

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

7576-70

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 7576-70 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens, City Clerk

Date

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- B. It is compatible in character and extent with the principal use and district where located;
- C. It conforms with such other regulations as apply;
- D. It is not prohibited;
- E. It shall not be erected prior to the establishment or construction of the principal use or building.

ARTICLE IV

District and Boundaries Thereof

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 fourteen (14) known as: ← changed from "13"

- AG District - Agriculture
- RS District - Single Family Residential
- RS-1 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

Added

SECTION 34.6 ZONING MAPS: The boundaries of the districts established in Section 34.5 of this Article IV are hereby established as shown on (1) a map designated as the "Zoning Map of Urbana,

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the lot lines, and where the districts designated on the maps accompanying and made a part of this Ordinance are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the districts.

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:

| <u>Former Classification</u> <u>CHAMPAIGN COUNTY ZONING ORDINANCE</u> | <u>New Classification</u> <u>URBANA ZONING ORDINANCE</u> |
|--|---|
| CR | AG |
| AG-1 | AG |
| AG-2 | AG |
| R-1 | RS |
| R-2 | RS-1 ← changed from 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.

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be provided under conventional land development procedures.

5. To combine and co-ordinate architectural styles, building forms and building relationships within the planned unit development.

C. Planned Unit-Development procedures allow developers several specific advantages over zoning standards applied to conventional developments:

1. Land need not be subdivided into separate lots for the construction of multiple-building developments.

2. Individual lots need not be directly serviced by public streets.

3. More than one main building or structure may be placed on a single lot.

4. Many of the use restrictions relating to residential types and other uses are relaxed as provided for in this Article.

5. Yard, height and setback regulations with the planned unit development are relaxed as provided for in this Article.

6. Housing density "bonuses" are possible by permitting a variety of housing types and increased densities in all residential districts.

7. Customary and related accessory uses are permitted on a conditional basis thus promoting the design of total self-contained residential neighborhoods.

SECTION 34.98 QUALIFICATION AND GENERAL REVIEW CRITERIA:

A. Qualification for Residential Planned Unit Developments: To qualify as a Residential Planned Unit Development, the parcel of land to be developed must comprise a total area of 200,000 square feet of adjoining land under the same or joint ownership. However, on any lot or adjoining group of lots recorded prior to May 17, 1971, a

Residential Planned Unit Development is permitted if:

- 1. The lot or lots are surrounded on all sides by public streets or other public land or
- 2. The lot or lots exceed 200 feet in depth measured from the public street right-of-way to the rear lot line.

Residential Planned Unit Developments may be permitted in one or more of the following zoning districts in accordance with the provision of

Added

- 1. AG Agriculture
- 2. RS Single Family Residence
- 3. RS-1 Single Family Residence
- 4. R-1 Single and Two Family Residence
- 5. RM Multiple Family Residence - Medium Density
- 6. R-2 Multiple Family Residence
- 7. R-3 Multiple Family Residence Only
- 8. R-4 Multiple Family Residence - High Density

Nothing in this section shall be interpreted to prohibit the sale of all or portions of the developed project provided that the requirements of Section 34.99 are met. Existing buildings may be included within a Residential Planned Unit Development, but the floor area thereof shall not comprise more than 10 percent of the total floor area of all the buildings in the entire project.

B. General Review Criteria: The review and recommendation of the City Plan Commission shall be guided by the following general criteria:

- 1. That the plan of the area proposed for the Residential Planned Unit Development be in general conformance with the adopted Comprehensive Plan for the City of Urbana;
- 2. That the use or uses within the Planned Unit Development

be compatible with surrounding land uses;

3. That the intensity of development be such that there are no adverse effects on surrounding areas;

4. That ingress and egress to the Planned Unit Development be provided in such a manner to facilitate access by emergency vehicles, efficient and safe traffic circulation in the vicinity, and be consistent with the adopted Comprehensive Plan.

5. That all other Articles of the Zoning Ordinance, other than those exceptions made in this Article, be met.

SECTION 34.99 APPLICATION PROCEDURE: The designation and approval of an area as a "Planned Unit Development" may be accomplished in accordance with the procedures indicated herein and as a conditional use within the zones designated herein above.

A. Preliminary Conference: Prior to the preparation of a formal application, the applicant shall meet with the planning staff to discuss the proposed development. Staff shall inform the applicant of the City's policies which may affect the development, the specific requirements and procedures involved in submitting a petition to establish a Planned Unit Development. The applicant shall then meet with the Plan Commission prior to submitting an application to discuss affected community policies.

B. Preliminary Development Plan Submission:

1. The applicant shall submit a preliminary development plan with the Planned Unit Development Application accompanied by an application fee of the same amount required to petition for an amendment to this Ordinance.

2. Five copies of a preliminary development plan with supporting data shall be submitted through the planning staff to the

TABLE 1

RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS

| Zoning District | Maximum Building Height | Minimum Lot Area (1) | Minimum Area in Useable Open Space (2) | Minimum Area in Common Space (3) | Maximum Lot Coverage (4) | Maximum Net Density in Dwelling Units per acre (5) | Minimum Yards (Exterior) (6) | | |
|-----------------|-------------------------|----------------------|--|----------------------------------|--------------------------|--|------------------------------|-------|-------|
| | | | | | | | Front | Side | Rear |
| AG | 35 feet or 3 stories | 2000,000 Sq. feet | 50% | 15% | 20% | 6 | 25 | 10 | 25 |
| RS | " " | " | 50% | 15% | 20% | 7 | 25 | 10 | 25 |
| RS-1 | " " | " | 50% | 15% | 20% | 10 | 25 | 10 | 25 |
| R-1 | " " | " | 50% | 15% | 20% | 13 | 25 | 10 | 25 |
| RM* | " " | " | 45% | 10% | 25% | 25 | 25 | 10 | 25 |
| R-2 | " " | " | 45% | 10% | 25% | 55 | 25 | 10 | 25 |
| R-3 | " " | " | 45% | 10% | 25% | 55 | 25 | 10 | 25 |
| R-4 | None | " | 45% | 10% | 25% | 90 | 25(7) | 10(7) | 25(7) |

added
→

- 60,000 sq. ft. minimum permitted if lot is surrounded on all sides by public streets or public la
- Does not include paved areas, parking lots or buildings.
- Such common open space may be dedicated to the public. Not less than ten (10) percent of such common open space shall be devoted to active recreational use in single and two family developmen and not less than fifteen (15) percent of such common open space shall be devoted to active recreational use in multiple family developments.
- Percent of total area of Residential Planned Unit Development.
- Total site area exclusive of public and private streets and roadways divided by total number of dwelling units.
- Around perimeter of entire Planned Unit Development.
- Required yards in R-4 Districts must be increased by 3 feet for each story in height over 3 stori For any side of a Residential Planned Unit Development that fronts on a street, a minimum setback of 25 feet shall be provided.

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b. Standards:

| District Permitted | Maximum Number Permitted | Maximum Area of Sign | Maximum Height of Freestanding Sign (viii) | Location of Sign |
|---|--------------------------|----------------------|--|---|
| RS, Single Family Residence RS-1 Single Family Residence, R-1, 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. feet | 15 feet | Signs shall conform to the setback requirements for structures in the applicable districts. |
| BB, Neighborhood Business BG, General Business | 1 per frontage | 32 sq. feet | 15 feet | |
| B2, Central Business | 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 surface on which they are placed.

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10. Subdivision signs. Any sign announcing the names of architects, engineers, contractors, or other individuals or firms, involved with the subdivision of property (but not including any advertisement of any product) or announcing the character of the subdivision or the purpose for which it is intended.

a. These signs shall be confined to the site of the subdivision and shall be permitted for one year from the date of erection of the first of such signs. If development of the subdivision is not completed within one year after erection of the signs, the sign shall be permitted to exist an additional period not to exceed one year.

b. Standards

| Districts Permitted | Maximum Number Permitted | Maximum Area of Sign | Maximum Height of Sign | Location of Sign |
|---|--|----------------------|--|---|
| RS, Single Family Residence, RS-1 Single Family Residence, R-1, Single & Two Family Residence | ← <u>Added</u> One sign per street bordering or entering the sub-division | 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. | Signs 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. ft. | 15 ft. | |
| I1 Light Industrial & I2, Heavy Industrial | | 100 sq. ft. | 20 ft. | |

ARTICLE XXVIII

RS-1 -- SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION 34.123 USE REGULATIONS: In the RS-1 District, no building or land shall be used and no building shall hereafter be erected, converted, enlarged, or structurally altered, unless otherwise provided in this Ordinance, except for one or more of the following uses:

