

ORDINANCE NO. 9798-43

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF URBANA, ILLINOIS, CREATING AN OFFICE PARK
ZONING DISTRICT**

(Plan Case No. 1611-T-96)

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 text of the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1611-T-96; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing to consider the proposed text amendment on September 4, 1997; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on September 4, 1997 to forward Plan Case No. 1611-T-96 and the proposed amendment to the Urbana City Council with a recommendation for approval of a modified version of said proposed amendment; 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 recommended by the Urbana Plan Commission in Plan Case No. 1611-T-96, and as described herein.

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

Section 1.

Amend Article II, Definitions, to add the following new land use.

Section II-3 Definitions

THIS ORDINANCE CONSISTS OF 6 PAGES.

Initials SR

Light Assembly Manufacturing : The manufacture of finished goods from components manufactured elsewhere. No storage or processing of raw materials may occur at the site. No storage of materials or equipment is permitted outside of any buildings. Accessory storage buildings must be constructed of materials similar in appearance to those used in the principal building. In addition, all manufacturing activities must occur within the principal building.

Amend Section IV-2, Purposed of Districts, to add Paragraph J.

Section IV-2. Purpose of Districts

J. The OP, Office Park District is intended to provide areas for office complexes and office parks along or in proximity to arterial streets. These areas are intended to serve as employment centers for adjacent or nearby residential neighborhoods, and as buffers between those neighborhoods and arterial street traffic. The development regulations in the district are designed to encourage quality development with a "campus-like" appearance. In addition to office uses, some low intensity commercial uses are permitted by right to provide convenient goods and services for employees and patrons of the office uses. Higher intensity commercial uses are generally prohibited to prevent the traffic congestion associated with such uses. A few higher intensity commercial uses that may provide convenient goods and services to those workers and patrons of the office uses are permitted if they meet conditional or special use criteria designed to insure compatibility with the district. Low intensity manufacturing uses that can be compatible with and often have important linkages to office uses are permitted by right or as a special use, depending on the scale of the proposed development.

Amend Table V-1, the Table of Uses, to show the following uses in the OP District:

Uses permitted by right:

Bank, Savings and Loan Association	Hospital or Clinic
Barber Shop	Municipal or Government Building
Beauty Shop	Not for Profit and Government Education and Research Agencies
Book store/stationary store	Office Equipment Sales and Service
Church or Temple	Professional and Business Office
Copying and Printing Services (other than publishing plants)	Public Park
Dry Cleaning or Laundry Pickup	University or College
Florist	Vocational, Trade or Business School
Health Club/Fitness	

Conditional Uses:

Cafe
Day Care

Dry Cleaning or Laundry Establishment
Light Assembly with up to 50,000 square feet of gross floor area
Restaurant

Special Uses:

Light Assembly with more than 50,000 square feet of gross floor area
Motion Picture Production Studio
Shopping Center/Commercial PUD-Convenience
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products.

Amend Section V-3 (D) to add reference to OP District to read as follows:

Section V-3. Table of Permitted Uses, by District

D. In the R-6B, B-1, B-2, B-3, B-3U, B-4, B-4E, IN, MOR and OP 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.

Add a new Section V-12 to read as follows:

Section V-12. Additional Regulation in the OP Office Park District.

In addition to other regulations applicable to uses in the OP Office Park District, all uses shall comply with the following standards:

- A. There shall be no outdoor storage of any goods, supplies, products, or other equipment associated with the business.
- B. Accessory storage buildings must be constructed of materials similar to those used in the principal building.
- C. All loading docks shall be limited to the rear yard.

Amend Section VI-1 to add reference to OP District, to read as follows:

Section VI-1. Applicability

Except as otherwise provided, every principal and accessory building and use in the AG, CRE, R, B, MOR, OP and IN districts shall be subject to the applicable standards.

Amend Section VI-2 (C) to add reference to the OP District, to read as follows:

Section VI-2. Height

C. In the AG, CRE, R, B-1, B-2, MOR and OP Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building exceeds two (2) stories or twenty-five (25) feet, the minimum side and rear yards shall be increased as specified in Section VI-5.

Amend Section VI-5, paragraphs E and F to apply those requirements to the OP District, and to read as follows:

E. Side yards

2. In the AG, CRE, R, B-1, B-2, OP and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height, whichever is greater.

F. Rear Yards

1. In the AG, CRE, R, B-1, B-2, OP and MOR Districts, and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height.

Amend Table VI-1, Development Regulations, to add the following row:

TABLE VI-1. DEVELOPMENT REGULATIONS BY DISTRICT

District	Minimum Lot Size (sq. Ft. unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height (In feet)	Maximum FAR	Minimum OSR	Required Yards (In feet)		
						Front	Side	Rear
OP	One acre	150'	50'	0.5	0.55	25'	15'	25'

Renumber Section VII-5 B.5 to B.6 and amend Section VII-5, to add standards for a new Office Park PUD in paragraphs B and D, to read as follows:

Section VII-5. Planned Unit Developments

B. The uses permitted in a PUD are as follows:

- 5. Office Park PUDs, permitted in the Office Park Zoning District, many include any of the uses permitted by right, by conditional use or by special use in the Office Park Zoning District.

D. PUD Standards.

- 1. Minimum Size
 - c. In order to qualify as an Office Park PUD, the parcel of land to be developed must comprise a total area of 100,000 square feet of contiguous area under single ownership, or with the consent of the owners of all land to be included.

Add a row to Table VII-2, PUD Standards for the OP District to read as follows:

District	Minimum Lot Size ¹ (in sq. Ft)	Maximum Building Height	Maximum Floor Area Ratio	Minimum Open Space Ratio	Minimum Area in Common Open Space	Required Yards (in feet) ²		
						Front	Side	Rear
OP	100,000	50'	0.5	0.55	None	25	15	25

¹Except as provided in Section VII-5 D.1.

²Around the perimeter of the entire PUD.

Section 2. 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).

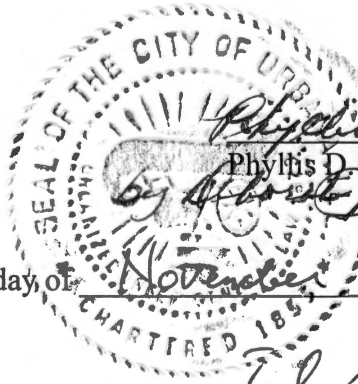
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a super-majority of the Members of the City Council of the City of Urbana, Illinois, at a special meeting of said Council.

PASSED by the City Council this 17th day of November, 1997.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Whelan, Wyman

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

By Albert J. Roberts, Deputy Clerk

APPROVED by the Mayor this 25th day, of November, 1997.

Tod Satterthwaite
Tod Satterthwaite, Mayor

URBANA CITY BOARD
CITY CLERK'S OFFICE
CITY HALL