

ORDINANCE NUMBER 9091-132

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

(Adoption of Miscellaneous Zoning Ordinance Amendments)

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 changes to the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to make needed amendments to the Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1434-T-91; 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 May 9, 1991; and

WHEREAS, the Urbana Plan Commission voted on May 9, 1991 to forward Plan Case #1434-T-91 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 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. Table VI-1, entitled "Development Regulations by District", is hereby amended to read as follows:

District	Minimum Lot Size	Minimum or		Maximum FAR	Minimum OSR	Required Yards		
		Average Lot Width	Maximum Height			Front	Side	Rear
AG	1 acre	150	35	0.25	0.55	25	15	25
CRE	1 acre	150	35	0.25	0.55	25	15	25
R-1	9,000	80	35	0.30	0.50	25 ¹	5(15) ²	10
R-2	6,000	60	35	0.40	0.40	15 ¹	5	10
R-3	6,000	60	35	0.40	0.40	15 ¹	5	10
R-4	6,000	60	35	0.50	0.35	15 ¹	5	10
R-5	6,000	60	35	0.90	0.30	15 ¹	5	5
R-6	6,000	60	Twice the	1.40	0.25	15	5	10
R-6B	6,000	60	distance	1.50	none	15	5	10
			from the street centerline to face of building					
R-7	6,000	60	45	0.90	0.25	15 ¹	5	10
B-1	6,000	60	35	0.30	none	15	none	10
B-1A	6,000	60	35	1.50	0.15	15	10	15
B-2	6,000	60	35	0.60	none	25	5	20
B-3	6,000	60	none	4.00	none	15	10	10
B-3U	6,000	60	none	4.00	0.10	15	5	5
B-4	2,000	20	none	9.00	none	none	none	none
IN	10,000	90	none	1.00	none	25	none	none
MOR	6,000	60	35	0.70	0.30	15 ¹	7(17) ³	10

NOTE: Also refer to Sections VI-1 through VI-7 of this Article, whose provisions supplement the requirements of this Table.

1. In the R-1, R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings in the block, or 15 feet, whichever is greater as required in Sec. VI-5-D(1).
2. In the R-1 District, the sum of the two (2) required side yards shall not be less than fifteen (15) feet.
3. In the MOR District, the sum of the two (2) required side yards shall not be less than seventeen (17) feet.

Section 2. Section VI-6, entitled "Screening", is hereby amended to change Sec. VI-6-A to read as follows:

A. Loading areas and nonrefuse storage areas which adjoin a residential district or use, or which are separated by a public right-of-way from a residential district or use, must be provided with screening which meets the requirements for the screening of off-street parking areas, as specified in Sec. VIII-2-F.

Section 3. Section VI, entitled "Screening", is hereby amended to add a new Sec. VI-6-C to read as follows:

C. When parking is provided at ground level below any part of a principal structure in the Residential Districts or the MOR District, said parking shall be effectively screened by extending the facade of said structure to ground level or by installing fencing, landscaping or other suitable screening around the perimeter of the structure in accordance with the provisions of Sec. VIII-2-F.

Section 4. Section VIII-2-F, entitled "Screening of Off-Street Parking", is hereby amended to add a new Sec. VIII-2-F(4) to read as follows:

4. As required in Sec. VI-6-C, when parking is provided at ground level below any part of a principal structure in the Residential Districts or the MOR District, said parking shall be effectively screened by extending the facade of said structure to ground level or by installing fencing, landscaping or other suitable screening around the perimeter of the structure in accordance with the provisions of this Sec. VIII-2-F.

Section 5. Section VIII-4, entitled "Amount of Parking Required", is hereby amended to delete Section VIII-4-C and renumber the remaining sections.

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 20th day of May, 1991.

PASSED by the City Council on this 20th day of May, 1991.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 29th day of May, 1991.

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 18th day of June, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

(pc1434.ord)

