

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE  
WITH RESPECT TO NON-CONFORMING USES

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS,  
that:

Section 1. The present Section 34.70 be amended to add the following words immediately after the Section title and preceding the words "No existing building . . . .", to-wit:

Except as provided for in Section 34.70-A, and the word  
"No" should no longer be capitalized.

Section 2. A new Section to be numbered 34.70-A shall be inserted in the Urbana Zoning Ordinance following Section 34.70 and preceding 34.71, which said new Section shall read as follows:

Section 34.70 - A - Change of Non-Conforming Use:

The substitution of one non-conforming use for another, or the addition of another non-conforming use to a present non-conforming use may be permitted when such substitution or addition is equal to, or is more restricted than, the classification of the former use and such substitution or addition does not increase congestion in the streets, endanger the health, safety, morals, or general welfare of the district in which it is located, and complies with all parking regulations applicable to the new use. In order to have such a proposed change reviewed, the Petitioner shall submit a fee equal to that required for an amendment to the Zoning Ordinance to the Administrative Officer. In considering such substitution or addition, the Administrative Officer charged with the enforcement of this Chapter shall submit the request to the Board of Appeals, and the Board of Appeals shall, within thirty (30) days after receiving the request, return to the Officer charged with the enforcement of this Chapter, recommendation of acceptance or denial. If a building is occupied by a non-conforming commercial or industrial use and such use is added to or changed to another use of equal or more restrictive classification, then the building may be converted or structurally altered, but not

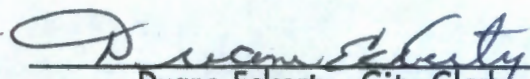


enlarged, for such use except when such enlargement or the construction of new structures make the non-conforming use more compatible and visually less non-conforming with the district in which it is located. Whenever a non-conforming use of a building or land is changed to another non-conforming use, or a more restrictive classification, then the use shall not thereafter be changed to a less restricted use.

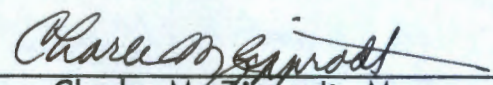
This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1 - 2 - 4 of the Illinois Municipal Code.

Section 3. All prior amendments inconsistent with this Ordinance are repealed upon this Ordinance taking effect.

PASSED by the City Council of Urbana, Illinois, this 19<sup>th</sup> day of April, 1971.

  
Duane Eckerty, City Clerk

APPROVED by the Mayor this 19<sup>th</sup> day of April, 1971.

  
Charles M. Zippodt, Mayor