



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kevin Garcia, AICP, Planner II
DATE: November 30, 2017
SUBJECT: Plan Case 2320-T-17: An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance with minor changes to Article II (Definitions), Article V (Use Regulations), Article VI (Development Regulations), Article VIII (Parking and Access), Article IX (Signs), Article XI (Administration), Article XII (Historic Preservation), and Article XIII (Special Development Provisions).

Introduction

The Zoning Administrator requests a multipart amendment to the Zoning Ordinance, to include changes such as revising definitions, removing unused definitions, rewriting sections to make them more understandable, fixing incorrect references, updating parking requirements, making changes to clarify standards for signs, and making other minor changes. The changes are requested to assist in the daily administration of the Zoning Ordinance by reducing inconsistencies and updating regulations to meet current professional practices. This set of proposed changes will also correct typographical errors and inconsistencies that have been identified since the ordinance was last updated. On their own, most or all of these changes would not warrant a separate text amendment, and are therefore combined into one “omnibus” amendment. In addition to text changes, staff proposes changes to make an illustration in Article VIII more clear.

Background

The latest series of omnibus Zoning Ordinance amendments were approved in 2015. Since then there have been three text amendments to the ordinance which must be incorporated into a republished document. Republishing the Zoning Ordinance creates an opportunity for staff to make minor updates with an omnibus text amendment. In addition, minor typographical errors can be corrected through this process.

Discussion

This memorandum explains the more significant Zoning Ordinance changes and summarizes the minor changes. The attached Zoning Ordinance Changes (see Exhibit A) outlines all of the proposed changes using a strikethrough and underline notation system. A ~~strikethrough~~ is used to indicate ~~deleted language~~, while an underline is used to indicate added language. Staff suggests a number of grammatical corrections and organizational changes as well.

Upon adoption of this proposed multipart text amendment, staff will republish the Zoning Ordinance, including the following text amendments that were adopted after the Zoning Ordinance was last published in September, 2015:

- Transitional Housing (Plan Case 2269-T-16, Ord. No. 2016-02-008)
- Home Occupations (Plan Case 2270-T-16, Ord. No. 2016-02-009)
- Southeast Urbana Overlay District (Plan Case 2302-T-17, Ord. No. 2017-06-032)

The following summarizes the miscellaneous proposed changes organized by Zoning Ordinance article. Changes are listed in bullet points, followed by a brief explanation in italics.

Proposed Text Changes

General Changes:

1. Replace the phrase “building or structure” with “structure”.

The definition for “structure” includes buildings, making it redundant, and in many cases less clear, to use the phrase “building or structure”.

2. Fix incorrect references.

There are incorrect references in several places that are being fixed to refer to the correct section.

3. Make general typographical and grammatical changes.

Minor typographical/grammatical changes have been made throughout the Zoning Ordinance.

Article II. Definitions

4. Move parts of the definition for “Accessory Building or Structure”.

The definition for “Accessory Building or Structure” is being amended to remove regulatory language from the definitions section. Those regulations are being moved to Article V. The current definition also includes a definition of “Shed”, which is being moved to its own definition in Article II.

5. Replace or amend definitions for “Accessory Building or Structure”, “Accessory Use”, “Lot, Corner”, “Lot Width”, and “Structure”.

These definitions are being rewritten to make them more understandable, and in some cases to move regulatory language from the definitions section into the proper section of the Zoning Ordinance.

6. Remove definitions for “Amusement Center/Arcade”, “Efficiency Apartment”, and “Garden, Home”.

“Amusement Center/Arcade” and “Garden, Home” are not used in the Zoning Ordinance outside of the definitions section, so they are being removed. “Efficiency Apartment” is only

found in one place, Table VIII-7. Parking Requirements by Use. With proposed changes to Table VIII-7, “Efficiency Apartment” will no longer be used anywhere in the Zoning Ordinance, and is therefore being removed.

7. Update captions for Figure 1 and Figure 2.

The captions should read “Figure II-1” and “Figure II-2” to be consistent with the rest of the Zoning Ordinance.

Article V. Use Regulations

8. Update Section V-2. Principal and Accessory uses to make it more understandable.

Section V-2 contains wordy, difficult-to-understand language. It has been rewritten to make the regulations clear and concise, while maintaining the intent of the regulations.

9. Update Section V-3. Table of Permitted Uses, by District to allow more than one principal use in a single building in all Zoning Districts, if each principal use is permitted by right in that district.

Currently, approval by the Zoning Board of Appeals is required to have more than one principal use in a single building in certain districts but not in others. It does not seem logical to require review by the ZBA simply to have more than one by-right use in the same building. In practice, we receive very few proposals to have more than one by-right, principal uses in one building. However, when those proposals do happen, the proposed change will save significant staff, volunteer, and applicant time in the future.

10. Remove Section V-7. Additional Regulations in the B-2 District

This section has two paragraphs, “A” and “B”. The intent of “A” is to require business uses in new multifamily residential buildings in the B-2 district, which is mostly along Springfield Ave. between Birch St. and Busey Ave. In reality, this requirement has not produced the desired effect, which was to create a mixed-use business/residential corridor along Springfield Ave. The requirement for business uses in the B-2 district is an impediment to development in areas that are already constrained. Removing paragraph “A” will not preclude mixed-use development in the district, but it will make residential-only development a possibility.

Paragraph “B” is very confusing. It incorrectly refers to Section VIII-5.D, which is about parking in the B-4E District, not the B-2 District. The intent is to refer to Section VIII-5.E, which allows for a reduction in the amount of parking required for business and industrial uses when there is a shared a parking lot for multiple uses. The section explicitly states that residential uses do not qualify for a reduction in parking. Paragraph “B” makes the same statement, so there is no need to include it in the Zoning Ordinance. It should be removed.

11. Rewrite Section V-8. Additional Use Regulations in the MOR District to be more understandable.

Paragraph V-8.B states the review requirements for projects in the MOR District. The proposed changes make this section more understandable without changing the requirements. Paragraph V-8.B is separated into two paragraphs, with “B” stating when review by the MOR Development Review Board is required, and “C” stating when review can be handled administratively.

12. Add captions to Table V-1. Table of Uses

Currently the table of uses does not explain what P, C, S, and D stand for (you have to flip back eight pages to Section V-3 to find that information). Captions have been added to every page of the table: “*P – Permitted, C – Conditional Use Permit Required, S – Special Use Permit Required, D – Planned Unit Development*”

Article VI. Development Regulations

13. Amend table of contents to include missing information.

The table of contents for Article VI is missing the full title of Section VI-4 and does not include Section VI-9 at all. These are being added.

14. Exclude basements in Gross Floor Area calculations for duplexes and townhouses.

Basements in single-family dwellings are excluded from Gross Floor Area calculations (and are therefore excluded from Floor Area Ratio calculations). The proposal would add basements in duplexes and townhouses to the list of exclusions. It doesn't make sense that only single-family homes would have this exclusion, and in practice it is hard to justify why duplexes and townhouses don't share this exclusion. For example, as currently written, a duplex built on a single lot would need to include the area of its basement in its total Gross Floor Area. An identically-designed building split over two lots is considered to be two “common-lot-line” single-family dwellings, and the basement areas are therefore excluded from the total Gross Floor Area. The proposed change would provide consistent regulations for buildings that have the same massing and scale, yet are classified differently.

15. Rewrite Paragraph VI-4.B to make parking bonuses in the B-3U District more understandable

This section is hard to follow, including the formula to calculate the parking bonus. The section and formula were rewritten to be more understandable.

