

37 ✓ *Amended*

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS of 1950

WHEREAS, the City Plan Commission of the City of Urbana, Illinois, which is the City Zoning Commission, did on Friday the 17th day of April, 1959, at the hour of 4:00 o'clock P.M, conduct a Public Hearing pursuant to the required public notice, in the Community Building, at the address of 120 W. Elm Street, Urbana, Illinois, to consider the hereinafter described proposed amendment to said Zoning Ordinance, and,

WHEREAS, said City Plan Commission at said hearing heard all persons desiring to be heard either for or against said amendment, and found that such proposed amendment is desirable for the public welfare of the City of Urbana, Illinois, and,

WHEREAS, the City Plan Commission recommended the amendment as hereinafter described for adoption by the City Council of the City of Urbana, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois,; that the Zoning Ordinance of the City of Urbana, Illinois of 1950 be amended as follows:

The creation of a new and different zoning district to be employed for reclassification and rezoning of any of the areas of said City, by proper procedure and Ordinance for any reclassification of any such areas. Said new zoning district is to appear under Article VI, as an R-3 District - Multiple Family Residential Only, and the amendment is to appear following the R-2 District - Multiple Family Residential Sections. The amendment which creates the new zoning classification R-3 District - Multiple Family Residential only, reads as follows:

R-3 District - Multiple Family Residential Only.
Section 1. Use Regulations.

In the R-3 District, no building or land shall be used, and no building shall be hereafter erected, converted, enlarged or structurally altered, except for one or more of the following uses:

1. Any use permitted in the R-1 District - Single and Two Family Residential.
2. Multiple Family Dwelling.

Section 2. Parking Regulations:

Whenever a building is erected, converted, enlarged, or structurally altered for a use permitted in the R-3 District, there shall be provided an available and accessible off-street parking area as shall be required by the applicable provisions of Article XI hereof.

Section 3. Height Regulations:

No building hereafter erected or altered shall exceed three (3) stories, nor shall it exceed thirty-five (35) feet in height, except as provided in Article XII hereof.

Section 4. Area Regulations.

Every dwelling hereafter erected, enlarged, relocated, or reconstructed shall be located upon lots containing the following areas and yards:

Intensity of use:

(a) A lot upon which there is located a single-family dwelling or a two-family dwelling shall contain an area and have a width as required for such dwelling in Section 4 of Article V, hereof, as amended.

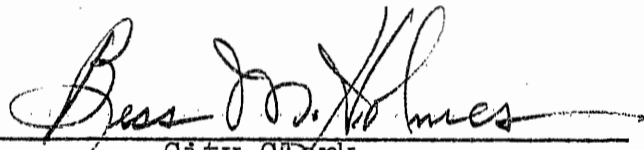
(b) A lot on which there is erected a multiple family dwelling shall contain an area of not less than one thousand (1,000) square feet per family, but in no event a total area of less than six thousand (6,000) square feet, and an average width of not less than sixty (60) feet.

(c) Where a lot has less area or width than herein required, and was of record at the time of passage of this Ordinance, that lot may be used only for single family dwelling purposes or for any non-dwelling use permitted by this Article.

2. Yards.

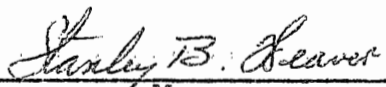
The front yard, side yard and rear yard regulations are the same as those in the R-1 District.

Adopted by the City Council of the City of Urbana, Illinois,
this 20th day of April, A.D. 1959.



City Clerk.

Approved by the Mayor this 20th day of April A.D. 1959.



Mayor