

ORDINANCE NO. 2003-02-017

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

**(Open Space Ratio for the CCD, Campus Commercial District  
Plan Case No. 1849-T-03)**

WHEREAS, on January 7, 2002 the Urbana City Council adopted Ordinance 2002-01-001 which amended the text of the Urbana Zoning Ordinance and created the CCD, Campus Commercial District Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 6, 2003 concerning the petition filed by the Zoning Administrator in Plan Case No. 1849-T-03; and

WHEREAS, the requested text amendment in Plan Case 1849-T-03 is to amend the requiring provisions for open space in the CCD, Campus Commercial District Zoning District; and

WHEREAS, the requested text amendment also proposes to add development regulations to the CCD, Campus Commercial District Zoning District in Table VI-1 of the Urbana Zoning Ordinance which were discussed and considered upon adoption of the zoning district but were inadvertently omitted from the Ordinance 2002-01-001; and

WHEREAS, the requested text amendment to the Urbana Zoning Ordinance is consistent with the City of Urbana's Official Comprehensive Plan Map and with the goals and objectives of the City of Urbana Comprehensive Plan, as amended; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the requested text amendment; and

WHEREAS, the findings of the Plan Commission indicate that approval of the text amendment request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Table VI-1, Development Regulation By District, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to list the following development standards for the CCD, Campus Commercial District Zoning District:

District	Minimum Lot Size (In Square Feet)	Minimum or Average Lot Width	Maximum Height	Maximum FAR	Minimum OSR	Required Yards (In Feet)		
						Front	Side	Rear
CCD	6,000	60	None	4.00	.10	6	5	5

Section 2. Table VI-1, Development Regulation By District, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to list the following footnotes pertaining to the required open space ratio standards in the CCD, Campus Commercial District standards for the CCD, Campus Commercial District Zoning District:

1. The open space ratio requirement in the CCD, Campus Commercial District shall only be applied for the residential square footage of the development.
2. In the CCD, Campus Commercial District the first floor of residential development may be considered the ground level area for development for applying the open space ratio requirement.
3. There shall be no minimum requirement for permeable ground cover and no maximum requirement for paved recreation areas in the open space requirement for development in the CCD Zoning District.

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 17th day of February,  
2003.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 26<sup>th</sup> day of February,  
2003.

*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk  
*by Deborah J. Roberts*  
Deborah J. Roberts, Deputy Clerk

*Tod Satterthwaite*  
Tod Satterthwaite, Mayor