16. Rewrite Paragraph VI-5.D. Multiple Frontage Lots to be more understandable.

This section is very hard to follow, and is unnecessarily verbose. It also references a requirement in the R-6 and R-6B Districts that does not exist. The section has been rewritten to be concise and clear, while retaining the intent of the original. The references to the requirement that does not exist have been removed.

17. Add sentence to clarify how to calculate front yard setback in certain zones.

In certain residential districts, the required front yard is variable and is based on the setbacks of all buildings on a block. If a development proposal includes demolishing an existing building on a lot, it is not explicitly stated in the Zoning Ordinance whether the lot should be considered vacant, or whether the existing (soon-to-be-demolished) building's setback should be used for the front yard calculation.

The proposed change adds a sentence derived from a long-standing Zoning Ordinance interpretation that states that the lot should be considered vacant for such calculations. The

interpretation was made by the then Administrator of the Department of Community Development Services in 1986, but to date has not been incorporated into the Zoning Ordinance.

18. Rewrite paragraph VI-6.A.2.b Landscaping Buffer to be more understandable.

This section is unnecessarily verbose and has been rewritten to be more clear and understandable, while maintaining the intent of the section. To increase flexibility, a sentence allowing alternative landscaping plans has been added.

19. Make minor amendments to Table VI-2. Landscaping Buffer.

The phrase “shall provide” is unnecessary and will be removed. In addition, the word “screening” should say “buffer”.

20. Amend Table VI-3 and footnotes.

A column titled “Minimum or Average Lot Width” is confusing and has been replaced with “Minimum Lot Width”. A footnote referring to Section V-7.A, which is proposed for removal as explained above, will be removed.

Article VIII. Parking and Access

21. Rewrite paragraph VIII-3.F. Special Conditions Requiring Shade Tree Planting

This section will be retitled “Shade Trees”, which is simpler and more to the point. The section has been rewritten to be more understandable.

22. Amend Section VIII-5. Amount of Parking Required to fix an error and to “future proof” a requirement in the CCD District.

This section contains an error caused by the auto-numbering feature in Microsoft Word, where paragraph VIII-5.E was split into two paragraphs, “E” and “F”. The amendment will correct this error. On a related note, since the error was not detected when it happened, several references to paragraphs in Section VIII-5 in other parts of the Zoning Ordinance are incorrect. Fixing this error will correct those references.

In this section, paragraph “K” specifies parking requirements in the CCD District. The parking requirements for multifamily dwellings in the district are listed as “0.5 spaces per bedroom; no less than 1 space per dwelling unit,” which is the same as the requirement for multifamily dwellings in any district (as specified in Table VIII-7). If any changes are ever made to the multifamily requirements in Table VIII-7, this section would also need to be changed. To simplify the process, this paragraph will be changed to refer to the requirements in Table VIII-7, rather than restate the requirements verbatim.

23. Amend Table VIII-7. Parking Requirements by Use to simplify parking requirements for multifamily dwelling units.

The current parking requirement for multifamily dwelling units, according to Table VIII-7, is essentially “0.5 spaces per bedroom, with a minimum of one space per dwelling unit”. This means that a single bedroom apartment requires the same number of parking spaces (one) as a two-

bedroom apartment. Empirical evidence collected by staff by surveying the owners/managers of apartment buildings near the University of Illinois campus found that the demand for parking spaces is less than 0.5 spaces per bedroom.

Out of 187 apartment buildings that we received data for, the demand for off-street parking by residents of those buildings was 0.423 spaces per bedroom.¹ The demand for on-street parking by residents of those buildings was just 0.012 spaces per bedroom.² Therefore, the total amount of parking demanded by residents was just under 0.44 spaces per bedroom.

While staff does not suggest that the parking requirement be reduced to less than 0.5 spaces per bedroom at this time, we do suggest that requiring one space for every single bedroom apartment is excessive and discourages developers from including one-bedroom units in new multi-family buildings.

The proposed change is to require 0.5 parking spaces per bedroom in a multifamily residential building, regardless of the number of bedrooms in each unit. This would remove the current disincentive to provide single bedroom units in a development.

24. Replace Figure VIII-2. Typical Turnaround Designs for 90° Parking Access Drive

This figure is confusing, as it combines two different designs into one illustration. Replacing the current illustration with two separate illustrations will convey the design concepts much more clearly.

Article IX. Signs

25. Add definition for “Vehicle Sign”.

While they have not been seen frequently in Urbana, in recent years a new type of sign has appeared throughout the country, which is essentially a sign mounted to a vehicle. Since these signs may appear in Urbana at some point, a definition is proposed so that these signs can be identified and regulated before any issues arise.

26. Rewrite Section IX-4.I. Temporary Signs

This section has been rewritten to make it more understandable.

27. Amend Section IX-4.J.7 to allow Sandwich Boards in the B-3 and CCD districts, to identify where they must be located, and to make the section more understandable.

Sandwich boards are currently not allowed in the B-3 or CCD districts. It may be that sandwich boards are not allowed in B-3 to prevent them from being placed far from businesses in shopping centers. The proposed amendment would add that sandwich boards must be placed in the area directly in front of a building, up to 30 feet front the building, which should alleviate this concern. In most places, there will not be 30 feet directly in front of a building because the buildings are

1. 1,847 spaces were leased by residents; the total number of bedrooms was 4,363, a ratio of 0.423 spaces per bedroom.
2. 54 on-street parking permits were purchased by residents of the apartment buildings in the survey.

close to the right-of-way or a parking lot, but in the MOR District many buildings are set back a good distance from the sidewalk. Allowing signs up to 30 feet from the front of a building will allow business owners in the MOR District to place their signs near the sidewalk.

It is not certain why sandwich boards are not allowed in the CCD District. It is likely an oversight.

28. Rewrite Section IX-5. Sign Permits

This section is very difficult to understand as written. The proposed amendments would make it much easier to understand.

29. Amend Section IX-7. Prohibited Signs and OASS

The proposed amendment would add vehicle signs to the list of prohibited signs and make minor changes to the section. Vehicle signs that are secondary to a vehicle's main purpose (e.g. advertising on a delivery truck) would be allowed.

30. Amend Tables IX-1 through IX-9 (sign standards tables)

Changes are proposed to many of these tables to make the language consistent within each table, to make the regulations more understandable, and to reorganize tables and footnotes as needed. In addition, the proposed amendments to Table IX-3 would allow projecting signs above the first story of a building.

Article XI. Administration

31. Amend Section XI-3. Zoning Board of Appeals to require the City Clerk to record Major Variance ordinances.

The City Clerk is responsible for recording ordinances that are enacted by the City Council. Currently, the Zoning Ordinance states that the Zoning Administrator is responsible for recording ordinances granting Major Variances. The proposed amendment would transfer this responsibility to the City Clerk, making it consistent with other administrative procedures.

Article XII. Historic Preservation

32. Add a duty for the Secretary of the Preservation Commission

The Secretary of the Preservation Commission is a City staff member who, among other things, provides professional analysis and recommendations to the Historic Preservation Commission. The proposed amendment would formally add these roles for the Secretary to Article XII.

Article XIII. Special Development Provisions

33. Make minor typographical changes

There are three minor errors being fixed in Article XIII.

Summary of Findings

1. The proposed amendment will assist with daily administration and enforcement of the Zoning Ordinance by reducing inconsistencies and updating regulations to meet current professional practices.
2. The proposed amendment is consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan regarding updating various sections of the Zoning Ordinance.
3. The proposed amendment will update the Zoning Ordinance to ensure that the regulatory environment more closely matches the goals and policies of the City.
4. The proposed amendment conforms to notification and other requirements for the Zoning Ordinances as required by the State Zoning Act (65 ILCS 5/11-13-14).

Options

The Plan Commission may choose to forward the amendment in whole or with specific suggested changes to City Council. If the Plan Commission feels that a certain change requires additional analysis and discussion, a separate Plan Case can be created and discussed at a later meeting.

The Plan Commission has the following options for recommendation to the Urbana City Council regarding Plan Case 2320-T-17:

1. Forward this case to City Council with a recommendation to approve as presented;
2. Forward this case to City Council with a recommendation to approve as modified by specific suggested changes; or
3. Forward this case to City Council with a recommendation to deny.

Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward Plan Case No. 2320-T-17 to the Urbana City Council with a recommendation to **APPROVE**, in its entirety, the proposed multipart text amendment to the Zoning Ordinance

Attachments: Exhibit A: Zoning Ordinance Changes

Exhibit A: Zoning Ordinance Changes

Section II-3. Definitions

...

~~*Accessory Building or Structure:* An attached or detached building or subordinate to and used for purposes customarily incidental to the main or principal use, building, or structure. In no case shall said buildings or structures dominate in area, height, extent, or purpose the principal use, building, or structure (see Section V-2.D for specific area regulations). The following are types of accessory structures:~~

- ~~A. *Private Garage:* A detached structure intended primarily for the parking and storage of vehicles~~
- ~~B. *Shed:* A structure intended primarily for non-vehicular storage purposes that is not designed to be served by heat, electricity or plumbing and does not need to be placed on a permanent foundation.~~
- ~~C. *Miscellaneous:* Any accessory structure that does not match the definitions of private garage or shed.~~

~~Accessory Structure: A structure housing an accessory use.~~

~~*Accessory Use:* A use of land or of a building or portion thereof incidental to and subordinate to the main or principal use, or structure and located on the same lot as the principal use or structure. An accessory use shall not dominate in area, extent, or purpose the principal use, building, or structure.~~

~~Accessory Use: A use that is incidental to a principal use.~~

...

~~*Amusement Center/Arcade:* A location which is maintained or operated for amusement, patronage, or recreation of the public where there are money or token operated amusement devices, including but not limited to video and pinball machines, which are operated as the principal use. (Ord. No. 8485-51, § 3(a), 1-21-85)~~

...

~~*Carport:* A structure, with one or more open sides, attached to a dwelling, designed to shelter automobiles belonging to the occupants of said the dwelling.~~

...

~~*Dwelling, Duplex (Extended Group Occupancy):* A building containing two dwelling units, each of which is occupied at any given time by:~~

- ~~A. A household as defined herein; and~~

...

~~*Dwelling, Single-Family (Extended Group Occupancy):* A building containing only one dwelling unit and occupied at any given time by a group consisting of only:~~

- ~~A. A household as defined herein; and~~

...

~~*Efficiency Apartment:* A dwelling unit consisting of one room, exclusive of bathroom, hallway, and closets, not to exceed 350 square feet in area. (Ord. No. 7980-95, § 2, 5-5-80)~~

...

~~*Garden, Home:* A private garden in which fruits and/or vegetables are raised for consumption by the gardener and his family, and none of the produce thereof is sold or placed on the market.~~

...

~~*Home Occupation:* Any occupation or profession for gain or support, carried on as an accessory use in a dwelling unit by a member or members of the immediate family household residing on the premises. (Ord. No. 1999-06-045, 06-11-99)~~

...

~~Lot, Corner:~~ A lot located at the intersection of two or more streets, where the corner interior angle formed by the intersection of the two streets is 135° or less; or a lot abutting upon a curved street or streets if tangents to the curve at the two points where the lot lines meet the curve, form an interior angle of less than 135°.

...

~~Lot Width:~~ For regularly shaped lots, the average distance between the side lot lines, measured at right angles to the depth of the lot; for irregularly shaped or wedge-shaped lots, the distance between the side lot lines measured at the point of intersection of the front setback line with the side lot lines. The horizontal distance between the side lot lines of a lot measured at the required front setback line. For corner lots, lot width means the it is the horizontal distance between the side lot line and the parallel opposite front lot line, measured at the front setback line of the remaining front lot line.

...

~~Principal Structure:~~ A structure housing ~~the~~ a principal use ~~of a lot~~.

~~Principal Use:~~ The primary use on a lot or of a structure.

...

~~Shed:~~ A structure primarily intended for non-vehicular storage that is not served by heat, electricity or plumbing, and does not need to be placed on a permanent foundation.

...

~~Structure:~~ Any building, or anything constructed, which requires attachment to the ground, including but without limiting the generality of the foregoing, advertising signs, billboards, poster panels, and supports and frames thereof.

...

Figure II-1. Floor Area Ratio

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Figure II-2. Open Space Ratio

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...

Section V-1. Uses Permitted by Right, Conditional Uses, and Special Uses

- A. In any district, no land or structure shall be used, and no structure ~~or building~~ shall hereafter be erected or structurally altered, except for:

...

Section V-2. Principal and Accessory Uses

- A. The uses listed in Table V-1 are principal uses.
- B. As indicated by Table V-1, a use may be permitted by right, as a conditional uses, or as a and special uses in the various zoning districts.
- C. ~~Except as otherwise provided, an accessory use or structure is permitted to accompany the principal use to which it is subordinate to, where such principal use is either permitted by right or authorized by either a conditional or a special use permit.~~
- D. ~~A structure or use may be erected or established as an accessory structure or use to a permitted principal structure or use, provided that:~~
- C. An accessory use or structure is permitted to accompany the principal use it is subordinate to.

provided that:

1. It is located on the same lot as the principal use, lot occupied by or intended for the principal use or building established or existing, or on another lot under the provisions of Section V-3.E.
2. It is compatible in character and extent with the principal use and district where located;
3. It does not dominate the principal use or structure in area, height, extent, or purpose;
4. It conforms with ~~such~~ all other applicable regulations ~~as apply~~;
- ~~5. It is not prohibited by other City Ordinances;~~
5. It shall ~~not be erected or~~ is not established before prior to the establishment or construction of the principal use ~~or building is established,~~ except as authorized by the Zoning Administrator;
6. It is customarily incidental to the principal ~~structure or use~~ or structure;
7. If ~~such~~ accessory structures ~~or buildings are to be~~ will be located on a lot containing a single- or two- family dwelling, the maximum combined area for all accessory structures shall be: the maximum permitted area of the accessory building, regardless of the zoning district,:
 - a) 750 square feet, if the lot contains a single-family home of 1,500 square feet or less¹;
 - b) 800 square feet, if the lot contains a two-family home of 1,500 square feet or less¹;
 - c) 1,000 square feet, or 50 percent of the floor area of the dwelling, whichever is less, if the dwelling is greater than 1,500 square feet;

In addition, the maximum area for a shed shall be 120 square feet.

- a) ~~If the footprint of the single or two family dwelling on the lot does not exceed 1500 square feet, the aggregate area of all accessory structures shall not exceed 750 square feet for a single family dwelling or 800 square feet for a two family dwelling. (Ord. No. 2011-02-007, 2-21-2011)~~
- b) ~~If the footprint of the single or two family dwelling on the lot is greater than 1500 square feet, the aggregate area of the all accessory building(s) structures shall not exceed 50% of the footprint of that single or two family the dwelling, or 1000 square feet, whichever is less.~~
- e) ~~The gross floor area of a shed, as defined herein, shall not exceed 120 square feet.~~

8. It is not a principal use parking lot as defined in Article II of the Urbana Zoning Ordinance.

...

