

ORDINANCE NO. 8283-43

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE  
WITH RESPECT TO SHOPPING CENTER SIGNS

WHEREAS, after due publication, a public hearing was held on the 7th day of October, 1982, which was continued several times and was concluded on the 9th day of December, 1982, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois in Plan Case #1140-T-82, and

WHEREAS, the Urbana Plan Commission has recommended the adoption of the following changes to the text of the Zoning Ordinance of the City of Urbana, Illinois,

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

Section 1. That the entire existing definition in Article II subtitled "Shopping Center/Commercial Planned Unit Development," including subsections A, B and C and the "Note" appearing thereunder, is hereby repealed and in its stead is hereby enacted the following:

"SHOPPING CENTER/COMMERCIAL PLANNED UNIT DEVELOPMENT

A complex of three or more business and commercial establishments, the whole planned, developed and managed as a unit, sharing common parking facilities.

Shopping centers are divided into the following classifications according to building and parcel size. In order to qualify for the larger classification, a development must meet both the minimum lot and building areas.

- A. General Shopping Center: A shopping center located on a minimum of four (4) acres and having a combined building area of 50,000 square feet or more.
- B. Convenience Shopping Center: A shopping center located on a site of more than one (1) acre, but less than four (4) acres and having between 12,000 and 50,000 square feet of combined building area.

NOTES:

- (1) A General or Convenience Shopping Center/Commercial PUD must be designed and developed according to the procedures and standards specified in Section VII-5.
- (2) Planning - Project conceived as a package, carrying out a specific theme and marketing strategy.  
Development - Project built as a unit with all parties bound together by a cross easement agreement. Project may be phased but all construction conforms to overall approved plan.  
Management - Project managed and maintained as a unit and presented to the public as such."

Section 2. That in Article II, under the definition of "Sign", the following additional language is hereby enacted:

"8. Shopping Center/Commercial PUD Sign

A sign designed for the purpose of advertising an entire shopping center. Individual businesses may list but an individual listing may not exceed 50% of the area of any face of the sign."

Section 3. That in Article V, the "Table of Uses" (Table V-1), is hereby amended to delete the following under the listing of "Shopping Center/Commercial PUD":

"Neighborhood

|     |     |     |     |     |    |
|-----|-----|-----|-----|-----|----|
| R6B | B-1 | B-2 | B-3 | B-4 | IN |
| C   | C   | C   | C   | C   | C  |

Section 4. That in Article VII, the following new subsection (i) is enacted to Section VII-5 (Planned Unit Developments) C. (Procedure for PUD Submission and Approval), 5. (Final Development Plan Submission):

- "i) Location, height and area of all proposed signs. Any proposed variation from location, height and area standards permitted in Article IX Comprehensive Sign Regulations must be noted."

Section 5. That the existing language of Article VII, Section VII-5 D(1)(b), is hereby repealed and in its place is enacted the following:

"A Commercial PUD/Shopping Center may be classified as a 'General' or 'Convenience' Shopping Center. In order to qualify for the larger classification, a development must meet both the minimum lot and building areas.

- i. General -- minimum of four (4) acres and a combined building area of 50,000 square feet.
- ii. Convenience -- minimum of one (1) acre and having between 12,000 and 50,000 square feet of combined building area."

Section 6. That Article IX, Section IX-6 (Shopping Centers, Special Provisions for Free-Standing Signs) is hereby amended to read as follows:

"In lieu of the general sign provisions enumerated in Section IX-4 Commercial PUD/Shopping Centers may comply with the sign regulations of this Section. The erection of signs authorized under this Section precludes the erection of any free-standing signs authorized under Section IX-4 B. The standards for such shopping center signs are contained in Table IX-9."

Section 7. That Table IX-9, "Free-Standing Shopping Center Signs," is hereby repealed and in its stead is enacted the following:

"TABLE IX-9

Free-Standing Shopping Center Signs

| Class of Shopping Center/PUD | Districts Permitted                                       | Max. # Permitted        | Maximum <sup>1</sup> Area | Maximum Height   | Location   | Individual <sup>3</sup> Business May List |
|------------------------------|---|-------------------------|---------------------------|--|--|---|
| General Shopping Center      | R6B-S<br>B2 - S<br>B3 - S<br>B4 - S<br>IN - S             | Two Signs per front-age | 150 sq. ft.               | 30 feet at minimum set back line plus one additional ft. per 2 ft. additional set-back thereafter up to 40' Maximum. | Signs shall not extend over the public right-of-way, and shall conform to the setback requirements for structure in the applicable district. No free-standing signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home. | Yes                                       |
| Convenience Shopping Center  | R6B - S<br>B1 - S<br>B2 - S<br>B3 - S<br>B4 - S<br>IN - S | Two Signs per front-age | 75 sq. <sup>2</sup> ft.   | " "  | " " "  | Yes                                       |

NOTES:

1. Maximum area refers to combined area of both signs, or of one sign if there is only one.
2. Size of sign may be increased to 150 square feet under special use procedures.
3. Individual businesses may list, but an individual listing may not exceed 50% of the area of any face of the sign."

Section 8. The City Clerk of the City of Urbana, Illinois, is hereby authorized and directed to cause this Ordinance to be published in pamphlet form.

Section 9. 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 City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 17th day of January, 1983.

PASSED by the City Council this 17th day of January, 1983.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 24<sup>th</sup> day of January, 1983.

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 pamphlet form on the 26th day of January, 1983.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk