

ORDINANCE NO. 8384-25

AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS

WHEREAS, after due publication, a public hearing was held on the 6th day of January, 1983, and continued from time to time until the 8th day of September, 1983, when a new public hearing was held and continued to the 22nd day of September, 1983, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois in Plan Case #1143-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.

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

Section 1. In Section II-3, Definitions, amend the definition of "Dormitory" to read as follows:

"DORMITORY: A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of more than fifteen (15) people on a regular basis, for compensation and by pre-arrangement for a specified period of time, under single management. Cooking facilities are to be common. College residence halls, fraternal chapters and cooperatives are considered typical forms of dormitories."

In Section II-3, Definitions, amend the definition of "Rooming House" to read as follows:

"ROOMING HOUSE: A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of not more than fifteen (15) people, but more than four (4) unrelated people on a regular basis, for compensation and by pre-arrangement for a specified period of time, under single management. Cooking facilities are to be common. Boarding houses are typical rooming houses and may be a fraternal chapter or cooperative."

Section 2. In Section IV-1, Number and Designation of Districts, add "R-7 Dormitory Residential" (between R6B and B-1).

Section 3. In Section IV-2, C. Purpose of Districts, add the following:

"8. The R-7 Dormitory Residential District is intended to provide areas for dormitories in close proximity to the University of Illinois, to insure the longevity of their architectural character and use and protect adjacent residential districts from incompatible developments."

Section 4. In Table V-1, Table of Uses, amend "Privately Owned and Operated Dormitory" to read as follows:

CRE	AG	R-1	R-2	R-3	R-4	R-5	R-6	PRINCIPLE USES										R-6B	R-7	B-1	B-2	B-3	B-4	IN	
					P	P	P	DORMITORY										P	P					C	

Section 5. In Table VI-1, Development Regulations by District, add the following:

District	Minimum Lot Size	Minimum or Avg. Lot Width	Maximum Height	Max. FAR	Min. OSR	Required Yards		
						Front	Side	Rear
R-7	6,000 sq. ft.	60 sq. ft.	80 ft.	1.40	0.25	15	5	10

Section 6. In Table VIII-1, Parking Requirements, #2 Residential and Related Uses, amend Group #3 Dormitories under the column entitled "Number of Spaces Required," to read "1 for every 3 residents."

Section 7. In Section X-8, Reconstruction of Nonconformities, add the following new paragraph:

"E. Any dormitory in the R-7 District which is a conforming use or legally nonconforming structure as of the effective date of this

ordinance which is damaged by fire, explosion, Act of God, or other sudden damage or destruction, shall be permitted to rebuild to the setback lines established by the existing building foundation; and must have, at a minimum, the number of parking spaces that existed at the time of damage according to the building official's records."

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 17th day of October, 1983.

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

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 21st day of October, 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 the News-Gazette on the 28th day of October, 1983, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk