

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS**

**(With Respect to Front Yard Setback Requirements in the R-2, R-3, R-4, R-5,
R-7, and MOR Districts - Plan Case No. 1772-T-01)**

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend Section VI-5.D.1 and footnote 1 of Table VI-1 of the Urbana Zoning Ordinance to set an averaged front yard setback limit of 25 feet in the R-2, R-3, R-4, R-5, R-7, and MOR Districts, rather than the existing limit of 60 feet; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1772-T-01; 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 February 22, 2001; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 1 nay to forward the proposed amendments set forth in Plan Case No. 1772-T-01 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, as follows:

Section 1. Section VI-5.D.1, Front Yards, is hereby amended to read as follows:

In the R-1, R-2, R-3, R-4, R-5, R-7, and MOR Districts, where lots comprising more than forty percent (40%) 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 feet (60') in the R-1 zone and 25 feet (25') in the R-2, R-3, R-4, R-5, R-7, and MOR Districts, 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 feet (30'). 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 2. Footnote 1 of Table VI-1, Development Regulations by District, is hereby amended to read as follows:

In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or twenty-five feet (25'), whichever is greater, but no more than 60 feet (60'), as required in Sec. VI-5-D(1). In the 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 on the same block face (including the subject property), or fifteen feet (15'), whichever is greater, but no more than 25 feet (25'), as required in Sec. VI-5-D(1). (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154).

Section 3. 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).


PASSED by the City Council this 5th day of March,
2001.

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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 16th day of March,
2001.



Phyllis R. Clark
Phyllis R. Clark, City Clerk

Tod Satterthwaite
Tod Satterthwaite, Mayor