Section V-3. Table of Permitted Uses, by District

...

- C. Unless as exempted below, in any zoning district, more than one principal structure or

¹ (Ord. No. 2011-02-007, 2-21-2011)

building per lot or parcel of land may be allowed under conditional use procedures meeting the following criteria:

...

- D. In all the R-6B, B-1, B-2, B-3, B-3U, B-4, B-4E, IN-1, IN-2, MOR Zoning Districts, more than one principal use is allowed in a single building without Zoning Board of Appeals Approval if the uses are permitted by right within that Zoning District. ~~the district in which the lot or parcel of land is located.~~

...

Section V-7. ~~Additional Use Regulations in the B-2 District (Reserved)~~

- A. ~~In the B-2 District, if the floor area of a principal structure is intended or designed to be occupied by a residential use of more than 3,000 square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than 25% of the total floor area that is occupied by the residential use on the zoning lot. When a business use is required, the use shall conform to the list of uses permitted in the B-2 District as designated in Table V-1.~~
- B. ~~With reference to Section VIII 5.D, in one structure, collective off-street parking for mixed uses in principal structures shall not apply to residential uses in the B-2 District. In the case of mixed uses involving residential uses in this district, there shall be no reduction in the parking as required in Section VIII-5.~~

Section V-8. Additional Use Regulations in the MOR District

(Ord. No. 2009-03-015)

...

- B. ~~As an incentive to encourage the adaptive re-use of principal buildings, proposed changes to existing principal buildings which do not:~~

- ~~1. Increase the building footprint by more than 15 percent; or~~
- ~~2. Increase the floor area ratio by more than 15 percent; or~~
- ~~3. Include installing or enlarging a parking lot; or~~
- ~~4. Substantially changing the principal building's appearance and/or scale, as determined by the Zoning Administrator in consultation with the Chair of the MOR Development Review Board;~~

~~may be reviewed administratively for compliance with MOR zoning ordinance requirements and design guidelines. Other site plans shall be reviewed by the Design Review Board, in accordance with the provisions of the Board as specified in Section XI-12 and shall also demonstrate consistency with the "MOR, Mixed-Office Residential Design Guidelines" as specified in Section XI-12.J.~~

- B. Site plans shall be reviewed by the MOR Development Review Board, except for plans that can be administratively approved as provided in paragraph C below. The Board shall consider the MOR Site Plan Review Criteria (Section XI-12.I) and a plan's consistency with the Mixed-Office Residential Design Guidelines when making a decision.
- C. To encourage the adaptive re-use of principal buildings, site plans that propose the following may be administratively reviewed for compliance with Zoning Ordinance requirements and

Mixed-Office Residential Design Guidelines:

1. Increasing the footprint of the principal building by 15 percent or less; or
2. Increasing the floor area ratio for the lot by 15 percent or less; or
3. Making no substantial changes to the principal building's appearance or scale, as determined by the Zoning Administrator in consultation with the Chair of the MOR Development Review Board;

G.D. Adjustments to Existing Codes and Regulations for Adaptive Re-use Projects

...

Section V-9. Regulations for Common-Lot-Line Dwelling Units

Common-lot-line dwelling units, as defined in Article II and as permitted in Table V-1 of this Ordinance, shall be allowed in conformance with Section VI-3.EF and the following restrictions:

...

TABLE V-1. TABLE OF USES

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CGD	CRE	MOR	IN-1	IN-2
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*P – Permitted, C – Conditional Use Permit Required, S – Special Use Permit Required,
D – Planned Unit Development*

...

ARTICLE VI. DEVELOPMENT REGULATIONS

- Section VI-1. Applicability**
- Section VI-2. Height**
- Section VI-3. Lot Area and Width**
- Section VI-4. Floor Area and Open Space**
- Section VI-5. Yards**
- Section VI-6. Screening**
- Section VI-7. Drainage and Storm Water Runoff**
- Section VI-8. Outdoor Lighting Standards**
- Section VI-9. Portable Storage Containers**

...

Section VI-4. Floor Area and Open Space

A. Floor Area shall be regulated as follows:

...

2. Gross Floor Area excludes:

...

c) ~~Areas used for basements in single-family dwellings.~~ single-family dwellings, duplexes, and townhouses.

B. ~~Where part or all of the off-street parking spaces required by Section VIII-5 are provided underground below a principal structure or incorporated within a principal structure in the B-3U, General Business-University Zoning District, the maximum floor area ratio specified in Table VI-3 may be increased by a maximum of 25% in accordance with the following formula:~~

~~2. $a = 4.00 + b/c \times 25\% \times 4.00$~~

~~3. Where: a = the maximum floor area ratio after including the bonus allowed for providing parking underground or within the structure~~

- ~~1) b = the number of parking spaces provided underground below the principal structure or~~
- ~~2) incorporated within the structure~~
- ~~3) c = the number of parking spaces for the use required by Section VIII-5 of the Zoning Ordinance~~

B. In the B-3U District, where parking is incorporated into or provided underground below a principal structure, the maximum Floor Area Ratio may be increased by up to 25% using the following formula:

$$F_{\text{bonus}} = 0.25(F)(P/R) + F$$

Where: F = Maximum Floor-Area Ratio specified in Table VI-3.

- 1) F_{bonus} = Maximum Floor-Area Ratio after applying parking bonus
- 2) P = Number of parking spaces incorporated into or provided underground below the principal structure
- 3) R = Number of parking spaces required by Section VIII-5 of this Ordinance
- 4) (Ord. No. 9091-61, § 7, 11-19-90)

...

Section VI-5. Yards

...

D. Multiple Frontage Lots

1. ~~Lots having frontage on two or more streets shall have a required front yard on each street frontage, as provided in Table VI-3 and in Section VI-5., except that neither the buildable width nor depth of the lot shall be reduced to less than 30 feet, except for common-lot-line dwelling units where the buildable width may be reduced to 20 feet as provided in Section V-9 of this Ordinance. On lots having frontage on two or more streets in the R-6 and R-6B Districts, the front yard on each street frontage shall not be less than the minimum required in relation to the height of the building, as provided in Table VI-3. (Ord. No. 9596-58, 11-20-95)~~
2. ~~Except for common-lot-line dwelling units, which may have a buildable width of 20 feet as provided in Section V-9 of this Ordinance, the provision of required side yards shall not reduce the buildable width of a lot to less than 30 feet, except that a required relation to the height of the building, as provided in Table VI-3 and in Section VI-5, the buildable width of the lot may be reduced to less than 30 feet, as may be necessary in order to provide the yards as required in relation to the building height.~~
Required side yards, as provided in Table VI-3, shall not reduce the buildable width of a lot to:
 - a. Less than 20 feet for common-lot-line dwelling units;
 - b. Less than 30 feet for all other buildings.
3. ~~The rear line of the rectangular or generally rectangular lot with frontage on two intersecting streets shall be the line parallel or approximately parallel to the narrower of the two street frontages.~~
On corner lots, the rear lot line shall be the line opposite the narrower of the two street frontages.

...

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 be considered vacant.

...

F. Side Yards

2. ~~Common-lot-line dwelling units shall conform to the side yard regulations as provided in Section V-9~~ VI-3.F of this Ordinance.

...

Section VI-6. Screening

...

b) Landscaping Buffer

- 1) A landscaping buffer per Table VI-2 shall apply to ~~the applicable side and/or rear yard of the subject property when the zoning designation of the subject property is different than the zoning designation of the property immediately adjacent~~ property has a different zoning designation.

