

## Danville Zoning

Zoning regulates land use in and around the City of Danville. There are requirements for what kinds of businesses are allowed where as well as regulations on signs, lighting, screening, and building form.

The City's business supporting zoning districts include,

**(P-1) Professional Office District:** Provides for the establishment of office developments on various scales that serve the specialized care and professional service needs of the community.

**(B-1) Neighborhood Business District:** Provides for the establishment of low intensity service and retail developments facilitating commercial activity serving adjacent neighborhoods.

**(B-2) Highway Business District:** Provides for the establishment of medium sized, low intensity commercial development along highway traffic corridors primarily served by automobile traffic.

**(B-3) General Business District:** Provides for the establishment of medium and large scale commercial development which serves the whole community and sometimes the region.

**(B-4) Central Business District:** Covers a central area in the community that functions as a commerce and activity hub for the community. Pedestrian oriented and densely developed while providing for retail, professional, entertainment and residential uses.

**(I-1) Light Industrial District:** Provides for the establishment of less intensive, low to medium, areas of industrial development.

**(I-2) General Industrial District:** Provides for the establishment of large scale, higher intensity, industrial manufacturing, processing, fabricating, assembling or warehouse.

Each zone has specific uses which are allowed to operate in that zone. If your lot does not meet the requirements of the zone where it is located you may be able to change the zoning or receive a variance. If your use requires special use approval, you must start the process to receive a special use permit.

**Re-Zoning:** A public process by which the zoning of a parcel is changed usually completed to allow a new use in the area

**Variations:** A variance is a deviation from the set rules defined in the local zoning ordinance. It is most often used in cases to allow for changes to building dimensions or setbacks.

**Special Uses:** Some zones only allow a certain use if a special use permit is approved. This is usually done in cases in which a use might be compatible with the surrounding area but it depends on the design of that particular building or land use. Receiving a special use permit requires a public process and review to ensure compatibility.

**Determining your zoning:** To determine your zoning and requirements please contact us or you can compare your lot to the zoning map on the City's economic development website. Once you know the zoning of your lot you can read the City of Danville Zoning Ordinance from the link on the website. The zoning code is Chapter 150 under Title XV Land Use. Appendix A contains specific list of all allowed land uses per zone.

To read the full zoning ordinance see an interactive map, or for more information, call us at (217) 431-2321 email us at [lrobinson@cityofdanville.org](mailto:lrobinson@cityofdanville.org) or visit our website

[www.cityofdanville.org/economic-development.html](http://www.cityofdanville.org/economic-development.html)

## Zoning for Signs

The city regulates signage by zone with requirements for sign type, height, size, spacing, illumination, and location on the lot. Some signs are banned altogether such as signs that would block traffic visibility and signs near traffic lights that act like appear like a traffic light.

The City **does not** regulate signs that are

- Official notices authorized by a court, public body or public safety official.
- Directional, warning or information signs authorized by federal, state or municipal governments.
- Memorial plaques, building identification signs and building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure.
- The flag of a governmental unit or noncommercial institution, such as a school.
- Religious symbols and seasonal decorations within the appropriate public holiday season.
- Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed four square feet in area.
- Signs placed by a public utility showing the location of underground facilities.
- A temporary sign not directed towards or prominently visible from the public right-of-way.
- Altering sign faces but not the structure of a sign

The city **does require** a permit for any new sign structure that does not meet the above exemptions. Signs that require permits include temporary signs, pole or monument signs, wall signs, signs that project off walls, awning/canopy signs, outdoor advertising signs and billboards, roof signs, and shopping center signs.

The City's preference is for signs that are moment style or shorter to the ground as these styles of signage reduce road clutter and improve the image of the community. We will, however, be happy help you through the permit process for any sign that meets requirements.

Note: The unofficial information above is meant as a broad overview, please contact us or see the official zoning code for details.

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## Zoning for Landscaping

The City regulates for landscaping for all uses that are not agricultural, single family, or two-family. These requirements apply whenever a building or structure is erected, converted, enlarged, or structurally altered, or whenever a use of land, building, or structure is established, expanded or changed.

A **landscaping plan** must be provided either on a sight plan or as a separate document. It should include trees, shrubs, ground cover, fences, and other elements to scale. Existing plants, if maintained, may count towards meeting requirements.

While the city discourages unnecessary off-street parking, if **off-street parking** is provided there are requirements for the perimeter and interior of the parking lot.

Perimeter: the area between the sidewalk (or right of way) and the parking must be 10 feet and landscaped with specific requirements found in the complete ordinance. Corner lots must still provide the landscaped space with one side at the required 10 feet at minimum and the other side at no less than 5 feet.

Interior: Parking lots that are large than 32,000 square feet must provide interior landscaping that covers at least 5% of that area. Landscaping islands may be required for long parking lots.

The City recommends but does not require placing a short four foot wall around the perimeter of surface parking lots. This dramatically improves the visual quality of a parking lot by creating a “street wall” and screening the lot. We also prefer the parking be on the side or rear of buildings to improve the visual quality of the neighborhood.

Landscaping shall be provided along any **blank exterior building wall** that fronts a public street. There shall be a minimum of six plant units of landscape material for each 75 linear feet of wall. The portions of a property that are not paved for off-street parking areas or vehicular use, essentially acting as **open areas** shall also be landscaped with grass or other approved landscape materials.

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## Lighting

The City regulates lighting to protect safety and wellbeing. For this reason the city **requires on site lighting** where hazards exist. The city requires the lighting of parking areas, drives, and walks for public safety and security.

All **parking lots** containing more than 10 spaces but less than 50 spaces shall provide at least one freestanding lighting fixture for every 10 parking spaces. All parking lots containing 50 or more spaces shall submit a lighting plan to the Zoning Administrator which demonstrates that adequate illumination will be provided to meet I.E.S. illuminance level guidelines.

Lighting **near residences** (within 50 feet) must be angled to reduce light pollution and distance. The developer should plan to have lights with a total cutoff of light at an angle of less than 90 degrees and be located so that the bare light bulb or lamp is completely shielded from the direct view of an observer five feet above the ground at the point at which the cutoff angle intersects the ground. Such light shall face away from any property in a residential zoning district. In general, any light fixtures used for the illumination of parking areas, swimming pools, or for any other purpose shall be arranged in such a manner as to direct the light away from adjoining properties and away from the vision of passing motorists.

Many uses are **exempt** from lighting standards include recreational fields such as ball diamonds and tennis courts as well as street lights, traffic lights, and control fixtures on poles.

Some lights are **prohibited** including flickering and flashing lights as well as lasers and holograms.

Lighting structures must meet the **height requirements** in the zoning ordinance.

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