

ORDINANCE NO. 2017-12-074

**AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE
(Omnibus Text Amendment – Plan Case No. 2320-T-17)**

WHEREAS, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana (“City”), which is also known as the Urbana Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, the Zoning Ordinance has periodically been recodified and republished by the City to incorporate the numerous amendments that have been made since Ordinance No. 9293-124 was adopted; and

WHEREAS, the Zoning Administrator proposes to enact an omnibus Zoning Ordinance amendment as part of the process of editing the Zoning Ordinance to recodify and republish it; and

WHEREAS, the Zoning Administrator has submitted a petition to amend the Zoning Ordinance, which includes numerous miscellaneous editorial changes as part of the recodification and republishing of the Zoning Ordinance; and

WHEREAS, said petition was presented to the Plan Commission as Plan Case #2320-T-17; and

WHEREAS, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held a public hearing on the petition on December 7, 2017; and

WHEREAS, the Plan Commission voted six ayes to one nay on December 7, 2017, to forward Plan Case #2320-T-17 to the City Council with a recommendation for approval of the proposed amendment; and

WHEREAS, the amendments described herein conform to the goals, objectives and policies of the 2005 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The following provisions of the Urbana Zoning Ordinance are hereby amended and as amended shall read as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference:

- A. Article II, "Definitions," Section II-3, "Definitions," Figure 1, "Floor Area Ratio," and Figure 2, "Open Space Ratio."
- B. Article V, "Use Regulations," Section V-1, "Uses Permitted by Right, Conditional Uses, and Special Uses," Section V-2, "Principal and Accessory Uses," Section V-3, "Table of Permitted Uses, by District," Section V-7, "Additional Use Regulations in the B-2 District," Section V-8, "Additional Use Regulations in the MOR District," Section V-9, "Regulations for Common-Lot-Line Dwelling Units," and Table V-1, "Table of Uses."
- C. Article VI, "Development Regulations," Table of Contents, Section VI-4, "Floor Area and Open Space," Section VI-5, "Yards," Section VI-6, "Screening," Table VI-2, "Landscaping Buffer," and Table VI-3, "Development Regulations by District."
- D. Article VIII, "Parking and Access," Section VIII-3, "Design and Specifications of Off-Street Parking," Section VIII-4, "Location of Parking Facilities," Section VIII-5, "Amount of Parking Required," and Figure VIII-2, "Typical Turnaround Design for 90° Parking Access Drive."
- E. Article IX, "Sign and OASS Regulations," Section IX-4, "General Sign Allowances," Section IX-5, "Sign Permits," Section IX-7, "Prohibited Signs and OASS," Table IX-1, "Standards for Freestanding Signs," Table IX-2, "Standards for Wall Signs," Table IX-3, "Standards for Projecting Signs," Table IX-6, "Standards for Signs Attached to Canopies and Entrance Structures," Table IX-7, "Standards for Property Sale and Rental Signs," and Table IX-9, "Standards for Freestanding Shopping Center Signs."
- F. Article XI, "Administration, Enforcement, Amendments and Fees," Section XI-3, "Zoning Board of Appeals."
- G. Article XII, "Historic Preservation," Section XII-3, "Historic Preservation Commission."
- H. Article XIII, "Special Development Provisions," Section XIII-1, "Telecommunications Facilities, Towers and Antennas," and Section XIII-4, "Special Procedures in the Boneyard Creek District."

Section 2.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

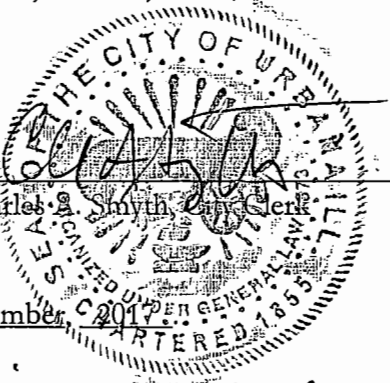
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 18th day of December, 2017.

AYES: Ammons, Brown, Hazen, Jakobsson, Miller, Roberts, Wu

NAYS:

ABSTENTIONS:


Charles G. Smyth, City Clerk

APPROVED BY THE MAYOR this 19th day of December, 2017.

