

AMENDMENT TO A PART OF ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS

WHEREAS, after due publication, a public hearing was held on 5th day of June, 1975, concerning a proposed amendment to the text of the Zoning Ordinance, and

WHEREAS, the Urbana Plan Commission recommended for adoption the following changes to the text of the Urbana Zoning Ordinance,

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

Section 1. The existing Article IV, Section 34.5 entitled Number of Districts be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article IV, 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 spaces about buildings, the City of Urbana, Illinois, is hereby divided into districts of which there shall be thirteen (13) known as:

AG District - Agriculture
RS District - Single Family Residential
R-1 District - Single and Two Family Residential
RM 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
BG District - General Business
B-2 District - Central Business
I-1 District - Light Industrial
I-2 District - Heavy Industrial"

Section 2. The existing Article IV, Section 34.8 entitled Land Which Subsequently Falls Within The Jurisdiction Of The City be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article IV, Section 34.8 LAND WHICH SUBSEQUENTLY FALLS WITHIN THE JURISDICTION OF THE CITY

All land which may hereafter be subject to the zoning jurisdiction of the City of Urbana, Illinois, whether through annexation or otherwise, and all land annexed to the City subsequent to October 10, 1973 shall (unless a valid preannexation agreement is in effect at the time of the annexation) automatically be reclassified from its present or most recent classification under the Champaign County Zoning Ordinance to the classification under the Urbana Zoning Ordinance, according to the following table:

Former Classification
CHAMPAIGN COUNTY ZONING ORDINANCE

New Classification
URBANA ZONING ORDINANCE

CR	AG
AG-1	AG
AG-2	AG
R-1	RS
R-2	R-1
R-3	R-1
R-4	RM
R-5	AG
B-1	B-1
B-2	B-1
B-3	B-1
B-4	BG
B-5	B-2
I-1	I-1
I-2	I-2

Thereafter, the classification of all such land may be changed, as provided in the amendment procedure in Article XIX."

Section 3. The existing Article XI, Section 34.57 entitled Commercial Uses in AG and in B-1 Districts be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article XI, Section 34.57 COMMERCIAL USES IN AG, B-1, and BG DISTRICTS

Whenever any building is erected, converted, or structurally altered for a commercial or private service or professional use in a B-1, AG, or BG District, not less than one (1) parking space shall be provided, during the existence of the use, on the lot or on an adjacent lot for each two hundred (200) square feet of floor space in the building, except that any restaurant or establishment whose primary use is to serve meals or refreshments to patrons, shall provide one (1) parking space on the same or adjacent lot for each one hundred (100) square feet of floor space in the building. Two (2) or more commercial establishments may provide the respective necessary permanent surfaced parking spaces upon a single lot in the B-1, BG, and AG Districts, and within three hundred feet (300') of both establishments."

Section 4. The existing Article XXVI, Section 34.110 entitled General Sign Provisions for Signs Allowed in Specific Districts With A Permit be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article XXVI, Section 34.110 General Sign Provisions for Signs Allowed in Specific Districts With A Permit

B. On Premise Signs

1. Freestanding Signs

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
B1 Neighborhood Business BG General Business	Each business is permitted one sign per business frontage up to 300 feet, and one additional sign for each 300 feet thereafter; except that no on-premise free-standing sign is permitted if an on-premise projecting or roof sign exists on the same frontage.	32 sq. feet	15 feet at minimum setback line & 1 foot per 2 feet additional setback up to 25 feet maximum.	Signs shall not be extended over the public right of way, and shall conform to the setback requirements for structures in the applicable district. No free standing signs permitted within 100 feet of any residential district, public school, park, hospital or nursing home.
B2 Central Business		50 sq. feet	25 feet at minimum setback line & 1 foot per 2 feet additional setback up to 35 feet maximum	
I1 Light Industrial		150 sq. feet	25 feet at minimum setback line & 1 foot of height per 2 feet additional setback up to maximum height of 40 feet (i)	
I2 Heavy Industrial		300 sq. feet		

(i) If a sign is: 1) directed primarily toward the uses of an interstate highway, 2) within 2000 feet of the centerline of an Interstate Highway, and 3) more than 500 feet from any residential district, school, park, hospital or nursing home; it may rise only to such height to be visible from within one-half mile away along the highway, but not to exceed a height of 75 feet.

2. Wall Signs and Wall Mounted Signs

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Location of Signs
B1 Neighborhood Business BG General Business	no limit	10% of Wall Area, not to exceed 150 sq. feet maximum (ii)	Signs shall not extend beyond the top or ends of the wall surface on which they are placed.
B2 Central Business		10% of wall area, not to exceed 175 sq. ft. maximum(ii)	
I1 Light Industrial I2 Heavy Industrial		15% of Wall Area, not to exceed 200 sq. feet maximum. (ii)	

(ii) Maximum area of signs to include the sum of the area of all wall signs per frontage.

3. Projecting Signs

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
B1, Neighborhood Business BG, General Business	One per business frontage, except that no on-premise projecting sign is permitted if an on-premise free standing or roof sign exists on the same frontage. (iii)	32 sq. feet	9 feet minimum clearance above ground. No sign shall extend above that portion of the roof immediately adjacent to the sign. No sign shall project more than five feet from the face of the building to which it is attached.	Not to extend over any public right of way, except that if a business located in a B2 district is within a building the face of which is less than 5 feet from the property line, the projecting sign may extend up to three feet over the public right-of-way. (iv)
B2 Central Business		50 sq. feet		
I1 Light Industrial & I2 Heavy Industrial		100 sq. feet		

(iii) Upper level businesses are not allowed projecting signs.

