

AN ORDINANCE AMENDING SECTION 34.79 OF THE  
URBANA ZONING ORDINANCE RELATING TO LOT WIDTH AND LOT AREA

WHEREAS, the Urbana Plan Commission in Cases No. 1075 and 1077, after due notice, held a public hearing on the proposed amendments, and

WHEREAS, after due consideration, the Urbana Plan Commission has recommended to the City Council of Urbana, Illinois, that ordinance #7879-102, which is an amendment to the Urbana Zoning Ordinance, be further amended as set forth herein, and

WHEREAS, the City Council of Urbana, Illinois, after due deliberation, finds that it is in the best interests of the citizens of the City that ordinance #7879-102 be further amended as recommended;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS, that, ordinance #7879-102 be amended as follows:

Section 1. The existing subpart thereof entitled 34.79 E is repealed and in its place the following is enacted:

E. To permit the creation of a lot which has less area than required by this Ordinance, provided that this variance shall not exceed ten percent (10%) of the required lot area, and to permit the use of an existing lot which is so undersized. Further, in AG, RS, RS-1, R-1 Districts, the Board may allow the use of an undersized existing lot under the same ownership otherwise prohibited by Section 34.76 provided that the intended use is a detached single family dwelling. The variance shall not exceed 20% of the required lot area.

Section 2. The existing subpart thereof entitled 34.79 F is repealed and in its place the following is enacted:

F. To permit the creation of a lot which has less width than herein required by this Ordinance, provided that this variance shall not exceed fifteen percent (15%) of the required lot width, and to permit the use of an existing lot which is so narrow. Further, in AG, RS, RS-1, R-1 Districts, the Board may allow the use of an undersized existing lot under the same ownership otherwise prohibited by Section 34.76, provided the intended use is a detached single family dwelling. The variance shall not exceed 25% of the required lot width.

Section 3. 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 1st day of October, 1979.

PASSED by the City Council on this 1st day of October, 1979.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 1<sup>st</sup> day of October, 1979.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION:

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Champaign-Urbana News-Gazette on the 5<sup>th</sup> day of October, 1979, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

ORDINANCE NO. 7980-34

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Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 1st day of October, 1979.

Jeffrey T. Markland, Mayor  
7678-October 5, 1979

CERTIFICATE OF PUBLICATION  
IN  
The News-Gazette

CITY OF URBANA  
RECEIVED  
OCT 9 1979

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by M. S. Orca, its controller, does hereby certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for \_\_\_\_\_ consecutive weeks in said newspaper, namely on the following dates: \_\_\_\_\_

October 5, 1979; A. D. 19

\_\_\_\_\_, A. D. 19

\_\_\_\_\_, A. D. 19

\_\_\_\_\_, A. D. 19

\_\_\_\_\_, A. D. 19

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By M. S. Orca Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 38.40

No. \_\_\_\_\_

In the \_\_\_\_\_ Court  
of Champaign County, Illinois.

CERTIFICATE OF PUBLICATION

IN

*The News-Gazette*

\_\_\_\_\_  
Attorneys.