

ORDINANCE NO. 8485-51

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

WHEREAS, after due publication, a public hearing was held on November 18, 1982 and continued to December 19, 1982 and January 10, 1985, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1142-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, that:

1. Section I-1, entitled "Purpose" is hereby amended to read as follows:

"The purpose of this Zoning Ordinance, applicable in the City of Urbana, Illinois, is to implement the policies of the City of Urbana as expressed in the 1982 Comprehensive Plan adopted by the City Council on September 7, 1982, and as it may be further amended from time to time, in accordance with the objectives of Division 13, "Zoning", of Article 11, Chapter 24 of the Illinois Revised Statutes, and under the Home Rule Authority granted to the City of Urbana pursuant to Article VII, Section 6(a) of the Illinois Constitution of 1970."

2. Subsection P. of Section I-1 is hereby amended to read as follows:

"P. To encourage the compact development of urban areas in order to conserve energy and minimize the cost of development of public utilities and public transportation facilities."

3. In Article II, the following new definitions are added:

a) "Amusement Center/Arcade -- A location which is maintained or operated for amusement, patronage or recreation of the public where money or token operated amusement devices including but not limited to video and pinball machines, which are operated as the principal use."

b) "Compact Car -- A compact car parking space is a parking space for compact cars and has a minimum allowable size of eight (8) feet by seventeen (17) feet."

c) "Dwelling, Upper-Story (Commercial) -- One (1) or more dwelling units at least one (1) floor above grade in a commercial structure in a business zoning district."

4. In Article II, the following definitions are amended to read as follows:

a) "Agriculture, Cropping -- The growing, harvesting, and storing of crops, including legumes, hay, grain, fruit, and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards and forestry; farm buildings used for growing, harvesting, or preparing crop products for market, or for use on the farm, and farm dwellings are also included. The minimum lot size for AG cropping is five (5) acres."

b) "Dwelling Unit -- One (1) room or suite of two (2) or more rooms in a building, designed for and used by one (1) family for living and sleeping purposes, containing its own kitchen and bathroom facilities and having its own independent entry/access from the exterior of the structure or from a common interior hallway."

c) "Floor Area Ratio (abbreviated FAR) -- The quotient of gross floor area of all buildings on the lot divided by the lot area. See Figure #1. When an encroachment over a right-of-way has been approved by the City for a habitable structure, the gross floor area of the structure shall be increased by the gross floor area of the encroachment."

d) "Frontage -- That portion of a lot abutting a public street or alley, or in a Planned Unit Development abutting a private street. For every frontage there is a required front yard except in the B-4, Central Business District."

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 21st day of January, 1985.

PASSED by the City Council this 21st day of January, 1985.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 28th day of January, 1985.

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 2nd day of February, 1985, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

ORDINANCE NO. 8285-51

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

WHEREAS, after due publication, a public hearing was held on November 18, 1982 and continued to December 19, 1982 and January 10, 1983, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1742-T-22, 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:

adding a public street or alley, or in a Planned Unit Development, abutting a private street for every frontage there is a required front yard except in the U-1, Central Business District.

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 21st day of January, 1985.

Passed by the City Council this 21st day of January, 1985.

RUTH BROCKENS
CITY CLERK

Approved by the Mayor this 28th day of January, 1985.

JEFFREY T. MARKLAND
MAYOR

444 Feb. 2, 1985

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

M. S. OVCA

, 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:

Feb. 2

, A. D. 19 85

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, 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 _____

Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$

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CITY OF URBANA, ILL.
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FEB 06 1985

CITY CLERK'S OFFICE

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