

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

**(With Respect to Buffer and Landscape
Yard Requirements - Plan Case No. 1774-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 Sections VI-5.G.2.0 and VIII-3.F.4 of the Zoning Ordinance to allow parking to encroach ten feet into the required front yard setback in the B-2, B-3U, and IN districts, if the encroachment includes provision of a five-foot buffer yard conforming with the requirements of the zoning ordinance; and to amend Sections VI-5.G.2.P and VIII-3.F.5 to allow parking to encroach into the required side yard setback in the B-2, B-3, and B-3U district if the zoning district adjacent to the setback is designated B-2, B-3, or B-3U and if the area adjacent to the proposed encroachment is also in use for parking; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1774-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 March 8, 2001; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 0 nays to forward both parts of the proposed amendment set forth in Plan Case No. 1774-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.G.2.O, Buffer and Landscape Yards, is hereby amended to read as follows:

In the B-2, B-3, B-3U, and IN Zoning Districts, parking is permitted to encroach ten feet (10') into the required front yard setback if the encroachment includes provision of a five-foot (5') buffer yard and conforms to the regulations set forth in the following requirements of the zoning ordinance: Section VI-5 G.2(b); G.2 (h); G.2 (i); G.2 (j); G.2 (l); G.2 (m); and G.2 (n). (Ord. No. 1999-08-079, 08-03-99).

Section 2. A new Section VI-5.G.2.P, Buffer and Landscape Yards, is hereby added to read as follows:

In the B-2, B-3, B-3U Zoning Districts, parking is permitted to encroach into the required side yard setback if the zoning district adjacent to the setback is designated B-2, B-3, or B-3U and if the area adjacent to the proposed encroachment is also in use for parking.

Section 3. Section VIII-3.F.4, Location of Parking Facilities, is hereby amended to read as follows:

Parking in a B-2, B-3, B-3U, and IN district may encroach ten feet (10') into the required front yard setback if a five foot (5') buffer yard is maintained

in accordance with Section VI-5 G.2o of this ordinance. (Ord. No. 1999-08-079, 08-03-99)

Section 4. A new Section VIII-3.F.5, Location of Parking Facilities, is hereby added to read as follows:

In the B-2, B-3, B-3U Zoning Districts, parking is permitted to encroach into the required side yard setback if the zoning district adjacent to the setback is designated B-2, B-3, or B-3U and if the area adjacent to the proposed encroachment is also in use for parking.

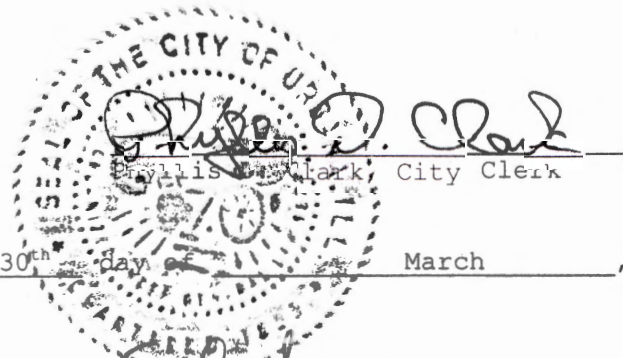
Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 19th day of March, 2001.

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

NAYS:

ABSTAINS:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 30th day of March, 2001.

Tod Satterthwaite
Tod Satterthwaite, Mayor