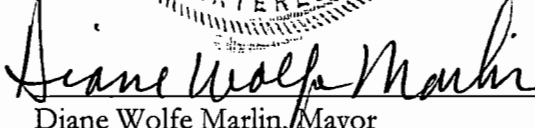

Diane Wolfe Marlin, Mayor

Exhibit A: Zoning Ordinance Changes

Section II-3. Definitions

... *Accessory Structure*: A structure housing an accessory use.

Accessory Use: A use that is incidental to a principal use.

... *Carport*: A structure with one or more open sides, attached to a dwelling, designed to shelter automobiles belonging to the occupants of the dwelling.

... *Dwelling, Duplex (Extended Group Occupancy)*: A building containing two dwelling units, each of which is occupied at any given time by:

- A. A household; and

... *Dwelling, Single-Family (Extended Group Occupancy)*: A building containing only one dwelling unit and occupied at any given time by a group consisting of only:

- A. A household; and

... *Home Occupation*: Any occupation or profession for gain or support, carried on as an accessory use in a dwelling unit by a member or members of the household residing on the premises. (Ord. No. 1999-06-045, 06-11-99)

... *Lot, Corner*: A lot located at the intersection of two or more streets.

... *Lot Width*: The distance between the side lot lines measured at the front setback line. For corner lots, it is the distance between the side lot line and the opposite front lot line, measured at the setback line of the remaining front lot line.

... *Principal Structure*: A structure housing a principal use.

Principal Use: The primary use on a lot or of a structure.

... *Shed*: A structure primarily intended for non-vehicular storage that is not served by heat, electricity or plumbing, and does not need to be placed on a permanent foundation.

... *Structure*: Any building, or anything constructed, which requires attachment to the ground.

Figure II-1. Floor Area Ratio

Figure II-2. Open Space Ratio

Section V-1. Uses Permitted by Right, Conditional Uses, and Special Uses

- A. In any district, no land or structure shall be used, and no structure shall hereafter be erected or structurally altered, except for:

Section V-2. Principal and Accessory Uses

- A. The uses listed in Table V-1 are principal uses.
- B. As indicated by Table V-1, a use may be permitted by right, as a conditional use, or as a special use in the various zoning districts.
- C. An accessory use or structure is permitted to accompany the principal use it is subordinate to, provided that:
 - 1. It is located on the same lot as the principal use, or on another lot under the provisions of Section V-3.E.
 - 2. It is compatible in character and extent with the principal use and district where located;
 - 3. It does not dominate the principal use or structure in area, height, extent, or purpose;
 - 4. It conforms with all other applicable regulations;
 - 5. It is not established before the principal use is established, except as authorized by the Zoning Administrator;
 - 6. It is customarily incidental to the principal use or structure;
 - 7. If accessory structures will be located on a lot containing a single- or two- family dwelling, the maximum combined area for all accessory structures shall be:
 - a) 750 square feet, if the lot contains a single-family home of 1,500 square feet or less¹;
 - b) 800 square feet, if the lot contains a two-family home of 1,500 square feet or less¹;
 - c) 1,000 square feet, or 50 percent of the floor area of the dwelling, whichever is less, if the dwelling is greater than 1,500 square feet;

In addition, the maximum area for a shed shall be 120 square feet.
 - 8. It is not a principal use parking lot as defined in Article II of the Urbana Zoning Ordinance.

...

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

...

- C. Unless as exempted below, in any zoning district, more than one principal structure per lot or parcel of land may be allowed under conditional use procedures meeting the following criteria:

...

- D. In all Zoning Districts, more than one principal use is allowed in a single building without Zoning Board of Appeals Approval if the uses are permitted by right within that Zoning District.

...

Section V-7. (Reserved)

...

