

ORDINANCE NO. 8586-18

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

WHEREAS, after due publication, a public hearing was held on June 6, 1985 and continued to June 20, 1985, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1204-T-85, 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:

Section 1. Article II, Section II-3, entitled "Definitions", the definition of Home Occupation is hereby repealed upon the effective date of this Ordinance.

Section 2. The following is enacted in place of the above:

"Section II-3 Definitions

Home Occupation - Any occupation or profession for gain or support, carried on as an accessory use in a dwelling unit by a member of members of the immediate family residing on the premises, which meets the following limitations:

- A. Any activity meeting (but not exceeding) the following criteria shall not require the issuance of a Certificate of Occupancy by the Zoning Administrator.
 1. There are no persons other than immediate members of the family residing in the dwelling unit, engaged therein;
 2. There are no signs on the premises identifying the home occupation;
 3. The occupation is wholly operated and contained within the dwelling;
 4. No materials or equipment are stored outside the dwelling unit;

5. No more than two (2) customers or clients may be on the premises at any one time and no more than five (5) vehicle visits per day;
 6. No more than two (2) commercial or business vehicles used in conjunction with the home occupation may be parked on the premises or on an adjacent street;
 7. No equipment, mechanical or electronic, is used except equipment which is incidental to the occupation, and which does not or will not create objectionable noise, odors, or electronic impulses, or otherwise create a nuisance discernable beyond the property lines of the premises.
- B. Any activity which exceeds any of the criteria set forth under "A" above shall require approval by the Zoning Administrator and require the issuance of a Certificate of Occupancy and shall meet (but not exceed) the following criteria:
1. No more than one (1) person, other than members of the immediate family residing in the dwelling unit is engaged therein;
 2. Two (2) off-street parking spaces must be provided on-premise as approved by the Zoning Administrator. Driveways may qualify in meeting this requirement;
 3. No equipment, mechanical or electronic, is used except equipment which is incidental to the occupation, and which does not or will not create objectionable noise, odors, or electronic impulses, or otherwise create a nuisance discernable beyond the property lines of the premises.
 4. There is no activity, construction, or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except as provided in #5 below;
 5. There are no other signs other than a name plate, not more than one (1) square foot in area, only permitted as a wall mounted sign and not internally illuminated;
 6. Storage of materials and use of equipment in an accessory building is limited to two hundred (200) square feet;
 7. No storage outside the dwelling unit is permitted, except in accordance with #6 above;
 8. The occupation does not or will not constitute a violation of any nuisance code;
 9. No more than two (2) customers or clients may be on the premises at any one time;
 10. There is no exterior storage of vehicles other than those owned by members of the immediate family residing on the premises;

11. No more than two (2) commercial or business vehicles used in conjunction with the home occupation may be parked on the premises or on an adjacent street.
- C. Any activity which exceeds the criteria under "B" above shall be prohibited as a home occupation as herein defined.
- D. Only one (1) home occupation, as defined herein, is permitted per dwelling unit and/or accessory structure.
- E. Certificates of Occupancy for home occupations issued prior to the effective date of this amendment not meeting the conditions of "B" above shall be considered legally nonconforming."

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 19th day of August, 1985.

PASSED by the City Council this 19th day of August, 1985.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 4th day of September, 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 11th day of September, 1985; corrected on the 18th day of September, 1985, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

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

WHEREAS, after the publication, a publication, a public hearing was held on June 6, 1985 and continued to June 20, 1985, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1203-T-85 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:

Section 1. Article II, Section II-3, entitled "Definitions", the definition of Home Occupation is hereby repealed upon the effective date of this Ordinance.

Section 2. The following is enacted in place of the above:
Section II-3 Definitions

Home Occupation - Any occupation or profession for gain or support, carried on as an accessory use in a dwelling in a unit by a member of members of the immediate family residing on the premises, which meets the following limitations:

A. Any activity meeting (but not exceeding) the following criteria shall not require the issuance of a Certificate of Occupancy by the Zoning Administrator.

1. There are no persons other

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned M S Duca THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

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: _____

Sept 11, A. D. 19 85

, 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 [Signature]

Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$

89.88

CITY OF URBANA, ILL.
RECEIVED
SEP 13 1985
CITY CLERK'S OFFICE

pd.
9-20-85

ORDINANCE NO. 8586-18

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

WHEREAS, after due publication, a
publication, a public hearing was
held on June 6, 1985 and contin-
ued to June 20, 1985, concerning
a proposed amendment to the
text of the Zoning Ordinance of
the City of Urbana, Illinois, in Plan
Case #1204-T-85 and

WHEREAS, the Urbana Plan Com-
mission has recommended the
adoption of the following changes
to the text of the Zoning Ordinance
of the City of Urbana, Illi-
nois,

BE IT ORDAINED BY THE CITY
COUNCIL OF THE CITY OF UR-
BANA, ILLINOIS, that:

Section 1. Article II, Section II-3,
entitled "Definitions", the defini-
tion of Home Occupation is hereby
repealed upon the effective date
of this Ordinance.

Section 2. The following is enacted
in place of the above:
Section II-3 Definitions

Home Occupation - Any occupa-
tion or profession for gain or
support, carried on as an acces-
sory use in a dwelling unit by a
member of members of the im-
mediate family residing on the
premises, which meets the fol-
lowing limitations:

A. Any activity meeting (but
not exceeding) the following
criteria shall not require the
issuance of a Certificate of Oc-
cupancy by the Zoning Adminis-
trator.

CERTIFICATE OF PUBLICATION IN The News-Gazette

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

M S Duca

, 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:

Sept 18, A. D. 1985

Corrected Notice, 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

CITY OF URBANA, ILL.
RECEIVED

SEP 19 1985

CITY CLERK'S OFFICE

By

[Signature]

Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$

no chg