TABLE VI-2. LANDSCAPING BUFFER

		SUBJECT PROPERTY																		
		R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	IN-1	B-4	B-4E*	IN-2						
ADJACENT PROPERTY	R-1	SIDE YARD: shall provide a landscape buffer with a minimum depth of five feet .					SIDE YARD: shall provide a solid six-foot high wood or masonry fence .	SIDE YARD: shall provide a solid six-foot high wood or masonry fence .					REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .							
	R-2															REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .				
	R-3																			
	R-4	No screening <u>buffer</u> required.					REAR YARD: shall provide a solid six-foot high wood or masonry fence .	SIDE YARD: shall provide a landscape buffer with a minimum depth of five feet .					REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .							
	R-5																			
	R-6																			
	R-6B																			
	R-7																			
	MOR																			

* See Section VI-6.A.2.b.2 for additional requirements for the B-4E zoning district.

- 2) ~~The following additional landscaping requirements apply to the B-4-E zoning district:~~
In the B-4E Zoning District, the following additional landscaping requirements apply:
 - (a) ~~In the B-4E District, the required front yard, except for allowed access for access drives and sidewalks, shall be landscaped with a combination of grass or other suitable ground cover, flowers, shrubs, and trees or decorative pavement, walls, or fences, in conformance with Landscaping shall conform to this Section and other provisions of this ordinance.~~

- (b) ~~In the B-4E District, a~~ A decorative wall no more than up to two feet in height tall may be located within the required front yard ~~setback~~. It shall be made consist of landscaping timbers, stone, brick, or finished masonry materials. ~~Said wall It may be provided as a supplement, but not substitute for, the landscaping required in this section. to the landscaping required herein but shall not be considered as a substitution for the type or amount of landscaping required herein.~~
- 3) ~~Shrubs and trees shall be provided in the amount of~~ with one tree and three shrubs for every 40 linear feet or fraction thereof along the applicable required landscaped buffer yard of the zoning lot lines that require a landscape buffer. Alternative planting plans that create a sufficient barrier may be approved by the Zoning Administrator upon the recommendation of the City Arborist.
 - 4) ~~The r~~Required ~~shade trees and shrubs and trees required~~ shall be a among the species listed in Table VI-4 and or Table VI-5, except where that alternative species may be approved by the Zoning Administrator upon the recommendation of the City Arborist and in conformance with the Urbana Arboricultural Specifications Manual.
 - 5) All shrub species, except boxwood, shall be spaced at least three feet apart, as measured from center to center at planting grade, and have a minimum initial planting height of 18 inches. The boxwood species shall be spaced at least 30 inches apart and have a minimum initial planting height of 15 inches.
 - 6) A ground cover of with living grass or other ground cover type plants material shall be is required on at least a minimum of 75% of the square footage in the applicable required landscaped yard, excluding any the access drives that may be allowed. The remaining 25% of the applicable required yard area may be covered by non-living landscaping materials including bark or wood chips, rock, stone, decorative pavement, landscaping timbers, or other similar material.
 - 7) ~~A r~~Retaining walls to supporting a raised planting areas may be up to four feet tall, and their width shall be greater than their height. for landscaping shall be no more than four feet in height and the width of such a raised planting area shall be greater than its height.
 - 8) All plants ~~materials~~ required by this Section shall be maintained as living vegetation and shall be promptly replaced within a reasonable period of time, based on seasonal conditions, following notice that such vegetation needs to be replaced. Such notice shall be provided in writing to the owner of the property by the Zoning Administrator upon the recommendation of the City Arborist.

...

TABLE VI-3. DEVELOPMENT REGULATIONS BY DISTRICT

[Table contents removed to save space and ink.]

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) ¹		
						Front	Side	Rear

Footnotes

Note: In addition to the footnotes below, please refer to Article V for use regulations, Article VII for conditional and special use procedures, Article VIII for parking regulations, Article IX for sign regulations, Article XII for historic preservation regulations, and Article XIII for special development provisions.

- ...
 - 4. ~~See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 District.~~
 - 4. (Reserved)
 - ...

ARTICLE VIII. PARKING AND ACCESS

Section VIII-3. Design and Specifications of Off-Street Parking

...
 F. Special Conditions Requiring Shade Tree Planting Shade Trees

~~All off-street parking lots greater than 20 parking spaces for residential and commercial land uses or for employee or customer parking of industrial land uses (except for parking lots provided in a parking structure or under a principal structure) shall include shade trees placed in the parking lot according to the following requirements (see Figure VIII-5):~~

Shade trees are required for surface parking lots with more than 20 parking spaces used for the following:

- Residential land uses;
- Commercial land uses;
- Employee or customer parking for industrial land uses.

Parking lots in a garage or under a principal structure are exempt from this requirement. However, when parking is provided at ground level below any part of a principal structure in residential districts, it shall be effectively screened as required by Section VI-6.B.4.

Shade trees shall be planted in the parking lot according to the following requirements (see Figure VIII-5):

- ...
 - 6. ~~As required in Section VI-6.B.4, when parking is provided at ground level below any part of a principal structure in the Residential Districts, said parking shall be effectively screened by extending the façade of said structure to ground level or by installing fencing, landscaping or other suitable screening around the perimeter of the structure in accordance with the provisions of this Section VIII-3.F.~~
- ...

Section VIII-4. Location of Parking Facilities

- ...
- F. Parking in a Required Yard is Prohibited Except as Follows:
- ...
2. Accessory off-street parking may be located in the required side yard and rear yard, provided that the parking is ~~located~~ behind the rear face of the principal structure. In the case of a lot with no principal structure on which a principal use parking lot is to be located, parking may be located in the rear or side yard. (Ord. No. 9697-154, 6-16-97) (Ord. No. 1999-06-045, 06-11-99)
- ...
- J. In order to provide single and two family residential uses an opportunity to establish an accessory parking area, a maximum of two accessory, off-street parking spaces may be constructed for single and two family residences for passenger vehicles, recreational vehicles, watercraft and off-road vehicles. Said accessory parking must be in addition to and on other than the access drive and shall not be located in the required front yard. The surface for such a storage area shall consist of either asphalt, concrete, brick, CA-10¹ or equivalent gravel contained by curbing or approved landscape edging treatment, or other surface approved by the Zoning Administrator. Said accessory parking area shall have approved access thereto. Dirt, woodchip, or sod surfaces are prohibited. (Ord. No. 1999-08-079, 08-03-99)
- ...

Section VIII-5. Amount of Parking Required

- ...
- E. Where the applicable zoning district regulations permit, nothing in this Article shall be construed to prevent the provision of collective off-street parking facilities for two or more business or industrial uses. The required total of such off-street parking spaces supplied collectively shall not be less than 85% of the sum of the requirements computed separately. In cases of collective usage involving dwelling units, there shall be no reduction in the requirements of this Article. All such parking spaces shall be located in accordance with Section VIII-4.
- F. ~~85% of the sum of the requirements computed separately. In cases of collective usage involving dwelling units, there shall be no reduction in the requirements of this Article. All such parking spaces shall be located in accordance with Section VIII-4.~~
- ...
- K. CCD, Campus Commercial District Parking Requirements. Parking requirements shall be calculated for individual uses permitted in the CCD, Campus Commercial District, as specified in Table V-1.
- Each use shall provide parking at a one half the rate of one-half of the requirement for said use outlined in required by Table VIII-7, with the following exceptions:
- ...
2. Multiple Family Dwellings. Provide parking at the full rate required by Table VIII-7. 0.5 spaces per bedroom; no less than 1 space per dwelling unit.
- ...

