

ORDINANCE NO. 9495-4

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

(Definition and Regulation of Parking Lots)

(Plan Case #1531-T-94)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1531-T-94; 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 to consider the proposed amendment on April 7, 1994; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on April 7, 1994 to forward Plan Case #1531-T-94 and the proposed amendments 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, Article II, Section II-3, entitled "Definitions", is hereby amended to read as follows:

Parking lot: The total area on a zoning lot provided for the parking of four (4) or more vehicles.

Parking lot, Accessory Use: A parking lot meeting the requirements of Article VIII that is primarily an accessory use to a particular principal use. At least sixty (60) percent of the

total number of parking spaces in an accessory use parking lot must be dedicated to serve that principal use. If the accessory use parking lot is located in the R-1, R-2, R-3, R-4, R-5, R-6, R-6B or R-7 district, then any parking spaces which are not dedicated to serve that principal use must be reserved for occupants of residential uses. An accessory use parking lot may be located on a separate zoning lot from the principal use that it serves if it meets the requirements of Section V-3-E.

Parking lot, Principal Use: Any parking lot that does not meet the definition of an accessory use parking lot.

Section 2, Article V, Section V-2, entitled "Principal and Accessory Uses", paragraph C-8 is hereby amended to read as follows:

8. It is not a principal use parking lot as defined in Article II of the Urbana Zoning Ordinance.

Section 3, Article V, Section V-3, entitled "Table of Permitted Uses, by District", paragraph E is hereby amended to read as follows:

E. In any zoning district, accessory off-street parking associated with a permitted principal use, other than a non-conforming use, may be located on any separate zoning lot within six hundred (600) feet (exclusive of rights-of-way) of the principal use, subject to the following:

1. If the principal use and the off-site parking are located in the same zoning district, and the off-site parking is not located in a principal use parking lot as defined in Article II, the off-site parking is permitted under the same terms as the principal use. Conditional use or special use permits for the off-site parking, if applicable, may be requested simultaneously with the conditional use or special use permit for the principal use.

2. If the principal use and the off-site parking are located in separate zoning districts, and the off site parking is not located in a principal use parking lot as defined in Article II, the off-site parking shall be permitted according to the following rules:

- a. The off-site parking shall be permitted by right if either the principal use or a "principal use parking lot", or both, are principal uses permitted by right at the location of the off-site parking, according to Table V-1, Table of Uses.

- b. The off-site parking shall require a special use permit if a. above is not applicable.

3. If the off-site parking is located in a principal use parking lot, then its location is permitted by right or as a special use according to Table V-I, Table of Uses.

4. In all cases in which off-site parking is permitted, the Certificate of Occupancy for the principal use shall specify the required number of parking spaces to be

maintained in the accessory off-site parking. The Certificate of Occupancy shall state that the parking spaces sufficient to meet ordinance requirements is maintained on and/or off-site. If parking is maintained off-site, the petitioner must demonstrate to the Zoning Administrator that the number of off-site parking spaces, plus any parking spaces maintained on-site, satisfies parking requirements for the principal use, and that said parking spaces are dedicated to serve the principal use.

Section 4. Article V, Table V-1, entitled "Table of Uses", is hereby amended to read as follows:

In the far left hand column on the first page of Table V-1, the Table of Uses, under the heading "Principal Uses", the phrase "Parking Garage or Lot" will be amended to "Principal Use Parking Garage or Lot."

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

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 18th day of July, 1994.

PASSED by the City Council on this 18th day of July, 1994.

AYES: Hayes, Patt, Ryan, Singer, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of July, 1994.

Tod Satterthwaite
Tod Satterthwaite, Mayor

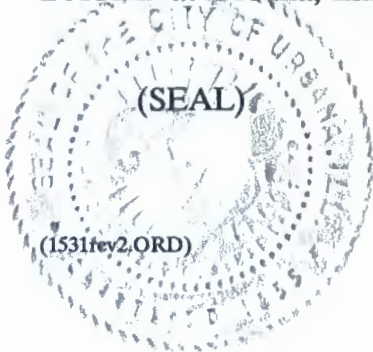
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 18th day of July, 1994, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9495-4, entitled "AN AMENDMENT TO THE ZONING ORDINANCE IN THE CITY OF URBANA, ILLINOIS (Definition and Regulation of Parking Lots) which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9495-4 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 22 day of July, 1994, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 24th day of August, 1994.



Phyllis D. Clark
Phyllis D. Clark, City Clerk