

**AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS**

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

that the Zoning Ordinance of the City of Urbana be amended as follows:

1. By adding to the existing Ordinance Article XXV, consisting of Articles 34.102, 34.103, 34.104 and 34.105 as follows:

R-M District - Multiple Family Residential - Medium Density

SECTION 34.102 USE REGULATIONS: In the R-M 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:

A. Any use permitted in the R-1 District - Single and Two Family Residential.

B. Multiple Family Dwelling.

SECTION 34.103 PARKING REGULATIONS: Whenever a building is erected, converted, enlarged, or structurally altered for the use permitted in the R-M District, there shall be provided and available an accessible off-street parking area as shall be required by the applicable provisions of Article XI hereof, as amended.

SECTION 34.104 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, as amended.

SECTION 34.105 AREA REGULATIONS: Every dwelling hereafter erected, enlarged, relocated or reconstructed shall be located upon lots containing the following areas and yards:

A. INTENSITY OF USE:

1. 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 Article V, hereof, as amended.
2. A lot on which there is erected a multiple family dwelling shall contain an area of not less than two thousand, two hundred and fifty (2,250) square feet per family and an average width of not less than fifty-seven (57) feet.
3. Landscaping requirement: A minimum of forty (40) percent of a lot upon which a building is erected shall be devoted to landscaping treatment. Landscaped areas shall include lawns, planted or gravelled areas, and any other area of permeable ground cover but shall not include paved areas such as drives, parking spaces, patios or buildings.

B. YARDS: The front yard, side yard and rear yard regulations are the same as those in the R-1 District except that if a building exceeds one (1) story in height all yards shall be increased in relation to the overall building height by adding three (3) feet for each additional story over one to the minimum yard requirements.

2. By deleting Section 34.53 in its entirety and substituting there-
fore, the following new Article 34.53:

SECTION 34.53 MULTIPLE-FAMILY DWELLINGS: Whenever a building or part thereof is hereafter erected, converted, enlarged or structurally altered for multiple-family dwelling, apartments or group or row houses for more than two-family units not less than one (1) parking space for each dwelling unit shall be provided, except in the R-M, Multiple Family Residential-Medium Density District where two (2) parking spaces for each dwelling unit shall be provided, during the existence of the use, on the lot, or on an adjacent lot, provided that the adjacent lot is not separated from the lot on which the principal use is located by other than an alley or minor street, and provided the adjacent lot is not so classified that the principal use would be prohibited on it; or on an adjoining lot; together with adequate ingress and egress from and to the public street, highway or alley. Such surfaced parking space shall be for the sole use of the occupants of such building or buildings and visitors thereof. The surfaced parking space may be in a required rear yard.

3. By adding to the existing Article XXIV (P.U.D.) Table 1 after R-1, the additions indicated in the following:

Zoning District	Maximum Building Height	Minimum Lot Area	Minimum Area in Land-scaping	Minimum Area in Common Space	Maximum Lot Coverage	Maximum Net Den-sity in Dwelling Units per Acre	Minimum Yards (Exterior)		
							Front	Side	Rear
R-M	35 feet or 3 stories	"	45%	10%	25%	25	25	10	25

4. By adding to Article XXIV a new Section 34.98 A after the listing of 3. R-1, Single and Two Family Residence 4. "R-M, Multiple Family Residential-Medium Density" and re-numbering subsequent listings.

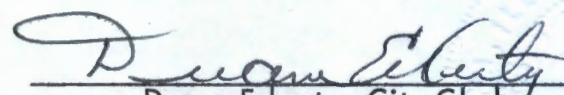
5. By adding to Article IV, Section 34.5 following the listing of the R-1 District, "R-M District-Multiple Family Residential - Medium Density." It shall then read as follows:

SECTION 34.5 NUMBER OF DISTRICTS: In order to classify, regulate and restrict the location of buildings erected or structurally altered for specific uses, to regulate the use of land, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, and to regulate and determine the area of yards and other open space about buildings, the City of Urbana, Illinois, is hereby divided into districts of which there shall be twelve (12) known as:

- AG District -- Agriculture
- R-S District -- Single Family Residential
- R-1 District -- Single and Two Family Residential
- R-M District -- Multiple Family Residential - Medium Density
- R-2 District -- Multiple Family Residential
- R-3 District -- Multiple Family Residential Only
- R-4 District -- Multiple Family Residential - High Density
- R-5 District -- Fraternities, Sororities and Dormitories
- B-1 District -- Neighborhood Business
- B-2 District -- Central Business
- I-1 District -- Light Industrial
- I-2 District -- Heavy Industrial

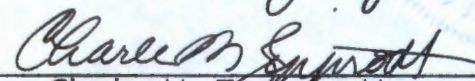
This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1 - 2 - 4 of the Illinois Municipal Code.

PASSED by the City Council of Urbana, Illinois, this 6th day of July, 1971.



Duane Eckerty, City Clerk

APPROVED by the Mayor this 6th day of July, 1971.



Charles M. Zippoldt, Mayor