¹ CA10 is a specific aggregate standard: "CA" stands for "Coarse Aggregate". "10" refers to the gradation level, specifying a blend of approximately 70% of ¾" gravel and 30% of fines less than 1 mm, as per the "Standard Specifications for Road and Bridge Construction", Illinois Department of Transportation, Adopted April 1, 2016.

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
Multiple-Family Dwelling Unit	0.5 for every bedroom, minimum of 0.5 for every dwelling unit

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.

...

FIGURE VIII-2. Typical Turnaround Designs for 90° Parking Access Drive

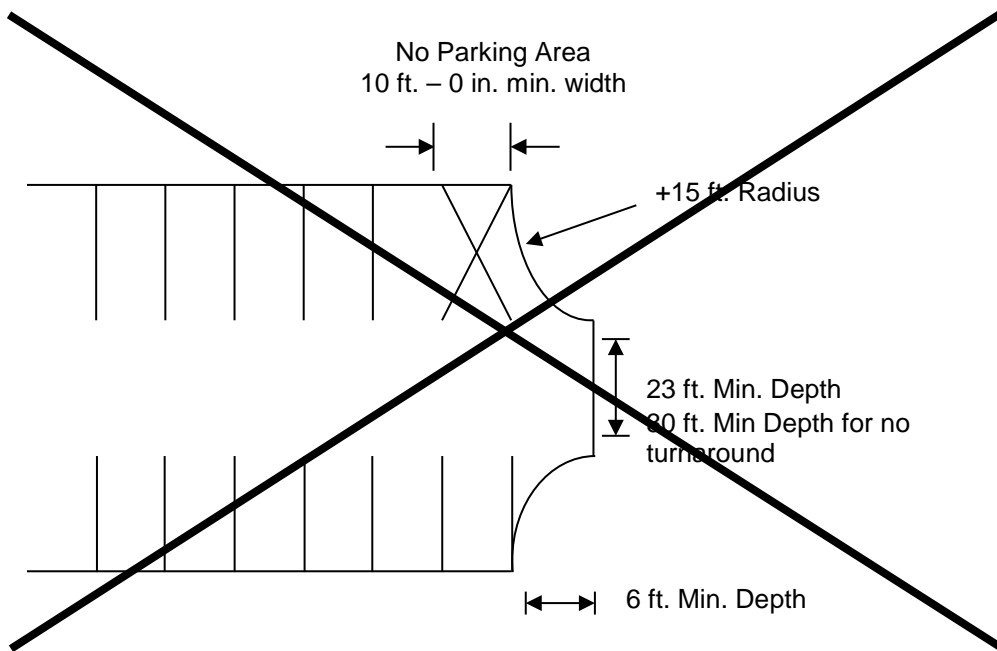
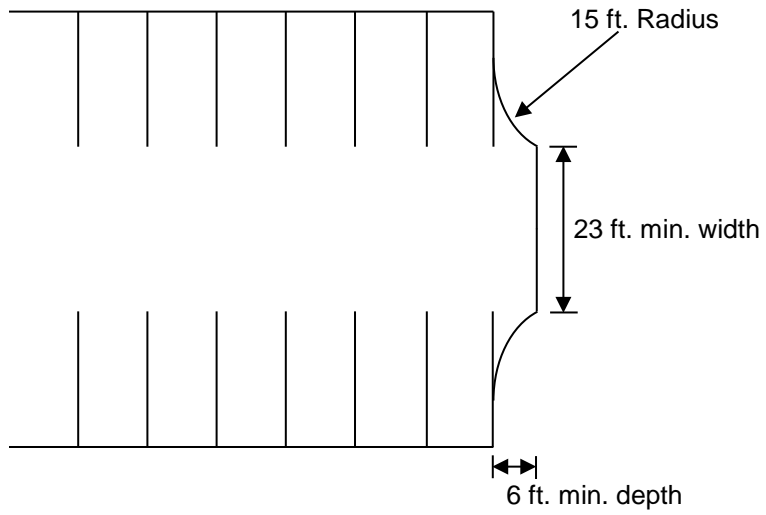
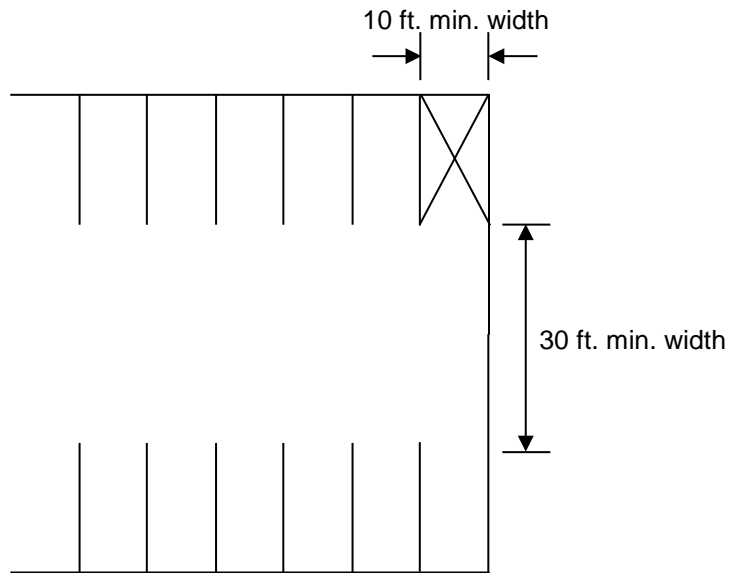


FIGURE VIII-2. Typical Turnaround Designs for 90° Parking Access Drive

Option A: Turnaround Area



Option B: No Parking Area



ARTICLE IX. SIGN AND OASS REGULATIONS

Section IX-2. Sign and OASS Definitions

~~EE.~~ Vehicle Sign: Any sign mounted on, or attached to, a vehicle. This includes vehicle wraps.

~~EE.~~ FF. Wall Sign, Wall-Mounted Sign, or Wall-Mounted Outdoor Advertising Sign Structure: A sign displayed on or visible through a wall of a building or structure so as to be seen primarily from the direction facing the wall. A wall sign or outdoor advertising sign structure attached to the exterior wall of a building or structure, which (in a plane parallel to the plane of said wall) does not extend or project more than 18 inches.

Section IX-4. General Sign Allowances

H. Sign safety. Signs and OASS shall be designed, sited, and constructed to allow safe vehicular movement onto and within the property, including on driveways and parking lots. Traffic control measures, such as curbs curbing, may be required to be installed and maintained for safety reasons at the discretion of the City Engineer or designee.

~~I. Temporary Signs. In the B-3, B-3U, B-4, B-4E, and IN-1 and IN-2 Districts, in addition to the signs permitted as specified in Table IX-1 through Table IX-4, Table IX-6 and Table IX-9, temporary signs shall be allowed by permit as provided in this Section. Temporary Signs for non-residential uses in residential districts (as allowed in Table V-1) shall also be allowed by permit as provided in this Section.~~

I. Temporary Signs.

Temporary signs shall be allowed in the following districts:

B-3, B-3U, B-4, B-4E, IN-1, IN-2; and
For non-residential uses in residential districts

J. Signs Authorized Without a Permit. The following signs shall be allowed in all zoning districts without a sign permit and with the following limitations.

