

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS,
that the textual changes as reflected on the attached pages are herewith and hereby
enacted.

This Ordinance shall be effective ten days after its passage and publi-
cation as provided by law.

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 19th day of January, 1976.

PASSED by the City Council this 19th day of January, 1976.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 30 day of January, 1976.

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 pamphlet form on the
6th day of February, 1976, and a Certificate of Publication is attached
hereto.

Duane Eckerty
Duane Eckerty, City Clerk

7576-69

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 7576-69 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens, City Clerk

Date

-20a-

(b) Minimum Lot Area - The minimum total lot area shall be calculated by multiplying the total number of children permitted by the licensed capacity by 300 square feet.

(c) Minimum Off-Street Parking - One space per employee plus one space per 12 children provided, however, that for the purposes of this Section one-half of such spaces exclusive of employee parking may be located on abutting public right-of-way off of the normal travelled public way. (2-15-71)

ADDED 3. Parking for any permitted use (but not conditional use) in the district if within 300 feet of the use.

SECTION 34.15 PARKING REGULATIONS: Whenever a building is erected, converted, enlarged or structurally altered for a use permitted in the R-1 District, there shall be provided an available and accessible off-street parking space for each dwelling unit which space shall conform to the applicable provisions of Article XI hereof.

SECTION 34.16 HEIGHT REGULATIONS: No building shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet in height, except as provided in Article XII hereof.

SECTION 34.17 AREA REGULATIONS: Every dwelling hereafter erected, enlarged, relocated or reconstructed shall be located upon a lot having the following area and yard space:

A. Intensity of Use:

1. A lot on which there is proposed to be erected a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet, and an average width of not less than sixty (60) feet.

E. Church.

F. Public Building.

G. Park and Playground.

H. Home garden when produce thereof is not sold or placed on market.

I. Home Occupation.

J. Accessory Building and uses when located on the same lot and not involving the conduct of a business and including one private garage, for each family unit.

K. Temporary buildings incidental only to the construction, reconstruction or repair of a permitted use.

L. The Following Conditional Uses when authorized by the City Council. The Requirements such as Screening, Parking, Height, Area and Yard Regulations will be individually judged and approved by such Conditional Use Authority and the City Council: Sections 34.27, 34.28 and 34.29 of this Article shall not apply in cases of such Conditional Uses. Such Conditional Uses shall first be considered in a hearing in the Plan Commission, pursuant to a fifteen (15) day published notice. (2-7-72)

1. Filling Station -- repealed January 7, 1963.

2. Undertaking Establishment.

3. Commercial Parking.

4. Restaurants, Shops, Personal Service Establishments, in Apartment Buildings and Development Projects, and Recreation Buildings, provided all entrances shall be from within such building or project and further provided building is designated as a Supporting Facility. (2-7-72)

5. Laboratories and incidental offices.

6. Parking for any permitted use (but not conditional use) in the district if within 300 feet of the use.

Added

not interfere in any way with utilities and to include sewers and drainage facilities, as well as water, electricity, gas, telephone and other utility lines and structures; and the fallout shelters shall be approved as to design, materials, location, ventilation, soil cover, and other features by the City Engineer in accordance with minimum accepted standards and specifications; and fallout shelters shall not be constructed any closer than two (2) feet to the lot boundaries.

M. Any of the following uses provided, however, that no building or occupancy permit shall be issued until the location and extent of such use shall have been authorized by the City Council after a public hearing conducted by the Plan Commission in accordance with the provisions of this Ordinance or amendments hereto.

- 1. Elementary School.
- 2. Day Care Facility - subject to the applicable provisions of Article V, Section 34.14 hereof. (2-15-71)

Added



- 3. Parking for any permitted use (but not conditional use) in the district if within 300 feet of the use.

SECTION 34.94 PARKING REGULATIONS: Whenever a building is erected, converted, enlarged or structurally altered for a use permitted in the RS District, there shall be provided an available and accessible off-street parking space for each dwelling unit which space shall conform to the applicable provisions of Article XI hereof.

SECTION 34.95 HEIGHT REGULATIONS: No building shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet in height, except as provided in Article XII hereof.

SECTION 34.96 AREA REGULATIONS: Every dwelling hereafter erected, enlarged, relocated or reconstructed shall be located upon a lot having the following area and yard space: