

AN ORDINANCE AMENDING CERTAIN SECTIONS
OF THE URBANA ZONING ORDINANCE

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

that:

Section 1. The existing sections 34.17 (B) and subsections 1, 2 and 3 thereunder are repealed upon the effective date of this Ordinance.

Section 2. In place of the repealed sections 34.17 (B), the following new sections are enacted:

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 less than fifteen feet (15'), nor to reduce the buildable width or depth of a lot to less than forty feet (40'). 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'). No accessory building shall project into a front yard.

2. Lots having a frontage on two non-intersecting streets shall have the required front yard on both streets. The averaging formula specified in 34.17B shall not apply to such front yards. Instead, there shall be minimum front yards of fifteen feet (15').

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 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').

4. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard as described in Section 34.17B.1 on each street side of the lot.

Section 3. The existing Section 34.96B and subsections 1, 2 and 3 thereunder are repealed upon the effective date of this Ordinance.

Section 4. In place of the repealed Section 34.96B, the following new sections are enacted:

1. There shall be a front yard of not less than twenty-five feet (25'); provided, however, that where lots comprising more than forty percent (40%) of the frontage on the same side of the street between two (2) 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'), nor to reduce the buildable width or depth of a lot to less than forty feet (40'). 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 twenty-five feet (25'). No accessory building shall project into a front yard.

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 34.96B.1 shall not apply to such front yards. Instead, there shall be minimum front yards of twenty-five feet (25').

3. Where a lot is located at the intersection of two or more streets, no building shall be built within a triangular area having as vertices the following three 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 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').

4. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard as described in Section 34.96B.1 on each street side of the lot.

Section 5. In Section 34.29 the following sentence is hereby enacted at the end of the said Section: "No accessory building shall project into a front yard."

Section 6. The existing Section 34.30 is repealed in its entirety upon the effective date of this Ordinance.

Section 7. In place of the repealed Section 34.30 the following is hereby enacted:

A. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard as described in Section 34.29 on each street side of the lot, except that the buildable width of such lot shall not be reduced to less than forty feet (40'). Lots with frontage on more than one pair of intersecting streets shall have the visibility triangle specified in Section 34.30B at each such intersection.

B. 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 (2) intersecting streets, and, measured from the point of intersection of the two street centerlines, the point on each 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 on either street be less than twenty feet (20'). Within the same triangle nothing shall be constructed, erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between the height of two and one-half feet

(2 1/2') and ten feet (10') above the centerline grade of the intersecting street.

Section 8. 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 19 day of July, 1976.

PASSED by the City Council on this 19 day of July, 1976.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 22 day of July, 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 the Champaign-Urbana Courier on the 27th day of July A.D., 1976, and a Certificate of Publication is attached hereto.

Duane Eckerty
Duane Eckerty, City Clerk

18545

Certificate of Publication

STATE OF ILLINOIS }
Champaign County } ss.

CHAMPAIGN-URBANA COURIER, Inc., a corporation, hereby certifies that it is the publisher of THE COURIER, a daily secular newspaper of general circulation in said County, printed and published in the City of Urbana, and in the City of Champaign, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said newspaper at least once

each week for one successive weeks in each and every copy and impression

thereof; that the date of the first newspaper containing said publication was July

27 76
A.D. 19 , and that the date of the last newspaper containing said

publication was _____ A.D. 19 _____ ; and that _____

Barbara A. Rees
_____ by resolution of the Board of Directors of said
CHAMPAIGN-URBANA COURIER, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said CHAMPAIGN-URBANA COURIER, Inc., has caused this cer-

tificate to be executed in its name by said Barbara A. Rees

this 27th July
day of _____ A.D. 19 76

CHAMPAIGN-URBANA COURIER, Inc.

Publication Fee, \$ 35.10

By Barbara A. Rees

7677-8

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2. Lots having a frontage on two non-intersecting streets shall have the required front yard on both streets. The averaging formula specified in 34.17B shall not apply to such front yards. Instead, there shall be minimum front yards of fifteen feet (15').

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 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').

4. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard as described in Section 34.17B.1 on each street side of the lot.

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