~~7. Sandwich Boards: Such signs shall be placed within the 30 feet directly in front of a business. Shall not be located in the traveled roadway or block pedestrian traffic, and shall be moved indoors at the end of business hours. Shall not exceed eight square feet in area and four feet in height. Such signs shall be permitted in the B-1, B-2, B-3U, B-4, B-4E, or MOR Zoning Districts, and shall not exceed eight square feet in area and four feet in height.~~

Sandwich boards shall be allowed in the following districts:

B-1, B-2, B-3, B-3U, B-4, B-4E, CCD, MOR

Section IX-5. Sign Permits

A. Permit Requirements. Permits are required for any sign or OASS, except as provided in paragraph "B" below. With the exception of exempt signs authorized by Section IX-4, it shall be unlawful for any person to display, install, construct, erect, alter, reconstruct, or relocate any sign

or OASS without first obtaining a valid permit, in writing, from the Zoning Administrator, and making payment of the fees required by this ordinance.

B. *Permit Exceptions.* The following shall not require sign permits: Notwithstanding the requirements of Section IX-5.A, the following modifications to signs and OASS shall not be considered as "installing, constructing, erecting, altering, reconstructing, relocating," or creating a sign and shall not require a permit:

- 1) Signs authorized without a permit (see Section IX-4.J);
- 2) Exempt signs (see Section IX-4.K);
- 3) The changing of the advertising copy, face panel or face panels on a sign or OASS; on an outdoor advertising sign structure; on a painted, printed, or electronic sign; or on changeable letter panels or bulletin boards specifically designed for the use of replaceable copy.
- 4) Painting, repainting, cleaning and other normal maintenance and repair of a sign or OASS. and repair of a sign, sign structure, or outdoor advertising sign structure.

C. *Sign Permit Applications.*

1. Anyone ~~person~~ proposing to erect or display a ~~permanent or temporary~~ sign or OASS shall file an application for a permit with the Zoning Administrator of the City of Urbana or designee. Sign permit applications shall contain the following:
 - a) The name, address, and telephone number of the owner of the sign and agent, if any;
 - b) The location of buildings, structures, or lots ~~to which or upon which~~ where the sign is to be attached or erected;
 - c) The name of the person, ~~firm~~ business, corporation, or association that will erect the sign;
 - d) Written consent of the owner of the building, structure, or land where the sign will be erected;
 - e) A site plan drawn to scale specifying the location of permanent, free-standing signs and their relationship to the site and surrounding properties, including: property lines, rights-of-way, existing structures, required zoning setbacks, pertinent utilities and easements, vehicle parking and circulation, any traffic control measures, and relevant sight visibility triangles;
 - e) A site plan showing the location of the sign and its relationship to the site, structures, and surrounding properties.
 - f) ~~d) Two prints or ink drawings p~~Plans and specifications indicating the method of construction and attachment to the buildings or in the ground. ~~No such prints or ink drawings shall be~~ are required for Section IX-5 signs, unless such signs otherwise require a permit; for temporary signs permitted in Section IX-4; or for signs the fair market value of which is less than \$500 and which are to be erected in compliance with a standard method;
 - g) The name of person, firm, corporation, or association that will erect the sign;
 - h) ~~Evidence of written consent of the owner of the building, structure, or land to which or on which where the sign is to~~ will be erected; and

- g) ~~Such~~ Any other information ~~as~~ the Zoning Administrator ~~shall~~ requires to show full compliance with this and all other laws and ordinances of the City.

...

Section IX-7. Prohibited Signs and OASS

- A. The following are specifically prohibited by this Article:

- ...
2. ~~Any sign~~ Signs or OASS which contains or ~~is an imitation of~~ imitate an official sign, ~~other than~~ except for private traffic directional or instructional signs;
- ...
4. ~~Any sign~~ Signs or OASS which contains or consists of banners, pennants, ribbons, streamers, strings of light bulbs, spinners, or similar devices, except for Temporary Signs explicitly authorized by Section IX-4;
- ...
7. ~~Any portable sign~~ Portable signs, except for sandwich boards as defined in Section IX-2.
8. Vehicle signs, when the primary purpose is to advertise. Vehicle signs that are incidental to a vehicle's primary purpose, for example, a delivery truck with the company's logo and phone number on the side, are allowed.

TABLE IX-1. STANDARDS FOR FREESTANDING SIGNS¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign ²	Location of Sign
B-1, Neighborhood Business CRE, Conservation, Recreation and Education District	One sign per business, except that no freestanding sign is permitted if a projecting or roof sign exists on the lot. If a lot has two frontages, one sign per frontage is permitted.	32 square feet; ^{2,3} or 50 square feet when signs from two or more frontages are if combined or monument ^{2,3}	12 feet tall if beyond 15 feet from a public right-of-way; ² or 6 feet tall if located 8 to 15 feet from a public right-of-way	Minimum setback of eight feet from public rights-of-way.
B-2, Neighborhood Business Arterial	One sign per business frontage, except that no sign is shall be permitted on any frontage that which has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than exceeds 600 feet in length.			
MOR, Mixed Office Residential CCD, Campus Commercial District B-3U, General Business – University	One sign per business frontage, except that no free-standing sign is permitted if a projecting or roof sign exists on the same frontage.	32 square feet	8 feet tall	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One sign per business frontage. One additional sign is allowed on the property if any frontage exceeds 600 feet in length. Provided that no sign is permitted on any frontage which has a projecting or roof sign. <u>One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign.</u> <u>One additional sign is allowed on the property if any frontage is longer than 600 feet.</u>	50 square feet; ^{2,3} or 75 square feet if combined or monument ^{2,3}	16 feet tall if beyond 15 feet from a public right-of-way; ² or 8 feet tall if located 8 to 15 feet from a public right-of-way	

¹ For buildings with multiple businesses, refer to Table IX-9, Freestanding Shopping Center Signs.

² If a freestanding sign in the B-3, General Business, or IN-1 and IN-2, Industrial, zone is: (1) directed toward the users of an interstate highway; (2) within 2,000 feet of the center line of an interstate highway; and (3) more than 75 feet from the boundary of any residential zoning district; then the sign's maximum height may be increased to 75 feet, and its maximum size may be increased to 150 square feet.

³ Combined and Monument Signs: If a property has two business frontages, a single sign may be constructed with a larger maximum area as defined in Table IX-1. Monument signs (as defined in Section IX-2.O) may be constructed with a larger maximum area as defined in Table IX-1.

TABLE IX-2. STANDARDS FOR WALL SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Total Maximum Area Of Wall Signs per Building Face	Maximum Height and Location of Signs
R-6B, Restricted Business B-1, Neighborhood Business ¹ B-2, Neighborhood Business-Arterial B-3U, General Business – University CCD, Campus Commercial District CRE, Conservation, Recreation and Education District	No Limit	8% of wall area; not to exceed 300 sq. ft. maximum	Anywhere except Signs shall not projecting above or beyond the top or beyond the ends of the wall surface to which they are mounted to.
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts		10% of wall area; except no larger than 350 sq. ft. <u>maximum</u> for signs closer than 60 feet from to the front property line; not larger than 500 sq. ft. <u>maximum</u> for signs more distant than 60 feet from to the front property line.	In the B-1, Neighborhood Business Zoning District, no wall signs are permitted on walls immediately facing a residential use or zoning district when not separated by a right-of-way.
MOR, Mixed Office Residential		8% of wall area, not to exceed 150 sq. ft. maximum	

¹ In the B-1, Neighborhood Business Zoning District, wall signs are not permitted on walls immediately facing a residential use or residential zoning district when not separated by a right-of-way.

