

ORDINANCE NUMBER 9091-48

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

(Bed and Breakfast Zoning Ordinance Amendment)

WHEREAS, the purpose of the Urbana Zoning Ordinance is to implement the policies of the City of Urbana as expressed in the Comprehensive Plan adopted by the City Council on September 7, 1982 and as said Comprehensive Plan is amended from time to time; and

WHEREAS, the Urbana City Council adopted Ordinance #8990-132 on June 4, 1990 which amended the City's Comprehensive Plan by adopting the Downtown to Campus Plan; and

WHEREAS, the Downtown to Campus Plan recommended a variety of actions including a recommendation to make needed amendments to the Zoning Ordinance; and

WHEREAS, Denni Shurts has submitted a petition to amend the Zoning Ordinance to allow "Bed and Breakfasts" as Conditional Uses in the Residential Zoning Districts as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1391-T-90; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed amendments on October 4, 1990; and

WHEREAS, the Urbana Plan Commission voted on October 4, 1990 to forward Plan Case #1391-T-90 and the amendments described herein to the Urbana City Council with a recommendation for approval; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the amendments described herein conform to the goals, objectives and policies of the City's Comprehensive Plan as modified by the Downtown to Campus Plan; and

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

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

Section 1. Section II-3, entitled "Definitions", is hereby amended to change the term "Tourist Home" to the term "Bed and Breakfast" and to change the definition of "Bed and Breakfast" to read as follows:

"*Bed and Breakfast*: An owner-occupied single-family dwelling or part thereof, where rooms are rented to transient guests on an overnight basis. A Bed and Breakfast shall be subordinate to the principal use as a single-family dwelling."

Section 2. Table V-1, entitled "Table of Uses", is hereby amended to designate, under the category "Residential Uses" the term "Bed and Breakfast" as a Conditional Use in the Residential Zoning Districts by inserting a "C" in Table V-1, as follows:

PRINCIPAL USES	R-1	R-2	R-3	R-4	R-5	R-6	R-6B
<i>Residential Uses</i>							
Bed and Breakfast	C	C	C	C	C	C	C

Section 3. Table VIII-6, entitled "Parking Requirements by Use", is hereby amended to change the term "Tourist Home" under the category Residential and Related Uses to the term "Bed and Breakfast".

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 15th day of October, 1990.

PASSED by the City Council on this 15th day of October, 1990.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 22nd day of October, 1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

Certificate of Publication

I, Ruth S. Brookens, City Clerk of the City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 26th day of October, 1990, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

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