¹ (Ord. No. 2011-02-007, 2-21-2011)

Section V-8. Additional Use Regulations in the MOR District

(Ord. No. 2009-03-015)

- ... B. Site plans shall be reviewed by the MOR Development Review Board, except for plans that can be administratively approved as provided in paragraph C below. The Board shall consider the MOR Site Plan Review Criteria (Section XI-12.1) and a plan's consistency with the Mixed-Office Residential Design Guidelines when making a decision.
- C. To encourage the adaptive re-use of principal buildings, the following proposed changes to an existing principal building may be administratively reviewed for compliance with Zoning Ordinance requirements and Mixed-Office Residential Design Guidelines:
 1. Increasing the footprint of the building by 15 percent or less; or
 2. Increasing the floor area ratio by 15 percent or less; or
 3. Making no substantial changes to the principal building's appearance or scale, as determined by the Zoning Administrator in consultation with the Chair of the MOR Development Review Board;
- D. Adjustments to Existing Codes and Regulations for Adaptive Re-use Projects

Section V-9. Regulations for Common-Lot-Line Dwelling Units

Common-lot-line dwelling units, as defined in Article II and as permitted in Table V-1 of this Ordinance, shall be allowed in conformance with Section VI-3.E and the following restrictions:

TABLE V-1. TABLE OF USES

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
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P – Permitted, C – Conditional Use Permit Required, S – Special Use Permit Required, D – Planned Unit Development

...

ARTICLE VI. DEVELOPMENT REGULATIONS

- Section VI-1. Applicability**
- Section VI-2. Height**
- Section VI-3. Lot Area and Width**
- Section VI-4. Floor Area and Open Space**
- Section VI-5. Yards**
- Section VI-6. Screening**
- Section VI-7. Drainage and Storm Water Runoff**
- Section VI-8. Outdoor Lighting Standards**
- Section VI-9. Portable Storage Containers**

...

Section VI-4. Floor Area and Open Space

A. Floor Area shall be regulated as follows:

...

2. Gross Floor Area excludes:

...

c) Basements in single-family dwellings, duplexes, and townhouses.

...

B. In the B-3U District, where parking is incorporated into or provided underground below a principal structure, the maximum Floor Area Ratio may be increased by up to 25% using the following formula:

$$F_{\text{bonus}} = 0.25(F)(P/R) + F$$

Where: F = Maximum Floor-Area Ratio specified in Table VI-3.

F_{bonus} = Maximum Floor-Area Ratio after applying parking bonus

P = Number of parking spaces incorporated into or provided underground below the principal structure

R = Number of parking spaces required by Section VIII-5 of this Ordinance

(Ord. No. 9091-61, § 7, 11-19-90)

...

Section VI-5. Yards

...

D. Multiple Frontage Lots

1. Lots shall have a required front yard on each street frontage, as provided in Table VI-3 and in Section VI-5.

2. Required side yards, as provided in Table VI-3, shall not reduce the buildable width of a lot to:

- a. Less than 20 feet for common-lot-line dwelling units;
- b. Less than 30 feet for all other buildings.

3. On corner lots, the rear lot line shall be the line opposite the narrower of the two street frontages.

...

F. Side Yards

...

2. Common-lot-line dwelling units shall conform to the side yard regulations as provided in Section VI-3.F of this Ordinance.

...

Section VI-6. Screening

b) Landscaping Buffer

- 1) A landscaping buffer per Table VI-2 shall apply to the subject property when the immediately adjacent property has a different zoning designation.

TABLE VI-2. LANDSCAPING BUFFER

		SUBJECT PROPERTY													
		R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	IN-1	B-4	B-4E*	IN-2	
ADJACENT PROPERTY	R-1	SIDE YARD: a landscape buffer with a minimum depth of five feet .					SIDE YARD: a solid six-foot high wood or masonry fence .	SIDE YARD: a solid six-foot high wood or masonry fence .					REAR YARD: a landscape buffer with a minimum depth of five feet .		
	R-2														
	R-3	No buffer required.					REAR YARD: a solid six-foot high wood or masonry fence .	SIDE YARD: a landscape buffer with a minimum depth of five feet .					REAR YARD: a landscape buffer with a minimum depth of five feet .		
	R-4														
	R-5														
	R-6														
	R-6B														
	R-7														
	MOR														

** See Section VI-6.A.2.b.2 for additional requirements for the B-4E zoning district.*

- 2) In the B-4E Zoning District, the following additional landscaping requirements apply:
 - (a) The required front yard shall be landscaped with a combination of grass or other suitable ground cover, flowers, shrubs, and trees or decorative pavement, walls, or fences. Landscaping shall conform to this Section and other provisions of this ordinance.
 - (b) A decorative wall up to two feet tall may be located within the required front yard. It shall be made of landscaping timbers, stone, brick, or finished masonry materials. It may supplement, but not substitute for, the landscaping required in this section.

