 35 Feet 9 Feet | 60 Feet *** | 25 Feet Behind Prin. Structure | 6 Feet 7 Feet | 25 Feet 25 Feet | 25 Feet 7 Feet |
| R-2 Moderate Density Continued | Multi-Family Dwellings **** | 1 Acre | Two per Unit | 35 Feet | 80 Feet | 35 Feet | 10 Feet | 30 Feet | 40 Feet |
| R-2 Moderate Density Continued | Non Dwellings | 1 Acre | As Needed* | 35 Feet | 150 Feet | 50 Feet | 25 Feet | 45 Feet | 50 Feet |
| R-2 Moderate Density | Boarding & Lodging Houses | 7500 Sq Feet | As Needed* | 35 Feet | 80 Feet | 35 Feet | 10 Feet | 30 Feet | 40 Feet |
| R-3 Medium Density | Single & Two Family Dwellings Accessory Bldgs | 7500 Sq Feet | Two per Unit NA | 45 Feet 9 Feet | 80 Feet | 30 Feet Behind Prin. Structure | 10 Feet 10 Feet | 30 Feet | 35 Feet 10 Feet |
| R-3 Medium Density Continued | Multi-Family & Multi-Family Apartment House Office Building | 1 Acre | Two per Unit | 45 Feet | 80 Feet | 30 Feet | 10 Feet | 30 Feet | 35 Feet |
| R-3 Medium Density Continued | Mobile Home Park | 2 Acres | Two per unit & as needed* | 45 Feet | Varies with specific condition | | | | |

* Off street parking sufficient to accommodate employees and/or customers is required

+ In computing the depth of a rear yard where the rear yard opens on an alley, one-half of the alley width may be included as portion of the rear yard.

** See Section 17.A.(1) and (2) for exceptions and exemptions to the maximum height regulations

+++ Lots platted prior to the effective date of this ordinance are exempt from 60 foot minimum requirements.

**** Any building, structure, or accessory shall be at least 30 foot from any other principal building on any other lot in a residential district. Fence play lot of 1000 sq. feet for the first 20 or fewer children plus additional 25 sq feet for each additional child under care.

***** Refer to Section 10.A.(3) of the Zoning Ordinance for allowable office building uses.

***** No more than 8 dwelling units per acre, exclusive of road right of way

***** Refer to Section 14 of the Zoning Ordinance for specific requirements for a mobile home park.

| Zoning District | Principal Use | Minimum Lot Area | Off Street Parking Requirement | Maximum Building Height | Minimum Lot Frontage | Minimum Front | Yard | | Rear |
|---------------------------------|---|------------------|--------------------------------|-------------------------|----------------------|---------------|--|--------------|--|
| | | | | | | | Side | Depth Corner | |
| C-1 Commercial | Any use allowed in R-3 District except mobile home parks. Other uses permitted. + ** | 7500 Sq Ft | As Needed | 35 Feet | 50 Feet | 45 Feet | None except if adjoining any R-District, then not less than 25 feet. | | 25 Feet |
| C-2 Central Business Commercial | Any use allowed in C-1 District. Printing or Publishing Houses Other Uses ** | None Required | None Required | 35 Feet | None Required | 10 Feet | 5 Feet. If adjoining any R District then not less than 10 feet | 10 Feet | 10 Feet. If adjoining any R-District then not less than 15 feet. |
| M-1 Light Industrial | Any use allowed in C-District. Industrial, manufacturing, major repairs, processing, storage and est. & services ** | 10,000 Sq Feet | As needed * | 45 Feet | 75 Feet | 45 Feet | 10 Feet | 30 Feet | 45 Feet |
| M-2 General Industrial | Any use not authorized in any other district, if it is not a nuisance +++ | 1 Acre | As needed * | 45 Feet ++ | 200 Feet | 40 Feet | 20 Feet | 40 Feet | 40 Feet |

- + The principal building for drive-in eating and drinking establishment, summer gardens, and road houses, including entertainment and dancing, shall be at least 200 feet from any R district. Any exercising runway or pasture for animal hospitals, veterinary clinics or kennels shall be at least 200 feet from any R District.
- * Off street parking sufficient to accommodate the employees and/or customers is required.
- ** Refer to relevant section of Zoning Ordinance for complete listing of permitted use.
- ++ Heights greater than 45 feet are subject to prior approval by Council following Planning & Zoning recommendation.
- +++ Refer to first page for notes on Maximum Building Height and Back Yard Depth
- Any proposed use is subject to Council approval following Planning and Zoning recommendation & public hearing.
- All principal and/or accessory buildings or structures (including loading/unloading facilities) shall be at least 300 feet from any R-District and not less than 150 feet from any other district except M-1 Districts.