

ORDINANCE NUMBER 9091-62

AN AMENDMENT TO THE ZONING ORDINANCE

OF THE CITY OF URBANA, ILLINOIS

(Amendments to the R-7 Zoning District)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #8384-25 on October 17, 1983 which amended the Zoning Ordinance of the City of Urbana by adding a new zoning district entitled the R-7 Dormitory Residential Zoning District with accompanying definitions and regulations; 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 amend the R-7 Dormitory Residential Zoning District; and

WHEREAS, the Urbana Zoning Administrator submitted a petition to amend the R-7 Dormitory Residential District and related sections of the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1366-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 September 6 and 20, 1990; and

WHEREAS, the Urbana Plan Commission voted on September 20 to forward Plan Case #1366-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 with 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 change the name of the "R-7 Dormitory Residential" Zoning District to the "R-7 University Residential" Zoning District.

Section 2. Section IV-2, entitled "Purpose of districts", is hereby amended to repeal Section IV-2-C(8) in its entirety and to insert in its place a new Section IV-2-C(8) to read as follows:

8. The R-7 University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low density residential districts from incompatible developments.

Section 3. 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 either permitted uses by inserting a "P" in Table V-1 or as special uses by inserting an "S" in Table V-1, as follows:

PRINCIPAL USES	R-7
Church or Temple	S
Boarding or Rooming House	P
Dwelling, Multifamily	S
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	S
Dormitory	P

Section 4. 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, R-7, B-1 and B-2 zoning districts.



Section 5. Section VI-2, entitled "Height", is hereby amended to change Section VI-2-E to read as follows:

E. Accessory buildings in the R-1, R-2, R-3 and R-4 Districts shall not exceed a height of fifteen (15) feet. Accessory buildings in the R-5, R-6 and R-7 Districts shall not exceed a height of fifteen (15) feet, or one-half (1/2) the height of the principal building, whichever is greater.

Section 6. Section VI-5, entitled "Yards", is hereby amended to change Section VI-5-C(1) to read as follows:

1. Lots having a frontage on two (2) or more streets shall have a required front yard on each street frontage, as provided in Table VI-1 and in section VI-5-D, except that neither the buildable width nor depth of the lot shall be reduced to less than thirty (30) feet. On such lots in the R-5, R-6, R-6B and R-7 Districts, the front yard on each street frontage shall not be less than the minimum required in relation to the height of the building, as provided in Table VI-1.

Section 7. Section VI-5, entitled "Yards", is hereby amended to change Section VI-5-D(1) to read as follows:

1. In the R-1, R-2, R-3, R-4, R-5 and R-7 Districts, where lots comprising more than forty (40) percent of the frontage in a block are improved with buildings, not less than the average depth of the front yards of all lots in the block shall be maintained by all new buildings and by all alterations of existing buildings in the block, except that this provision shall not require a front yard of more than sixty (60) feet, nor less than the minimum required in the district in which they are located, nor shall it reduce the buildable dimension of the lot to less than thirty (30) feet. For the purpose of computing such an average depth, vacant lots within such frontage shall be considered as having the minimum front yard required in that district.

Section 8. Table VI-1, entitled "Development Regulations by District", is hereby amended to change the development regulations for the R-7 Zoning District 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
R-7	6,000	60	35	0.50	0.35	15	5	10

Section 9. Table IX-7, entitled "Standards for Property Sale and Rental Signs", is hereby amended to change the name R-7 Dormitory



Residential to R-7 University Residential in the column entitled Districts Permitted.

Section 10. Table IX-8, entitled "Standards for Subdivision Signs", is hereby amended to change the name R-7 Dormitory Residential to R-7 University Residential in the column entitled Districts Permitted.

Section 11. Section X-8, entitled "Reconstruction of nonconformities", is hereby amended to change Section X-8-E to read as follows:

E. Any dormitory in the R-7 District which is a conforming use or legally nonconforming structure as of November 7, 1983; and any rooming house in the R-7 District which is a conforming use or legally nonconforming structure as of (six months after the effective date of this Ordinance); which is damaged by fire, explosion, Act of God, or other sudden damage or destruction, shall be permitted by right to be rebuilt to the same setback lines established by the existing building foundation and to the same floor area and height of the existing building; and must have, at a minimum, the same number of parking spaces that existed at the time of damage according to the building official's records.

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 20<sup>th</sup> 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 5<sup>th</sup> day of December, 1990, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

(final7.ord)