- 3) Shrubs and trees shall be provided with one tree and three shrubs for every 40 linear feet or fraction thereof along the lot lines that require a landscape buffer. Alternative planting plans that create a sufficient barrier may be approved by the Zoning Administrator upon the recommendation of the City Arborist.
- 4) Required shrubs and trees shall be a species listed in Table VI-4 or Table VI-5, except that alternative species may be approved by the Zoning Administrator upon the recommendation of the City Arborist and in conformance with the Urbana Arboricultural Specifications Manual.
- 5) All shrub species, except boxwood, shall be spaced at least three feet apart, as measured from center to center at planting grade, and have a minimum initial planting height of 18 inches. The boxwood species shall be spaced at least 30 inches apart and have a minimum initial planting height of 15 inches.
- 6) A ground cover of living grass or other ground cover plants is required on at least 75% of the required landscaped yard, excluding any access drives. The remaining area may be covered by non-living landscaping materials.
- 7) Retaining walls supporting raised planting areas may be up to four feet tall, and their width shall be greater than their height.
- 8) All plants required by this Section shall be maintained as living vegetation and shall be promptly replaced within a reasonable period of time, based on seasonal conditions, following notice that such vegetation needs to be replaced. Such notice shall be provided in writing to the owner of the property by the Zoning Administrator upon the recommendation of the City Arborist.

...

TABLE VI-3. DEVELOPMENT REGULATIONS BY DISTRICT

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Footnotes

4. (Reserved)

...

ARTICLE VIII. PARKING AND ACCESS

...

Section VIII-3. Design and Specifications of Off-Street Parking

...

F. Shade Trees

Shade trees are required for surface parking lots with more than 20 parking spaces used for the following:

- Residential land uses;
- Commercial land uses;
- Employee or customer parking for industrial land uses.

Parking lots in a garage or under a principal structure are exempt from this requirement. However, when parking is provided at ground level below any part of a principal structure in residential districts, it shall be effectively screened as required by Section VI-6.B.4.

Shade trees shall be planted in the parking lot according to the following requirements (see Figure VIII-5):

...

Section VIII-4. Location of Parking Facilities

...

F. Parking in a Required Yard is Prohibited Except as Follows:

...

2. Accessory off-street parking may be located in the required side yard and rear yard, provided that the parking is behind the rear face of the principal structure. In the case of a lot with no principal structure on which a principal use parking lot is to be located, parking may be located in the rear or side yard. (Ord. No. 9697-154, 6-16-97) (Ord. No. 1999-06-045, 06-11-99)

...

J. In order to provide single and two family residential uses an opportunity to establish an accessory parking area, a maximum of two accessory, off-street parking spaces may be constructed for single and two family residences for passenger vehicles, recreational vehicles, watercraft and off-road vehicles. Said accessory parking must be in addition to and on other than the access drive and shall not be located in the required front yard. The surface for such a storage area shall consist of either asphalt, concrete, brick, CA10¹ or equivalent gravel contained by curbing or approved landscape edging treatment, or other surface approved by the Zoning Administrator. Said accessory parking area shall have approved access thereto. Dirt, woodchip, or sod surfaces are prohibited. (Ord. No. 1999-08-079, 08-03-99)

...

Section VIII-5. Amount of Parking Required

...

E. Where the applicable zoning district regulations permit, nothing in this Article shall be construed to prevent the provision of collective off-street parking facilities for two or more business or industrial uses. The required total of such off-street parking spaces supplied collectively shall not be less than 85% of the sum of the requirements computed separately. In cases of collective usage involving dwelling units, there shall be no reduction in the requirements of this Article. All such parking spaces shall be located in accordance with Section VIII-4.

...

K. CCD, Campus Commercial District Parking Requirements. Parking requirements shall be calculated for individual uses permitted in the CCD, Campus Commercial District, as specified in Table V-1.

Each use shall provide parking at one half the rate required by Table VIII-7, with the following exceptions:

...

2. Multiple Family Dwellings. Provide parking at the full rate required by Table VIII-7.

...

¹ CA10 is a specific aggregate standard: "CA" stands for "Coarse Aggregate". "10" refers to the gradation level, specifying a blend of approximately 70% of ¾" gravel and 30% of fines less than 1 mm, as per the "Standard Specifications for Road and Bridge Construction", Illinois Department of Transportation, Adopted April 1, 2016.