(iv) See Section 1302.2 of the National Building Code."

Section 5. The existing Article XXVI, Section 34.111 entitled Regulations for Special Signs not Provided for in Section 34.110 be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article XXVI, Section 34.111 Regulations for Special Signs not Provided for in Section 34.110

A. Signs Attached to Canopies and Entrance Structures

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Height of Sign	Location of Sign
B1, Neighborhood Business BG, General Business	One sign per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.	10 sq. feet	9' - 0" minimum clearance to ground	No sign may project more than 2 feet from any canopy, or other such structure.
B2 Central Business		15 sq. feet		
I1 Light Industrial & I2 Heavy Industrial		20 sq. feet		

B. Signs Allowed in all Districts without a Permit

9. Individual Property Sale or Rental Signs

b. Standards

District Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Freestanding Sign (viii)	Location of Sign
RS, Single Family Residence R1, Single & Two Family Residence	1 per dwelling	3 sq. ft.	5 feet	10 ft. minimum setback from curb line but wholly upon the premises
R2, RM, R3, R4, R5 Multiple Family Residential	1 per apt. building	10 sq. ft.	10 feet	10 ft. minimum setback from curb line but wholly upon the premises
AG, Agriculture	1 per 660 ft. frontage	32 sq. ft.	15 feet	Signs shall conform to the setback requirements for structures in the applicable districts.
B1, Neighborhood Business BG, General Business	1 per frontage	32 sq. ft.	15 feet	
B2 Central	1 per frontage (vii)	50 sq. feet	25 feet	
I1, Light Industrial	1 per frontage (vii)	150 sq. feet	25 feet	
I2, Heavy Industrial	1 per frontage (vii)	300 sq. feet	25 feet	

(vii) 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.

(viii) Wall signs shall not extend beyond the top or ends of the wall on which they are placed.

10. Subdivision signs

b. Standards

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
RS, Single Family Residence R1, Single & Two Family Residence	One sign per street bordering or entering the subdivision	50 sq. ft.	10 ft.	10 ft. minimum setback but wholly upon the premise
R2, RM, R3, R4, and R5, Multiple Family Residential		50 sq. ft.	10 ft. minimum setback but wholly upon the premise	
AG, Agriculture		50 sq. ft.	10 ft.	Sign shall conform to the setback requirements for structures in the applicable districts.
B1, Neighborhood Business BG, General Business		50 sq. ft.	10 ft.	
B-2 Central Business		75 sq.	15 ft.	
I1 Light Industrial & I2, Heavy Industrial		100 sq. ft.	20 ft.	

Section 6. The existing Article XXVI, Section 34.112 entitled Shopping Centers -- Special Provisions for Free-standing Signs be repealed upon the taking effect of this Ordinance and in its place is hereby enacted the following:

"Article XXVI, Section 34.112 Shopping Centers -- Special Provisions for Free-standing Signs

In lieu of the general signs provisions enumerated in Section 34.110, shopping centers may elect the sign regulations in this Section. Election to erect signs authorized under this Section 34.112 precludes the erection of any free-standing signs authorized under Section 34.110A.1.

Type of Sign	Districts Permitted	Maximum Number of Signs Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
On-premise freestanding signs- these signs may only identify the shopping center as a whole and not individual business therein.	B1, Neighborhood Business BG, General Business	Two signs per frontage	75 Sq. ft. (ix)	30 ft. at the minimum setback line and one additional foot per 2 feet additional setback there after up to 40 ft. maximum.	15 ft. minimum setback in all districts. No freestanding sign is permitted within 100 ft. of any residential district, school, park, hospital or nursing home.
	B2 Central Business, I1 Light Industrial & I2 Heavy Industrial		150 sq. ft. (ix)		

(ix) Combined area of both signs, or of one sign if only one sign is used.

Section 7. The following new sections are hereby enacted to the Urbana Zoning Ordinance:

"ARTICLE XXVII, BG DISTRICT _ General Business

Section 34.119 USE REGULATIONS: In the BG 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 uses permitted in the B-2 Central Business District.

Section 34.120 PARKING REGULATIONS: Whenever a building is erected, converted, or structurally altered for a use permitted in the BG District, there shall be provided an available and accessible off-street parking area as shall be required by the applicable provisions of Article XI of this Ordinance.

Section 34.121 HEIGHT REGULATIONS: No building in the BG District shall exceed three (3) stories, nor shall it exceed thirty-five feet (35') in height, except as otherwise provided in Article XII hereof.

Section 34.122 AREA REGULATIONS: The regulations for front, side, and rear yards, and for intensity of use, setbacks, and screening, shall be the same as those in the B-1 Neighborhood Business District, Section 34.38."

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.

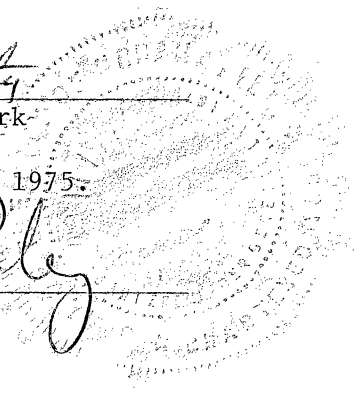
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 7th day of July, 1975.

PASSED by the City Council this 7th day of July, 1975.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 21 day of July, 1975.

Hiram Paley
Hiram Paley, Mayor



CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the C-U Courier on the 28th day of July, 1975, and a Certificate of Publication is attached hereto.

Duane Eckerty
Duane Eckerty, City Clerk