- A. Single family dwelling.
- B. Community building serving the neighborhood.
- C. Church.
- D. Park and playground
- E. Home garden, when the produce thereof is not sold or placed on the market.
- F. Home occupation.
- G. Accessory buildings and uses not involving the conduct of a business, and including one private garage for each family unit, but if such accessory building is not attached to the main building it shall be located not less than sixty feet (60') from the front line of the lot and not less than one-and-one-half feet (1 1/2') from the rear line and side lines of the lot. Where garages and other accessory buildings are attached to the main structures or connected thereto by a breezeway, then such garage or accessory building shall be located not less than five feet (5') from the side line of the lot, except the setback lines for private garages shall be the same as existing garages on said lots; and, except on a lot which does not have sufficient dimensions to meet the requirement of this ordinance as pertains to garage setback lines, the front line of the garage on any such lot shall not be set closer to the front line of the dwelling than one-half of the depth of the dwelling.
- H. Golf courses and private country clubs, except miniature courses and driving tees operated for commercial purposes.
- I. Farm, including the raising of livestock on adequately fenced tract containing not less than twelve (12) acres and having an average width of not less than three hundred and fifty feet (350') and including the raising of poultry and small animals when the tract is adequately fenced and contains not less than three (3) acres; but in no event shall livestock, small animals, or poultry be housed or confined within two hundred feet (200') of the boundaries of any tract of one (1) acre or less containing a dwelling.
- J. Temporary buildings incidental only to the construction of a permitted use.
- K. Fallout shelters: The tops of the fallout shelters shall be no less than one foot (1') below grade line and have at least one foot (1') of earth cover, and any vent, pipe, aerial, or any other projections above ground level should

be within the setback lines of the lot, and 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 feet (2') to the lot boundaries.

- L. Any of the following permitted 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 or high school.
 2. Day care facility, subject to the following:
 - a. Evidence that the minimum requirements for a State of Illinois Day care Facility license can be met, in addition to the following:
 - 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 (1/2) of such spaces, exclusive of employee parking, may be located on abutting public right-of-way off the normal travelled public way.
 3. Parking for any permitted use (but not conditional use) in the RS-1 District, if within three hundred feet (300') of the use.

SECTION 34.124 PARKING REGULATIONS: Whenever a building is erected, converted, enlarged or structurally altered for a use permitted in the RS-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 or Article XI hereof.

SECTION 34.125 HEIGHT REGULATIONS: No building shall exceed two-and-one-half (2 1/2) stories, nor shall it exceed thirty-five feet (35') in height, except as provided in Article XII hereof.

SECTION 34.126 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 upon 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 feet (60').
2. Where a lot has less area or width than herein required, and was of public record before the date of adoption of this ordinance, that lot may be used for any of the uses permitted by this Article.

B. Front yard

1. There shall be a front yard of not less than fifteen feet (15'); provided, however, that where lots comprising more than forty percent (40%) of the frontage on the same side of the street between two intersecting streets are improved with buildings, not less than the average depth of the front yards of all lots on the same side of the street shall be maintained by all new buildings, but this regulation shall not be interpreted to require a front yard of more than sixty feet (60'), nor to permit a front yard of less than fifteen feet (15'). For the purpose of computing such an average depth, vacant lots within the frontage shall be considered as having the minimum required front yard of fifteen feet (15').
2. Lots having a frontage on two (2) non-intersecting streets shall have the required front yard on both streets. The averaging formula specified in Section 34.126.B.1 shall not apply to such front yards. Instead, there shall be a minimum front yard of fifteen feet (15') on each frontage.
3. Where a lot is located at the intersection of two (2) or more streets, no building shall be built within a triangular area having as vertices the following three (3) points: the point of intersection of the centerlines of the two intersecting streets, and, measured from the point of intersection of the two street centerlines, the point on each street centerline located, in the direction of the subject property, a distance of seventy-five feet (75') plus one-half of the width of the other street measured at a point one hundred feet (100') in the direction of the subject property, from the point of intersection of the two street centerlines. But in no case shall the front yard be less than fifteen feet (15'). No accessory building shall project into the front yard on either street.

C. Side yards

There shall be a side yard on each side of a building having a width of not less than five feet (5'), but the sum of both side yards shall not be less than twelve feet (12').

D. Rear yards

There shall be a rear yard having a depth of not less than ten feet (10').

E. Usable open space requirement

A minimum of forth percent (40%) of a lot upon which a building is erected shall be devoted to usable open space.