ARTICLE IX. SIGN AND OASS REGULATIONS

Section IX-4. General Sign Allowances

H. *Sign safety.* Signs and OASS shall be designed, sited, and constructed to allow safe vehicular movement onto and within the property, including on driveways and parking lots. Traffic control measures, such as curbs, may be required to be installed and maintained for safety reasons at the discretion of the City Engineer or designee.

I. *Temporary Signs.*

Temporary signs shall be allowed in the following districts:

B-3, B-3U, B-4, B-4E, IN-1, IN-2; and
For non-residential uses in residential districts

J. *Signs Authorized Without a Permit.* The following signs shall be allowed in all zoning districts without a sign permit and with the following limitations.

7. *Sandwich Boards:* Shall be placed within the 30 feet directly in front of a business. Shall not be located in the traveled roadway or block pedestrian traffic. Shall be moved indoors at the end of business hours. Shall not exceed eight square feet in area and four feet in height.

Sandwich boards shall be allowed in the following districts:

B-1, B-2, B-3, B-3U, B-4, B-4E, CCD, MOR

Section IX-5. Sign Permits

A. *Permit Requirements.* Permits are required for any sign or OASS, except as provided in paragraph "B" below.

B. *Permit Exceptions.* The following shall not require sign permits:

- 1) Signs authorized without a permit (see Section IX-4.J);
- 2) Exempt signs (see Section IX-4.K);
- 3) Changing the advertising copy or face panels on a sign or OASS;
- 4) Painting, cleaning and other normal maintenance and repair of a sign or OASS.

C. *Sign Permit Applications.*

1. Anyone proposing to erect or display a sign or OASS shall file an application for a permit with the Zoning Administrator of the City of Urbana or designee. Sign permit applications shall contain the following:

- a) The name, address, and telephone number of the owner of the sign and agent, if any;
- b) The location of buildings, structures, or lots where the sign is to be attached or erected;

- c) The name of the person, business, corporation, or association that will erect the sign;
- d) Written consent of the owner of the building, structure, or land where the sign will be erected;
- e) A site plan showing the location of the sign and its relationship to the site, structures, and surrounding properties.
- f) Plans and specifications indicating the method of construction and attachment to buildings or the ground. No drawings are required for temporary signs;
- g) Any other information the Zoning Administrator requires to show full compliance with this and all other laws and ordinances of the City.

...

Section IX-7. Prohibited Signs and OASS

A. The following are specifically prohibited by this Article:

- ...
- 2. Signs or OASS which contain or imitate an official sign, except for private traffic directional or instructional signs;
- ...
- 4. Signs or OASS which contain or consist of banners, pennants, ribbons, streamers, strings of light bulbs, spinners, or similar devices, except for Temporary Signs explicitly authorized by Section IX-4;
- ...
- 7. Portable signs, except for sandwich boards as defined in Section IX-2.

TABLE IX-1. STANDARDS FOR FREESTANDING SIGNS¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign ²	Location of Sign
B-1, Neighborhood Business CRE, Conservation, Recreation and Education District	One sign per business, except that no freestanding sign is permitted if a projecting or roof sign exists on the lot. If a lot has two frontages, one sign per frontage is permitted.	32 square feet;	12 feet tall if beyond 15 feet from a public right-of-way;	Minimum setback of eight feet from public rights-of-way.
B-2, Neighborhood Business Arterial	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet if combined or monument ^{2,3}	6 feet tall if located 8 to 15 feet from a public right-of-way	
MOR, Mixed Office Residential CCD, Campus Commercial District B-3U, General Business – University	One sign per business frontage, except that no free-standing sign is permitted if a projecting or roof sign exists on the same frontage.	32 square feet	8 feet tall	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet; 75 square feet if combined or monument ^{2,3}	16 feet tall if beyond 15 feet from a public right-of-way; 8 feet tall if located 8 to 15 feet from a public right-of-way	

¹ For buildings with multiple businesses, refer to Table IX-9, Freestanding Shopping Center Signs.

