



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council

FROM: John A. Schneider, Manager, Community Development Services Department

DATE: February 2, 2018

SUBJECT: **An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois**
(Multi-Family Parking)

An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois
(Residential Setback Calculation)

Introduction

At the December 18, 2017, City Council meeting, Planning staff presented a series of proposed text amendments to the Zoning Ordinance. City Council forwarded two of the proposed items to the Committee of the Whole, while approving the remainder of the proposed changes. On January 22, 2018, the Committee of the Whole discussed the two outstanding items in depth: a proposed reduction in the amount of parking required for single-bedroom apartments, and a proposed clarification to how required setbacks are calculated in residential zoning districts.

Proposed Change #1: Reduced Parking for Single-Bedroom Units in Multi-Family Residential Buildings

Summary

Staff proposed reducing the parking requirement for single-bedroom units in multi-family residential buildings from one space per bedroom to 0.5 spaces per bedroom. After some discussion, the Committee of the Whole recommended a lesser reduction, to 0.7 spaces per bedroom. In addition, the Committee asked staff to provide information about the amount of off-street parking available in areas that may be affected by this change. While the text amendment would apply to all areas of the City, only one area near campus requires on-street parking permits. As of this writing, staff is collecting the on-street parking information for that area, which it will present to the City Council on February 5, 2018.

Discussion

For multi-family residential buildings, parking requirements are calculated by taking the total number of units, multiplying by the parking rate, and then rounding up to the nearest whole number. Since the number of spaces is always rounded up, reducing the parking ratio by a certain percent will not reduce the amount of required parking by the same amount. For example, reducing the parking requirement, as recommended by the Committee of the Whole, from 1 space per bedroom to 0.7 spaces per bedroom, will not reduce the amount of parking required by 30 percent. The effective reduction in parking would average about 25 percent for small-to-medium-sized apartments that contain only single-bedroom units (see Table 1 below). However, recently constructed multi-family

buildings in Champaign, where unit size does not affect the required parking ratio, do not typically contain only single-bedroom units, but rather contain a mix of units. This mix of units would limit the impact of the proposed reduced requirement as the proposal pertains only to single-bedroom units.

Table 1: Comparison between 2:3 (0.66), 7:10 (0.7), and 1:1 (1.0)							
Units	Current 1:1	2:3 (0.66)			7:10 (0.7)		
		Raw #	Req.	Effective Reduction 1.0 to 0.66	Raw #	Req.	Effective Reduction 1.0 to 0.7
3	3	2	= 2	-33%	2.1	= 3	0%
4	4	2.67	= 3	-25%	2.8	= 3	-25%
5	5	3.33	= 4	-20%	3.5	= 4	-20%
6	6	4	= 4	-33%	4.2	= 5	-17%
7	7	4.67	= 5	-29%	4.9	= 5	-29%
8	8	5.33	= 6	-25%	5.6	= 6	-25%
9	9	6	= 6	-33%	6.3	= 7	-22%
10	10	6.67	= 7	-30%	7	= 7	-30%

To effectively reach the Committee’s recommended rate of 0.7 spaces per bedroom (a reduction of 30 percent), a rate of 2 parking spaces per 3 bedrooms, or 0.66 spaces per bedroom, would be most effective. As shown in the bold text in Table 1 above, the required parking would be the same in many cases for both rates. A rate of 2 spaces per 3 bedrooms would also be easier to understand for people reading the Zoning Ordinance, and it may be easier for staff to administer.

Staff therefore suggests that City Council consider a rate of 2 parking spaces for every 3 single-bedroom apartments.

Proposed Change #2: Clarify How to Calculate Average Setbacks in Residential Zoning Districts

At the Committee of the Whole meeting on January 22, 2018, the Committee voted to separate the proposed change into two motions.

The first motion was to amend the staff proposal on how to calculate setbacks when demolition of a building is proposed. The initial staff proposal read as follows:

“If a development proposal includes demolishing existing buildings, those lots shall be considered as having the minimum front yard required in that district.”

After discussion, the Committee of the Whole recommended the following motion, which would exclude lots where demolition is proposed from the average setback calculation:

“If a development proposal includes demolishing existing buildings, those lots shall not be included in the calculation.”

The second motion was to consider making changes to the range of setbacks used in the average setback calculations. In most residential districts, the minimum required setback has a floor of 15 feet on the low end and a cap of 25 feet on the high end. In practice, this has allowed new buildings that are set much closer to the street than existing buildings, which can appear to be out of character in

certain districts. The Committee of the Whole made a motion to send the setback ranges to the Plan Commission for further review. Staff will begin the process of examining the issue and will bring it before the Plan Commission.

Options

The Urbana City Council has the following options:

1. Approve the proposed Zoning Ordinance text amendments as presented;
2. Approve the proposed Zoning Ordinance text amendments as modified by any specific suggested changes; or
3. Deny the proposed Zoning Ordinance text amendments.

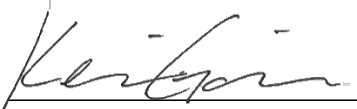
Recommendation

At its December 7, 2017 meeting, the Urbana Plan Commission voted six (6) ayes to (1) nay to forward the case to the City Council with a recommendation to **APPROVE** the request, in its original form.

At its January 22, 2018, meeting, the Urbana City Council Committee of the Whole forwarded to City Council the text amendment regarding reducing the parking requirement for single-bedroom units from 1.0 space/bedroom to 0.7/spaces per bedroom. While the proposed ordinance is written to reflect the 0.7 space/bedroom recommendation, staff suggests that City Council consider a requirement of 2 spaces for every 3 single-bedroom units, which would more closely achieve a 30% reduction due to the need to round up the calculation to the nearest whole number.

At its January 22, 2018, meeting, the Urbana City Council Committee of the Whole forwarded to City Council the text amendment regarding how to calculate the average front yard setback, with an amendment to remove those lots to be demolished from the calculation. The proposed ordinance reflects that amendment.

Prepared by:



Kevin Garcia, AICP
Planner II

Attachments: Strikethrough Copies of Proposed Zoning Ordinance Changes (*relevant sections only*)

ORDINANCE NO. 2018-01-004

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE

(Multifamily Parking)

WHEREAS, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana (“City”), which is also known as the Urbana Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Zoning Ordinance has periodically been recodified and republished by the City to incorporate the numerous amendments that have been made since Ordinance No. 9293-124 was adopted; and

WHEREAS, the Zoning Administrator proposes to enact an omnibus Zoning Ordinance amendment as part of the process of editing the Zoning Ordinance to recodify and republish it; and

WHEREAS, the Zoning Administrator has submitted a petition to amend the Zoning Ordinance, which includes numerous miscellaneous editorial changes as part of the recodification and republishing of the Zoning Ordinance; and

WHEREAS, said petition was presented to the Plan Commission as Plan Case #2320-T-17; and

WHEREAS, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held a public hearing on the petition on December 7, 2017; and

WHEREAS, the Plan Commission voted six ayes to one nay on December 7, 2017, to forward Plan Case #2320-T-17 to the City Council with a recommendation for approval of the proposed amendment; and

WHEREAS, the amendments described herein conform to the goals, objectives and policies of the 2005 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City's government and affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The following provisions of the Urbana Zoning Ordinance are hereby amended with the underlined text indicating new language and the strikethrough text indicating deletions as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference:

- A. Article VIII, "Parking and Access," Section VIII-5, "Amount of Parking Required."

Section 2.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ___ day of _____, _____.

AYES:

NAYS:

ABSTAINED:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ___ day of _____, _____.

Diane Wolfe Marlin, Mayor

Exhibit A: Zoning Ordinance Changes

ARTICLE VIII. PARKING AND ACCESS

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TABLE VIII-7. PARKING REQUIREMENTS BY USE

Use	Number of Spaces Required
Efficiency or One Bedroom Multiple-Family Dwelling Unit	0.7 for every bedroom
Two or More Bedroom Multiple-Family Dwelling Unit	0.5 for every bedroom

ORDINANCE NO. 2018-01-005

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE

(Residential Setback Calculations)

WHEREAS, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana (“City”), which is also known as the Urbana Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Zoning Ordinance has periodically been recodified and republished by the City to incorporate the numerous amendments that have been made since Ordinance No. 9293-124 was adopted; and

WHEREAS, the Zoning Administrator proposes to enact an omnibus Zoning Ordinance amendment as part of the process of editing the Zoning Ordinance to recodify and republish it; and

WHEREAS, the Zoning Administrator has submitted a petition to amend the Zoning Ordinance, which includes numerous miscellaneous editorial changes as part of the recodification and republishing of the Zoning Ordinance; and

WHEREAS, said petition was presented to the Plan Commission as Plan Case #2320-T-17; and

WHEREAS, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held a public hearing on the petition on December 7, 2017; and

WHEREAS, the Plan Commission voted six ayes to one nay on December 7, 2017, to forward Plan Case #2320-T-17 to the City Council with a recommendation for approval of the proposed amendment; and

WHEREAS, the amendments described herein conform to the goals, objectives and policies of the 2005 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The following provisions of the Urbana Zoning Ordinance are hereby amended with the underlined text indicating new language and the strikethrough text indicating deletions as set forth in Exhibit “A,” which is attached hereto and incorporated herein by reference:

- A. Article VI, “Development Regulations,” Section VI-5, “Yards.”

Section 2.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ___ day of _____, _____.

AYES:

NAYS:

ABSTAINED:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Diane Wolfe Marlin, Mayor

Exhibit A: Zoning Ordinance Changes

ARTICLE VI. DEVELOPMENT REGULATIONS

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Section VI-5. Yards

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E. Front Yards

1. In the R-1, R-2, R-3, R-4, R-5, R-7, and MOR Districts, where lots comprising more than 40% of the frontage in a block are improved with buildings, not less than the average depth of the front yards of all lots in the block shall be maintained by all new buildings and by all alterations of existing buildings in the block, except that this provision shall not require a front yard of more than 60 feet, in the R-1 zone and 25 feet in the R-2, R-3, R-4, R-5, R-7, and MOR Districts nor less than the minimum required in the district in which they are located, nor shall it reduce the buildable dimension of the lot to less than 30 feet. For the purpose of computing such an average depth, vacant lots within such frontage shall be considered as having the minimum front yard required in that district. If a development proposal includes demolishing existing buildings, those lots shall not be included in the calculation.

Attachment: Strikethrough Copy of Zoning Ordinance Changes

ARTICLE VIII. PARKING AND ACCESS

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TABLE VIII-7. PARKING REQUIREMENTS BY USE

Use	Number of Spaces Required
Efficiency, One or Two Bedroom Multiple-Family Dwelling Unit	No less than 1 for every dwelling unit
Three Bedroom Multiple-Family Dwelling Unit	1.5 for every dwelling unit
Four Bedroom Multiple-Family Dwelling Unit	2 for every dwelling unit
More Than Four Bedroom Multiple-Family Dwelling Unit	2.5 for every dwelling unit
Efficiency or One Bedroom Multiple-Family Dwelling Unit	0.7 for every bedroom
Two or More Bedroom Multiple-Family Dwelling Unit	0.5 for every bedroom

~~Notes: The intent for multi-family dwellings is to provide parking at a rate of one-half space per person. However, in no case shall a dwelling unit have less than one parking space.~~

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