

ORDINANCE NUMBER 9091-61

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

(Adoption of the B-3(U) General Business (University) Zoning District)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #7980-68 on December 17, 1979 which adopted the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the purpose of the Zoning Ordinance is to implement the policies of the City of Urbana as expressed in the 1982 Comprehensive Plan as 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 1982 Comprehensive Plan by adopting the Downtown to Campus Plan; and

WHEREAS, the Downtown to Campus Plan recommended a variety of zoning changes and other actions including a recommendation to create a new zoning district which has been titled the B-3 (U) General Business (University) Zoning District; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Zoning Ordinance to add the new zoning district as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1367-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 amendment on August 16, 23, and 30 and on September 6 and 20, 1990; and

WHEREAS, the Urbana Plan Commission voted on September 20, 1990 to forward Plan Case #1367-T-90 and the amendment 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 amendment described herein conforms to the goals, objectives and policies of the City's 1982 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 IV-1, entitled "Number and designation of districts", is hereby amended to insert the name B-3(U) General Business (University) in the list of Zoning Districts immediately following "B-3 General Business" and immediately preceding "B-4 Central Business."

Section 2. Section IV-2, entitled "Purpose of districts", is hereby amended to renumber the remaining subsections in Section IV-2-D and to insert a new Section IV-2-D(5) to read as follows:

5. The B-3(U) General Business (University) District is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow buildings which are compatible with the size and scale of the University's buildings.

Section 3. Section V-3, entitled "Table of permitted uses, by district", is hereby amended to change Section V-3-D to read as follows:

D. In the R-6B, B-1, B-2, B-3, B-3(U), B-4, and IN Zoning Districts, more than one (1) principal use may be allowed in a single building without zoning board of appeals approval if the uses are permitted by right (P) within the district in which the lot or parcel of land is located.

Section 4. Section V-4, entitled "Regulation of adult entertainment uses", is hereby amended to change Section V-4-A(2) to read as follows:

2. No adult entertainment use shall be located or established on any lot that is within two hundred (200) feet of any AG, CRE, R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, or B-3(U) Zoning District.

Section 5. Section V-6, entitled "Regulation of community living facilities", is hereby amended to change Section V-6-B to read as follows:

B. No community living facility shall be located or established within one thousand (1,000) feet of another community living facility when located in the R-4, R-5, R-6, R-6B, B-1, B-2 and B-3(U) Zoning Districts.

Section 6. Section V-3, entitled "Table of permitted uses, by district", and Table V-1, entitled "Table of Uses", are hereby amended to designate the following uses as permitted uses by inserting a "P" in Table V-1; or as special uses by inserting an "S" in Table V-1; or as conditional uses by inserting a "C" in Table V-1, as follows:

PRINCIPAL USES

B-3(U)

Public and Quasi-Public Facilities

Institution of an Educational, Philanthropic or Eleemosynary Nature	P
Church or Temple	P
Municipal or Government Building	P
Police Station or Fire Station	P
Public Library, Museum or Gallery	P
Public Park	P
Parking Garage or Lot	P
Radio or Television Tower and Station	C
Telephone Exchange	P
Hospital or Clinic	P
Telegraph Office	P
University or College	P

Residential Uses

Boarding or Rooming House	P
Dwelling, Single Family	P
Dwelling, Single Family (Extended group occupancy)	P
Dwelling, Duplex	P
Dwelling, Duplex (Extended group occupancy)	P
Dwelling, Multifamily	P
Dwelling, community living facility, Category I	P
Dwelling, community living facility, Category II	P
Dwelling, community living facility, Category III	P
Dwelling, home for adjustment	P
Dormitory	P
Home for the Aged	P
Nursing Home	P
Hotel or Motel	P
Bed and Breakfast	P

Resource Production and Agricultural Uses

Commercial Greenhouse	P
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Greenhouse (not exceeding 1,000 sq.ft.)	P
Garden Shop	P
Plant Nursery	C
 <i>Business Uses - Personal Services</i>	
Ambulance Service	P
Barber Shop	P
Beauty Shop	P
Reducing Salon	P
Dry Cleaning or Laundry Establishment	P
Laundry and/or Dry Cleaning Pickup	P
Self-service Laundry	P
Shoe Repair Shop	P
Tailor and Pressing Shop	P
Mortuary	P
Massage Parlor	P
Medical Carrier Service	P
 <i>Business Uses - Agricultural</i>	
Roadside Produce Stand	P
Feed and Grain (Sales only)	P
 <i>Business Uses - Business, Private Educational and Financial Services</i>	
Bank, Savings and Loan Association	P
Professional and Business Office	P
Private Kindergarten or Day Care Facility	C
Vocational, Trade or Business School	P
 <i>Business Uses - Food Sales and Services</i>	
Meat and Fish Market	P
Restaurant	P
Supermarket or Grocery Store	P
Tavern or Night Club	P
Bakery (Less than 2,500 sq.ft.)	P
Dairy Store	P
Delicatessen	P
Confectionery Store	P
Retail Liquor Sales	P
Locker, Cold Storage for Individual Use	P
 <i>Business Uses - Vehicular Sales and Service</i>	
Gasoline and Service Station	P
Automobile Washing Facility	P
Automobile Accessories (New)	P
 <i>Business Uses - Retail Trade</i>	
Building Material Sales (All Indoors Excluding Concrete or Asphalt Mixing)	P
Hardware Store	P
Electrical or Gas Appliance Sales and Service	P
Department Store	P
Apparel Shop	P