² If a freestanding sign in the B-3, General Business, or IN-1 and IN-2, Industrial, zone is: (1) directed toward the users of an interstate highway; (2) within 2,000 feet of the center line of an interstate highway; and (3) more than 75 feet from the boundary of any residential zoning district; then the sign's maximum height may be increased to 75 feet, and its maximum size may be increased to 150 square feet.

³ Combined and Monument Signs: If a property has two business frontages, a single sign may be constructed with a larger maximum area as defined in Table IX-1. Monument signs (as defined in Section IX-2.O) may be constructed with a larger maximum area as defined in Table IX-1.

TABLE IX-2. STANDARDS FOR WALL SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Total Maximum Area Of Wall Signs per Building Face	Maximum Height and Location of Signs
R-6B, Restricted Business B-1, Neighborhood Business ¹ B-2, Neighborhood Business-Arterial B-3U, General Business – University CCD, Campus Commercial District CRE, Conservation, Recreation and Education District	No Limit	8% of wall area; 300 sq. ft. maximum	Anywhere except projecting beyond the ends of the wall they are mounted to.
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts		10% of wall area; 350 sq. ft. maximum for signs closer than 60 feet from the front property line; 500 sq. ft. maximum for signs more than 60 feet from the front property line.	
MOR, Mixed Office Residential		8% of wall area, not to exceed 150 sq. ft. maximum	

¹ In the B-1, Neighborhood Business Zoning District, wall signs are not permitted on walls immediately facing a residential use or residential zoning district when not separated by a right-of-way.

TABLE IX-3. STANDARDS FOR PROJECTING SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
<p>B-1, Neighborhood Business</p> <p>B-2, Neighborhood Business -Arterial</p> <p>B-3U, General Business - University</p> <p>B-3, General Business</p> <p>B-4E, Central Business Expansion</p> <p>MIC, Medical Institutional Campus</p> <p>CCD, Campus Commercial</p> <p>MOR, Mixed Office Residential</p> <p>CRE, Conservation, Recreation and Education District</p>	<p>One per business frontage; none if a free-standing sign, roof sign, or canopy sign exists on the same frontage.</p>	<p>32 square feet</p>	<p>8-foot minimum clearance above ground.</p> <p>Not to extend above that portion of the roof immediately adjacent to the sign.</p> <p>Not to project more than 5 feet from the face of the building.</p>	<p>Anywhere except over public right-of-way.</p>
<p>B-4, Central Business</p>	<p>One per business frontage;</p> <p>Minimum of 20 feet separation between signs.¹</p>	<p>32 square feet;</p> <p>12 square feet if any portion extends over a public right-of-way</p>		<p>Signs extending over a public right-of-way may project a maximum of 5 feet from the face of the building, or to within two feet from the curb face, whichever distance is less.¹</p>

¹ Projecting signs extending over the right-of-way shall not be internally illuminated; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six inches; a minimum separation of 20 feet must be maintained between such signs; in no case shall more than one such sign per business frontage be permitted. (Ord. No. 2011-02-007, 2-21-2011; Ord. No.2002-09-111, 06-17-02)

TABLE IX-6. STANDARDS FOR SIGNS ATTACHED TO CANOPIES AND ENTRANCE STRUCTURES

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Height of Sign
<p>R-6B, High Density Multiple-Family Residential -- Restricted Business</p> <p>B-1, Neighborhood Business</p> <p>B-2, Neighborhood Business -- Arterial</p> <p>B-3, General Business</p> <p>B-3U, General Business – University</p> <p>B-4, Central Business</p> <p>B-4E, Central Business Expansion</p> <p>CCD, Campus Commercial District</p> <p>CRE, Conservation, Recreation and Education District</p> <p>IN-1 & IN-2, Industrial Districts</p> <p>MIC, Medical Institutional Campus</p> <p>MOR, Mixed Office Residential</p>	<p>One per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.</p>	<p>40 square feet</p>	<p>9 foot minimum clearance to ground</p>

TABLE IX-7. STANDARDS FOR PROPERTY SALE AND RENTAL SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign ²	Location of Sign		
R-1 and R-2 Single-Family Residential R-3, Single and Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.		
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business R-7, University Residential	One per apartment building or dwelling ¹	10 square feet	10 feet			
AG, Agriculture	One per 660 foot frontage	32 square feet	15 feet	Signs shall conform to the setback requirements for structures in the applicable districts.		
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3U, General Business University CCD, Campus Commercial District MOR, Mixed Office Residential	One per frontage ¹					
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One per frontage ¹				80 square feet	16 feet

¹ An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter.

² Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed. (Ord. No. 2011-02-007, 2-21-2011)

TABLE IX-9. STANDARDS FOR FREESTANDING SHOPPING CENTER SIGNS¹

Class of Shopping Center	Zoning Districts Permitted	Maximum Number Permitted	Maximum Area ²	Maximum Height	Location	Individual Business May List
Shopping Center – General (minimum four acres and 50,000 square feet of building area)	R-6B B-2 B-3 B-3U B-4 B-4E IN-1 & IN-2	Two per frontage	150 square feet In addition, 50 square feet may be permitted for use as a directory	16 feet tall if beyond 15 feet from a public right-of-way, or 8 feet tall if located 8 to 15 feet from a public right-of-way	Minimum setback of 8 feet from public rights-of-way. No freestanding signs permitted within 50 feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.	Yes ⁴
Shopping Center - Convenience (between one and four acres and 12,000 – 50,000 square feet of building area)	R-6B B-1 B-2 B-3 B-3U B-4 B-4E IN-1 & IN-2		100 square feet ³			

¹ Freestanding shopping center signs shall comply with the landscape requirements for Outdoor Advertising Sign Structures as required by Section IX-6.D.13 of the Zoning Ordinance.

² Maximum area refers to combined area of both signs, or of one sign if there is only one.

³ Size of sign may be increased to 150 square feet under special use procedures.

⁴ Individual businesses may list, but an individual listing may not exceed 50% of the area of any face of the sign.

ARTICLE XI. ADMINISTRATION, ENFORCEMENT, AMENDMENTS AND FEES

Section XI-3. Zoning Board of Appeals

C. Powers and Duties of the Board. The Board shall have the power and duty to hear and decide:

2. On requests for variances or variations from the terms of this Ordinance.

d) *Major Variance Procedures*

6) The Urbana Zoning Administrator shall notify the petitioner in writing of the City Council's decision regarding a major variance request. If the Council approved the variance, the City Clerk shall record a copy of the ordinance approving the variance with the Champaign County Recorder' Office, and forward a copy of the recorded ordinance to the petitioner.

...

ARTICLE XII. HISTORIC PRESERVATION

...

Section XII-3. Historic Preservation Commission

...

- C. *Officers.* There shall be a Chair and a Vice-Chair elected by the Preservation Commission.
- ...
- 2. *Secretary.* The Secretary of the Preservation Commission shall be a representative of the Department of Community Development Services of the City of Urbana. The Secretary shall:
 - ...
 - d) Provide independent analysis and recommendations to the Preservation Commission;

...

ARTICLE XIII. Special Development Provisions

...

Section XIII-1. Telecommunications Facilities, Towers and Antennas

...

- U. *Nonconforming Uses*
- ...
- 1. *Rebuilding Damaged or Destroyed Nonconforming Towers or Antennas.* ...

...

Section XIII-4. Special Procedures in the Boneyard Creek District

...

- B. Applicability to Urbana Zoning Ordinance and Zoning Map
 - 1. Definitions and requirements of the Urbana Zoning Ordinance are applicable unless specifically modified pursuant to this section, but no lawful existing use or building shall be made nonconforming by virtue of the provisions of this section so long as the existing use or building is not modified.
- ...
- J. Plan Commission Determinations. The Plan Commission shall determine whether the reasons set forth in the application justify the granting of the Creekway permit based upon the criteria specified in Section XIII-4.C. Notice of hearing for Plan Commission determinations shall be given in the manner required by Section XIII-4.M of the Urbana Zoning Ordinance. The Plan Commission shall have the following options:



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, 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 December 2017, the City Council of the City of Urbana passed and approved Ordinance No. 2017-12-074, entitled:

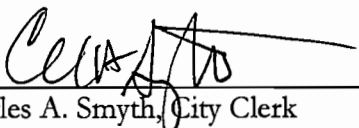
AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE (Omnibus Text Amendment – Plan Case No. 2320-T-17)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2017-12-074 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 19th day of December, 2017, 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 19th day of December, 2017.





Charles A. Smyth, City Clerk