

ORDINANCE NO. 8889-71

AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS
(Gross Floor Area)

WHEREAS, The City of Urbana Zoning Administrator has submitted a petition to amend the text of the Zoning Ordinance of the City of Urbana; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1302-T-89; and

WHEREAS, after due publication in accordance with Section XI-7, entitled "Amendments" of the Zoning Ordinance of the City of Urbana, and Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed amendment on February 23, 1989; and

WHEREAS, after proper consideration, the Urbana Plan Commission voted to recommend the adoption of the following changes to the text of the Zoning Ordinance of the City of Urbana, Illinois, to the Urbana City Council; and

WHEREAS, after due and proper consideration, the Council of the City of Urbana has deemed it to be in the best interests of the City of Urbana to amend the text of the Zoning Ordinance of the City of Urbana, Illinois as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, that the Zoning Ordinance of the City of Urbana, Illinois is amended as follows:

Section 1. That the following definition in Article II, Section II-3 entitled "Definitions" which currently reads as follows:

Floor area, gross: The total area of all floors of a building measured to the outer face of the outside walls, inclusive of public egress/ingress balconies but exclusive of such floor area as may be used for parking facilities within the principal building, cellars in single-family dwellings, and exclusive of such floor area as may be used for penthouses, housing ventilators, heating systems, private balconies and similar uses.

is hereby repealed, and in its place is enacted the following:

Floor area, gross: The total area of all floor levels of a building.

Gross Floor area will be measured to the outer face of the exterior wall, or in the absence of an exterior wall, to the furthest extension of the edge of the floor surface.

Gross floor area includes public egress/ingress balconies.

Gross floor area excludes:

- . areas used for parking facilities within the principal building.
- . areas used as private balconies.
- . areas used for cellars in single-family dwellings.
- . areas used for and solely dedicated to the housing of mechanical systems.
- . areas used for detached accessory structures to single and two family dwellings and which are used for storage or parking. Said accessory structure must conform to Sec. V-2, C.7.

Section 2. That the following definition in Article II, Section II-3 entitled "Definitions" which currently reads as follows:

Story: That part of a building included between the surface of any floor and the floor or roof immediately above it.

is hereby repealed

Section 3. That Article VI, Section VI-5.E. and Section VI-5.F. which currently read as follows:

Section VI-5. E. Side Yards

2. In the AG, CRE, R and B-1 Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three (3) feet for each story or fraction thereof over two (2) stories in height, or for each ten (10) feet or fraction thereof over twenty-five (25) feet in height, whichever is greater.

Section VI-5. F. Rear Yards

1. In the AG, CRE, R and B-1 Districts and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three (3) feet for each story or fraction thereof over two (2) stories, or for each ten (10) feet or fraction

thereof over twenty-five (25) feet in height,
whichever is greater.

are hereby amended to read as follows:

Section VI-5. E. Side Yards.

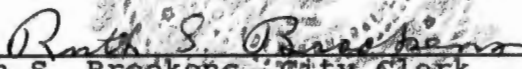
2. In the AG, CRE, R and B-1 Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height.

Section VI-5. F. Rear Yards.

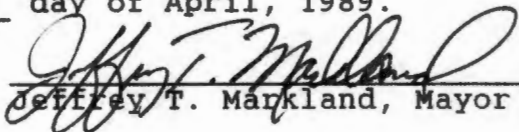
1. In the AG, CRE, R and B-1 Districts and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height.

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 April, 1989.

PASSED by the City Council on this 17th day of April, 1989.

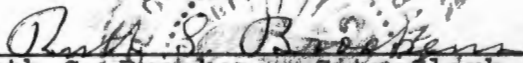

Ruth S. Brookens, City Clerk

APPROVED by the MAYOR this 24th day of April, 1989.


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 24th day of April, 1989, and a Certificate of Publication is attached hereto.


Ruth S. Brookens, City Clerk

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ZONING ORDINANCE OF THE
CITY OF URBANA, ILLINOIS
(Gross Floor Area)

CITY OF URBANA, ILL
RECEIVED

MAY 2 1989

CERTIFICATE OF PUBLICATION

IN

CITY CLERK'S OFFICE

The News-Gazette

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

M. S. WCA

its secretary, 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: _____

Apr 29

, A. D. 19 *89*

_____, 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

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by *[Signature]*

Secretary

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$

76.02

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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, that the Zoning Ordinance of the City of Urbana, Illinois is amended as follows:
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● areas used as private balconies.
● areas used for cellars in single-family dwellings.
● areas used for and solely