Electronic Sales and Services	P
Shoe Store	P
Jewelry Store	P
Stationery-Gift Shop-Art Supplies	P
Florist	P
Bookstore	P
Tobacconist	P
Variety-Dry Goods Store	P
Music Store	P
Drugstore	P
Photographic Studio and Equipment Sales and Service	P
Furniture Store - Office Equipment Sales and Service	P
Antique or Used Furniture Sales and Service	P
Pet Store	P
Bicycle Sales and Service	P
Monument Sales (Excludes Stone Cutting)	P
Sporting Goods	P
Heating, Ventilating, Air Conditioning Sales and Service	P
Lawnmower Sales and Service	P
Art and Craft Stores and Studios	P
<i>Business Uses - Recreational</i>	
Billiard Room	P
Bowling Alley	P
Dancing School	P
Lodge or Private Club	P
Outdoor Commercial Recreation Enterprise (Except Amusement Park)	P
Private Indoor Recreational Development	P
Theater, Indoor	P
<i>Business Uses - Miscellaneous</i>	
Crematory	C
Wholesale Business	P
Auction Sales (Nonanimal)	P
Veterinary Hospital - Small Animal	C
Radio or TV Studio	P
Shopping Center - Convenience	S
Shopping Center - General	S
<i>Industrial Uses</i>	
Confectionery Products Manufacturing and Packaging	C
Engineering, Laboratory, Scientific and Research Instruments Manufacturing	C
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing	C
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing	C
Bookbinding	C
Motion Picture Production Studio	C
Nonprofit or Governmental, Educational and Research Agencies	C

Section 7. Section VI-4, entitled "Floor Area", is hereby amended to renumber the remaining subsections in Section VI-4 and to insert a new Section VI-4-B to read as follows:

B. Where part or all of the off-street parking spaces required by Sec. VIII-4 are provided underground below a principal structure or incorporated within a principal structure in the B-3(U) General Business (University) Zoning District, the maximum floor area ratio specified in Table VI-1 may be increased by a maximum of twenty-five (25) percent in accordance with the following formula:

$$a = 4.00 + b/c \times 25\% \times 4.00$$

where: a = the maximum floor area ratio after including the bonus allowed for providing parking underground or within the structure

b = the number of parking spaces provided underground below the principal structure or incorporated within the structure

c = the number of parking spaces for the use required by Section VIII-4 of the Zoning Ordinance

Section 8. Table VI-1, entitled "Development Regulations by District", is hereby amended to insert the development regulations for the B-3(U) Zoning District immediately following B-3 and immediately preceding B-4 in Table VI-1 as follows:

District	Minimum Lot Size	Min./Avg. Lot Width	Max. Height	Max. FAR	Min. OSR	<u>Required Yards</u>		
						Front	Side	Rear
B-3(U)	6,000	60	None	4.00	0.10	15	5	5

Section 9. Table VII-2, entitled "PUD Standards", is hereby amended to insert the PUD standards for the B-3(U) Zoning District immediately following B-3 and immediately preceding B-4 in Table VII-2 as follows:

District	Minimum Lot Size	Max. Height	Max. FAR	Min. OSR	Min. Common Open Space	<u>Required Yards</u>		
						Front	Side	Rear
B-3(U)	200,000	No limit	5.00	0.10	none	15	10	10

Section 10. Table IX-1, entitled "Standards for Freestanding Signs", is hereby amended to insert the sign regulations for the B-3(U) Zoning District in a separate category immediately following the IN Industrial category in Table IX-1 as follows:

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
B-3(U) General Business (University)	Each business is permitted one sign per frontage, except that no freestanding sign is permitted if a projecting sign exists on the same frontage.	32 square feet	8 feet	Signs shall not extend within 5 feet of any property line.

Section 11. Table IX-2, entitled "Standards for Wall Signs and Wall-mounted Signs", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 12. Table IX-3, entitled "Standards for Projecting Signs", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 13. Table IX-6, entitled "Standards for Signs Attached to Canopies and Entrance Structures", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 14. Table IX-7, entitled "Standards for Property Sale and Rental Signs", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 15. Table IX-8, entitled "Standards for Subdivision Signs", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 16. Table IX-9, entitled "Freestanding Shopping Center Signs", is hereby amended to insert the name B-3(U) General Business (University) immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

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 19th day of November, 1990.

PASSED by the City Council on this 19th day of November, 1990.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 29th day of November, 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 5th day of December, 1990, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

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