

10-110-66

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, currently did conduct a public hearing pursuant to the required public notice, in the City Building at the address of 400 South Vine Street, Urbana, Illinois, to consider the hereinafter described proposed amendment to the Zoning Ordinance, and,

WHEREAS, said 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 that the same is not detrimental to the property owners in the vicinity, and,

WHEREAS, the City Plan Commission recommended the amendment as hereinafter described, for adoption by the City Council;

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

The last sentence of Article VII, Section 4, Subsection 2, be and is hereby amended, to provide as follows: In all other cases a side yard is not required except in the case of lots abutting or adjacent to R-Districts as provided as amended herein in Subsection 5.

Article VII, Section 4, in B-1 District- Neighborhood Business, be and is hereby amended by the addition of Subsection 5, as follows:

"6 SETBACK AND SCREENING:

- a. Notwithstanding other provisions of this Ordinance: a building on any lot in this district abutting, adjacent to or situated opposite any residential district shall maintain the same side yards as those required in the adjacent residential district. When buildings are situated opposite, adjacent to, or abutting residential properties the front yard shall be a minimum of fifteen (15) feet. For each story in height over two stories, minimum yards shall be increased by three feet when such yards are abutting, adjacent to or situated opposite any residential district.
- b. All driveways, loading and parking areas and non-refuse storage areas abutting, adjacent to or situated opposite any residential district shall be screened with shrubs or evergreen trees planted and maintained at a minimum height of four (4) feet and of such density so as to obscure from the residential district such activities conducted on the lot. A solid wall or fence at a minimum height of four (4) feet may be erected along the rear lot line of the business property as a substitute for the required rear lot line landscaping.
- c. All refuse storage areas abutting, adjacent to or situated opposite any residential district shall be contained in a vermin proof enclosure with walls and roof of solid construction except for screened openings for ventilation and access openings equipped with tight fitting doors. Such storage areas shall be located not less than twenty (20) feet from the nearest residential property line.

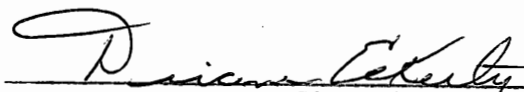
and,

Article VIII, in B-2 District- Central Business, be and is hereby amended by the addition of Subsection 6, in the designated and proper place, as follows:

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"5. SETBACK AND SCREENING:

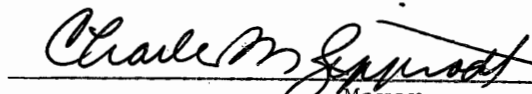
- a. Notwithstanding other provisions of this Ordinance: a building on any lot in this district abutting or adjacent to any residential district shall maintain the same side yard as those required in the adjacent residential district. Three feet shall be added to the minimum yard requirements for buildings with 2½ or 3 stories when such yards are abutting, adjacent to or situated opposite residential districts.
- b. All driveways, loading and parking areas and non-refuse storage areas abutting, adjacent to or situated opposite any residential district shall be screened with shrubs or evergreen trees planted and maintained at a minimum height of four (4) feet and of such density so as to obscure from the residential district such activities conducted on the lot. A solid wall or fence at a minimum height of four (4) feet may be erected along the rear lot line of the business property as a substitute for the required rear lot line landscaping.
- c. All refuse storage areas abutting, adjacent to or situated opposite any residential district shall be contained in a vermin proof enclosure with walls and roof of solid construction except for screened openings for ventilation and access openings equipped with tight fitting doors. Such storage areas shall be located not less than twenty (20) feet from the nearest residential property line."

Adopted by the City Council of the City of Urbana, Illinois, this 16th day of February, 1970.



City Clerk

Approved by the Mayor of the City of Urbana, Illinois, this 16th day of February, 1970.



Mayor