TABLE IX-3. STANDARDS FOR PROJECTING SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
<p>B-1, Neighborhood Business</p> <p>B-2, Neighborhood Business -Arterial</p> <p>B-3U, General Business - University</p> <p>B-3, General Business</p> <p>B-4E, Central Business Expansion</p> <p>MIC, Medical Institutional Campus</p> <p>CCD, Campus Commercial</p> <p>MOR, Mixed Office Residential</p> <p>CRE, Conservation, Recreation and Education District</p>	<p>One per business frontage, except that no projecting sign is permitted; none if a free-standing sign, roof sign, or canopy sign exists on the same frontage. Projecting signs are not allowed above the first story.</p>	<p>32 square feet</p>	<p>8-foot minimum clearance above ground.</p> <p>Not to sign shall extend above that portion of the roof immediately adjacent to the sign.</p> <p>Not to sign shall project more than 5 feet from the face of the building to which it is attached.</p>	<p>Anywhere except Shall not extend over any public right-of-way. Projecting signs are not allowed above the first story.</p>
<p>B-4, Central Business</p>	<p>One per business frontage;</p> <p>Minimum of 20 feet separation between signs.¹</p> <p>See Note 1 regarding spacing requirements for projecting signs extending over the right-of-way in the B-4 District.</p>	<p>32 square feet:</p> <p>12 square feet if any portion extends over a public right-of-way</p>	<p>Not to sign shall extend above that portion of the roof immediately adjacent to the sign.</p> <p>Not to sign shall project more than 5 feet from the face of the building to which it is attached.</p>	<p>In the B-4 District, projecting signs with a maximum area of 12 square feet Signs extending over a public right-of-way may project a maximum of 5 feet from the face of the building to which it is attached, or to within two feet from the curb face, whichever distance is less.¹</p>

¹ Projecting signs extending over the right-of-way shall not be internally illuminated; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six inches; and a minimum separation of 20 feet must be maintained between such signs; ~~however~~ in no case ~~should~~ ~~shall~~ more than one such sign per business frontage be permitted. (Ord. No. 2011-02-007, 2-21-2011; Ord. No.2002-09-111, 06-17-02)

TABLE IX-6. STANDARDS FOR SIGNS ATTACHED TO CANOPIES AND ENTRANCE STRUCTURES

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Height of Sign
<p>R-6B, High Density Multiple-Family Residential -- Restricted Business</p> <p>B-1, Neighborhood Business</p> <p>B-2, Neighborhood Business -- Arterial</p> <p><u>B-3, General Business</u></p> <p>B-3U, General Business – University</p> <p><u>B-4, Central Business</u></p> <p><u>B-4E, Central Business Expansion</u></p> <p>CCD, Campus Commercial District</p> <p><u>CRE, Conservation, Recreation and Education District</u></p> <p><u>IN-1 & IN-2, Industrial Districts</u></p> <p><u>MIC, Medical Institutional Campus</u></p> <p>MOR, Mixed Office Residential</p> <p>CRE, Conservation, Recreation and Education District</p> <p>B-3, General Business</p> <p>B-4, Central Business</p> <p>B-4E, Central Business Expansion</p> <p>MIC, Medical Institutional Campus</p> <p>IN-1 & IN-2, Industrial Districts</p>	<p>One per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.</p>	<p>40 square feet</p>	<p>9 foot minimum clearance to ground</p>

TABLE IX-7. STANDARDS FOR PROPERTY SALE AND RENTAL SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign ²	Location of Sign
R-1 and R-2 Single-Family Residential R-3, Single and Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business R-7, University Residential	One per apartment building or dwelling ¹ (See Note 1)	10 square feet	10 feet	
AG, Agriculture	One per 660 foot frontage	32 square feet	15 feet	Signs shall conform to the setback requirements for structures in the applicable districts.
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3U, General Business University CCD, Campus Commercial District MOR, Mixed Office Residential	One per frontage ¹ (See Note 1)			
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One per frontage ¹ (See Note 1)	80 square feet	16 feet	

¹ An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter.

² Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed.
(Ord. No. 2011-02-007, 2-21-2011)

TABLE IX-9. STANDARDS FOR FREESTANDING SHOPPING CENTER SIGNS¹

Class of Shopping Center	Zoning Districts Permitted	Maximum Number Permitted	Maximum Area ²	Maximum Height	Location	Individual ⁴ Business May List
Shopping Center – General (minimum four acres and 50,000 square feet of building area)	R-6B B-2 B-3 B-3U B-4 B-4E IN-1 & IN-2	Two signs per frontage	150 square feet In addition, 50 square feet may be permitted for use as a directory	16 feet tall if located beyond 15 feet from a public right-of-way, or 8 feet tall if located 8 to 15 feet from a public right-of-way	Minimum sign setback of 8 feet from public rights-of-way. No freestanding signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.	Yes ⁴
Shopping Center - Convenience (between one and four acres and 12,000 – 50,000 square feet of building area)	R-6B B-1 B-2 B-3 B-3U B-4 B-4E IN-1 & IN-2		100 square feet ³			

¹ Freestanding shopping center signs shall comply with the landscape requirements for Outdoor Advertising Sign Structures as required by Section IX-6.D.13 of the Zoning Ordinance.

² Maximum area refers to combined area of both signs, or of one sign if there is only one.

³ Size of sign may be increased to 150 square feet under special use procedures.

⁴ Individual businesses may list, but an individual listing may not exceed 50% of the area of any face of the sign.

ARTICLE XI. ADMINISTRATION, ENFORCEMENT, AMENDMENTS AND FEES

...
Section XI-3. Zoning Board of Appeals

...
C. Powers and Duties of the Board. The Board shall have the power and duty to hear and decide:

...
2. On requests for variances or variations from the terms of this Ordinance.

...
d) *Major Variance Procedures*

...
6) The Urbana Zoning Administrator shall notify the petitioner in writing of the City Council's decision regarding a major variance request. If the Council approved the variance, the Zoning Administrator City Clerk shall record a copy of the ordinance approving the variance with the Champaign County Recorder' Office, and forward a

copy of the recorded ordinance approving the variance to the petitioner and record a copy of the ordinance with the Champaign County Recorder' Office.

...

ARTICLE XII. HISTORIC PRESERVATION

...

Section XII-3. Historic Preservation Commission

...

- C. *Officers.* There shall be a Chair and a Vice-Chair elected by the Preservation Commission.
- ...
- 2. *Secretary.* The Secretary of the Preservation Commission shall be a representative of the Department of Community Development Services of the City of Urbana. The Secretary shall:
 - ...
 - d) Provide independent analysis and recommendations to the Preservation Commission;

...

ARTICLE XIII. Special Development Provisions

...

Section XIII-1. Telecommunications Facilities, Towers and Antennas

...

- U. *Nonconforming Uses*
- ...
- 1. *Rebuilding Damaged or Destroyed Nonconforming Towers ~~of~~ or Antennas.* ...

...

Section XIII-4. Special Procedures in the Boneyard Creek District

...

- B. Applicability to Urbana Zoning Ordinance and Zoning Map
 - 1. Definitions and requirements of the Urbana Zoning Ordinance are applicable unless specifically modified pursuant to this section, but no lawful existing use or building shall be made nonconforming by virtue ~~by~~ of the provisions of this section so long as the existing use or building is not modified.
 - ...
- J. Plan Commission Determinations. The Plan Commission shall determine whether the reasons set forth in the application justify the granting of the Creekway permit based upon the criteria specified in Section XIII-4.C. Notice of hearing for Plan Commission determinations shall be given in the manner required by Section ~~XIII-M~~ XIII-4.M of the Urbana Zoning Ordinance. The Plan Commission shall have the following options: