



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director

**DATE:** September 10, 2015

**SUBJECT:** Plan Case 2254-T-15: An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance with minor changes to Article II (Definitions), Article V (Use Regulations), Article VI (Development Regulations), Article VII (Conditional and Special Uses), Article VIII (Parking and Access), Article IX (Comprehensive Sign Regulations), Article XI (Administration), Article XII (Historic Preservation), and Article XIII (Special Development Provisions).

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**Introduction**

At the August 3, 2015 meeting of the Urbana City Council, staff presented Plan Commission’s recommendation to adopt a multipart “omnibus” text amendment to the Urbana Zoning Ordinance. Council members had questions regarding some of the proposed changes, and directed staff to provide additional information and research into the proposals. The following sections provide more information on the proposed changes, as well as staff recommendations for addressing each. Attached is a revised version of the proposed ordinance amendment reflecting staff’s recommendations.

**Allowing Duplex and Duplex (Extended Occupancy) Uses in the R-7 Zoning District**

Staff had proposed a change to allow duplexes and extended occupancy duplexes in the R-7 zoning district with a Conditional Use Permit in order to provide additional flexibility in a district that is highly constrained with respect to the scope of allowable uses, even when compared to lower districts. Staff has reviewed the case history regarding the R-7 district and has determined that any changes to use regulations in the R-7 district would benefit from more study. Staff therefore proposes withdrawing the proposed changes from the current text amendment. The topic of possible changes to the R-7 District can be evaluated in the future.

## Coffee Roastery Use

Recent proposals for the Broadway Market and for a small expansion of commercial space at 303 W. Griggs Street have included “coffee roastery” as a potential tenant. However, this use is not specifically listed in Table V-1, Table of Uses in the Zoning Ordinance. City Council asked staff whether “coffee roastery” should be added as a separate use. Section V-1.B of the Urbana Zoning Ordinance states that when a use is not specifically mentioned in Table V-1, the Zoning Administrator can determine the use in Table V-1 that is most similar to the proposed use, and apply the regulations from that use to the proposed use. In the case of a coffee roastery, the most similar use would be either “Bakery (Less than 2,500 square feet)”, or “Café or Deli”, depending on whether coffee roasting is the main use or is incidental to a café. Adding “coffee roastery” as a separate use in the Zoning Ordinance at this time would therefore not be necessary.

## Brightness of Electronic Signs

At the direction of City Council, staff has been working to amend regulations for digital signs and billboards. As part of this effort, Council asked staff to propose changes in the way sign brightness is measured for electronic signs that are smaller than 100 square feet. Staff presented proposed changes to *Paragraph IX-4.C.4 Illumination* to address Council’s request. Council questioned what effects the proposed changes would have on the brightness of signs, how the proposed changes would compare to the proposed illumination standards for digital outdoor advertising sign structures, and whether existing signs would be required to conform to the proposed changes or if the regulations would only pertain to new signs. There was also concern that existing signs may not contain the technology to allow brightness to be adjusted. Council requested that staff take inventory of the existing electronic signs in the City and to research these matters further. The following is an inventory of existing electronic signs that are currently located in Urbana:

<b>Year</b>	<b>Location</b>	<b>Address</b>	<b>Area (ft<sup>2</sup>)</b>	<b>Type</b>
2005	Walgreen's	302 E University Ave	23.1	Monochrome
2008	Walgreen's	1801 S Philo Rd	23.1	Monochrome
2009	Burger King	1708 S Philo Rd	26.7	Monochrome
2009	Heartland Bank	1812 S Philo Rd	20.0	Monochrome
2009	The Pines	2710 S Philo Rd	33.3	Full Color LED
2010	Urbana Middle School	1201 S Vine St	10.0	Monochrome
2010	Urbana High School	1002 S Race St	10.0	Monochrome
2013	Pawn King	1004 W University Ave	11.0	Multi-Color
2013	Dairy Queen	911 W University Ave	32.0	Full Color LED
2014	Wendy's	505 N Cunningham Ave	15.0	Monochrome
2015	Philips Recreation Center	505 W Stoughton St	15.1	Monochrome
<b>Total:</b>	<b>11 Digital Signs</b>		<b>Average Size: 19.9</b>	

Regarding the effects that the proposed changes would have on sign brightness, the changes would require signs to appear less bright, first by decreasing the range of sign sizes for each measurement distance, and second by decreasing the measurement distances for each range of size. The table below shows how “bright” a sign could be at the sign face and still meet the maximum illumination requirements for digital signs, based on current and proposed regulations.<sup>1</sup> The main conclusion to draw is that the proposed changes would decrease the maximum light output allowable at the sign face from between 33 to 75 percent. In comparison, the proposed changes for digital billboards would bring the allowable maximum illumination from 0.3 foot candles to 0.25 foot candles, resulting in a 17 percent decrease in the allowable brightness at the sign face. While the number of foot\_candles proposed is different for digital signs than what is proposed for digital billboards, the result would be a significant decrease in the brightness emitted from the smaller digital signs as a result of their size and the distance from where the light levels are measured.

Table: Sign Brightness Scenarios (Current vs. Proposed)

Size of Sign (ft <sup>2</sup> )	Current		Proposed		Difference in Max. Brightness Allowed (Proposed/Current)
	Measurement Distance (ft)	Brightness (candelas/m <sup>2</sup> )	Measurement Distance (ft)	Brightness (candelas/m <sup>2</sup> )	
11	100	2,935	50	734	1/4, or 75% less bright
25	100	1,291	50	323	1/4, or 75% less bright
50	100	646	71	325	1/2, or 50% less bright
125	150	581	122	384	2/3, or 33% less bright

**Proposed changes in the digital outdoor advertising sign structure (OASS) amendment:**

300	150	242	150	202	5/6, or 17% less bright
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With respect to existing signs and whether they must conform to the proposed changes, the Urbana Zoning Ordinance already requires that digital signs be equipped with automatic dimming technology to adjust brightness based on ambient light conditions. This provision was adopted in September 2009 in Plan Case 2110-T-09, which also adopted the current standards for maximum illumination for digital signs that are now proposed for amendment. Three digital signs were approved prior to September 2009. It is recommended that these signs not be required to comply with the current or proposed regulations since new zoning regulations are not typically applied retroactively. However, should these signs be replaced in the future, the new signs would need to comply with the current Zoning Ordinance at that time. Signs that have been approved since September 2009 contain automatic dimming technology and should therefore be able to comply with any changes made to maximum illumination, if they do not already.

<sup>1</sup> Calculations are derived from a luminance (“brightness”) equation provided by Lewin, using a maximum illumination of 0.3 foot candles.  $L = 10.76D^2 * E_v / S$ , where  $L$  = Luminance (aka “Brightness”),  $D$  = Measurement Distance,  $E_v$  = Illuminance (assumed to be 0.3 foot candles per ordinance),  $S$  = Size in square feet.

## Options


The Urbana City Council has the following options in this case:

- a. Approve the proposed text amendment as presented herein;
- b. Approve the proposed text amendment as modified by specific suggested changes; or
- c. Deny the proposed amendment.

## Recommendation

At their July 23, 2015 meeting, the Urbana Plan Commission voted eight ayes to zero nays to forward the proposed text amendment to City Council with a recommendation for **APPROVAL**, including all of the changes that have been incorporated into the draft ordinance. Staff likewise recommends approval.

Prepared by:



Kevin Garcia, AICP  
Planner II

Attachments: Draft Ordinance  
Strikethrough Copy of Proposed Zoning Ordinance Changes

**ORDINANCE NO. \_\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_**

An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois  
(Omnibus Text Amendment - Plan Case No. 2254-T-15)

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 replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and,

WHEREAS, the Urbana Zoning Ordinance has periodically been recodified and republished by the City of Urbana to incorporate the numerous amendments that have been made since Ordinance #9293-124 was adopted on June 21, 1993; and,

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

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana 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 Urbana Plan Commission as Plan Case #2254-T-15; and,

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing on the petition on July 23, 2015; and,

WHEREAS, the Urbana Plan Commission voted eight ayes to zero nays on July 23, 2015 to forward Plan Case #2254-T-15 to the Urbana City Council with a recommendation for approval of the proposed amendment; and,

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the amendments described herein conform to the goals, objectives and policies of the 2005 Urbana Comprehensive Plan as amended from time to time; and,

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interest 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, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. Section II-3, Definitions, is hereby amended to include the following terms and their definitions:

*Awning:* See "Canopy or Entrance Structure".

*Banquet Facility:* A facility or hall available for lease by private parties for events such as dinners and banquets.

*Catering Service:* An establishment that prepares and supplies food to be served and consumed off premises.

*Deli:* See "Food Service Establishments, Café".

*Microbrewery:* A facility for brewing beer that produces less than 15,000 barrels per year. A microbrewery may include a tasting room and retail space to sell beer and related products to patrons on site.

*Principal Structure:* A structure housing the principal use of a lot.

*Principal Use:* The primary use on a lot.

*Self-Storage Facility:* See "Warehouse, Self-Storage".

Section 2. Section II-3, Definitions, is hereby amended as follows:

*Floor Area Ratio:* The quotient of gross floor area of all buildings on the lot divided by the lot area (See Figure 1).

*Hotel or Motel:* A building providing transient lodging accommodations to the general public for compensation and which may include ancillary facilities and services such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities. See Section V-11 for occupancy limits for hotel or motel units. (Ord. No. 2012-02-019, 1-16-2012; Ord. No. 1999-06-045, 06-11-99)

*Landfill:* See "Sanitary Landfill".

*Structural Alteration:* See "Alteration, Structural".

*Structure:* Any building, or anything constructed, which requires attachment to the ground, including but without limiting the generality of the foregoing, advertising signs, billboards, poster panels, and supports and frames thereof.

*Townhouse:* See "Rowhouse or Townhouse".

Section 3. Article II, Figure 1 is hereby amended as shown in Attachment A.

Section 4. Section V-12 is hereby amended to read as follows:

- A. Without a Certificate of Occupancy, any activity that meets (but does not exceed) the following criteria:
1. There are no persons, other than members of the household residing in the dwelling unit, engaged in the home occupation; and
- B. Any activity which exceeds any of the criteria set forth under Section V-12.A, above, shall require approval by the Zoning Administrator and require the issuance of a Certificate of Occupancy, and furthermore shall be limited to the following restrictions and conditions:
1. No more than one person, other than members of the household residing in the dwelling unit, is engaged in the home occupation; and
  2. Two off-street parking spaces must be provided on-premise as approved by the Zoning Administrator. Driveways may qualify in meeting this requirement; and
  3. No mechanical or electronic equipment is used which creates objectionable noise, odors, or electronic impulses, or otherwise create a nuisance discernible beyond the property lines of the premises; and
  4. There is no activity, construction, or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except as provided in Section V-12.A.5; and

5. There are no other signs other than a nameplate, not more than one square foot in area, only permitted as a wall-mounted sign and not internally illuminated; and
  6. Storage of materials and space for equipment use in an accessory building is limited to 200 square feet. No outdoor storage is permitted; and
  7. The occupation does not or will not constitute a violation of any nuisance code; and
  8. No more than two customers or clients may be on the premises at any one time; and
  9. There is no exterior storage of vehicles other than those owned by members of the immediate family residing on the premises; and
  10. No more than two commercial or business vehicles used in conjunction with the home occupation may be parked on the premises or on an abutting street.
- C. Any activity which exceeds the criteria under Section V-12.B shall be prohibited as a home occupation as herein defined. Furthermore, since it is the intent of this subsection to prohibit any activity as a home occupation which may use hazardous materials, any activity which the Zoning Administrator classifies as exterminator, lawn care (except lawn manicuring), dry cleaning, or medical diagnostic laboratory shall be prohibited as a home occupation as herein defined.
- D. A home occupation involving a landscaping business shall not be permitted to grow outdoor plant materials on the home premises for the purpose of later removing the material for sale or transplanting on another site.
- E. A home occupation involving vehicle repair shall be permitted as a home occupation only if subject vehicle(s) are repaired inside the garage and no inoperable vehicle is stored outside. Any vehicle to be repaired may not queue outside of the garage. Additionally, the garage must meet all applicable building codes, and any such work may not violate any of the City's nuisance codes and ordinances. Additionally, no major automobile repairs as defined in this Ordinance are permitted.
- F. Only one home occupation, as defined herein, is permitted per dwelling unit and/or accessory structure.
- G. Certificates of Occupancy for home occupations issued prior to the effective date of this amendment not meeting the conditions of Section V-12.B shall be considered legally nonconforming. (Ord. No. 1999-06-045, 06-11-99)
- H. The sale of firearms as a home occupation shall require approval of a site security plan by the Urbana Police Chief, or designee, with renewal every three years.

Section 5. Table V-1, Table of Uses, is hereby amended to change the uses listed in the following table as follows:



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
<b>Business</b>																				
<i>Food Sales and Service</i>																				
Banquet Facility										C	C	P	P	P	P	P		C	P	
Catering Service										C	P	P	P	P	P	P		C	P	
<i>Professional and Financial Services</i>																				
Vocational, Trade or Business School									C			P	P	P	P		P	P	P	C
<i>Miscellaneous Business</i>																				
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C	C	P	P	P	P				P	P
Lawn Care and Landscaping Service										C	C	P	P	P	P				P	P
<b>Residential</b>																				
Dwelling, Duplex***		C	P	P	P	P	P	P		C	P		P					P		
Dwelling, Duplex (Extended Occupancy)***		C	P	P	P	P	P	C		C	P		P					P		
Mobile Home Park (See Section XIII-2)									S											
Residential Planned Unit Development (See Section XIII-3)		D	D	D	D	D	D	D								D		D		
<i>Industrial (continued)</i>																				
Microbrewery												S	P		P	P			P	P

Section 6. Paragraph V-4.A is hereby amended as follows:

A. Floor Area shall be regulated as follows:

Gross floor area will be measured to the outer face of the exterior wall, or in the absence of an exterior wall, to the furthest extension of the edge of the floor surface. When an encroachment over a right-of-way has been approved by the City for a habitable structure, the gross floor area of the structure shall be increased by the gross floor area of the encroachment. (Ord. No. 8485-51, § 4(c), 1-21-85)

Section 7. Section VI-5, Figure B. 5 is hereby amended as shown in Attachment B.

Section 8. Section VI-5, Figure B. 6 is hereby amended as shown in Attachment C.

Section 9. Paragraph VI-5.B.10 is hereby amended as follows:

10. Flagpoles, decorative lights, lattices, bird baths, bird houses, planting beds, and other landscape features.

Section 10. Paragraph VI-6.E.1 is hereby amended as follows:

1. The requirements of this section apply to outdoor storage areas (as defined in Article II) existing on any parcel in use as a construction yard, warehouse, automobile salvage yard, automobile-truck repair, towing service, electrical substation, or any other industrial use as listed in Table V-1. Outdoor storage in these areas shall be screened from view of all public rights-of-way and adjacent properties that are in residential use or are zoned R-1, R-2, R-3, R-4, R-5, R-6, R-7, or MOR.

Section 11. Table VI-3, Development Regulations by District, is hereby amended to change the regulations listed in the table as follows:

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) <sup>1</sup>		
						Front	Side	Rear
<b>B-2</b>	<b>6,000</b>	<b>60</b>	<b>35<sup>3</sup></b>	<b>1.50<sup>4</sup></b>	<b>0.15</b>	<b>15</b>	<b>7</b>	<b>10</b>
<b>B-4</b>	<b>2,000</b>	<b>20</b>	<b>none<sup>3</sup></b>	<b>9.00</b>	<b>none</b>	<b>none</b>	<b>none</b>	<b>None<sup>18</sup></b>
<b>B-4E</b>	<b>4,000</b>	<b>40</b>	<b>none</b>	<b>6.00</b>	<b>none</b>	<b>6</b>	<b>5</b>	<b>5<sup>18</sup></b>
<b>IN-2</b>	<b>10,000</b>	<b>90</b>	<b>none</b>	<b>1.00</b>	<b>none</b>	<b>25</b>	<b>none</b>	<b>none<sup>18</sup></b>

Section 12. Footnote 18 of Table VI-3 is hereby added as follows:

18. In the B-4, B-4E, and IN-2 Districts, if the property is adjacent to a residential district, a ten foot rear buffer yard is required, in accordance with Table VI-3.

Section 13. Paragraph VII-7.3.h is hereby amended as follows:

- h) *Residential:*  
 Assisted Living Facility  
 Bed and Breakfast Inn  
 Bed and Breakfast, Owner Occupied  
 Boarding or Rooming House  
 Dwelling, Duplex  
 Dwelling, Duplex (Extended Occupancy)  
 Dwelling, Multiple-Family  
 Dwelling, Community Living Facility, Category I  
 Dwelling, Community Living Facility, Category II  
 Dwelling, Community Living Facility, Category III  
 Dwelling, Home for Adjustment  
 Dormitory  
 Nursing Home

Section 14. Paragraph VIII-5.G is hereby amended as follows:

- G. Drive-through facilities shall provide a lane(s) for the stacking of motor vehicles waiting to use the drive-through facility. The minimum length of each stacking lane for drive-through facilities other than fast-food restaurants (such as automobile washes, banks) shall be 60 feet per drive-up facility or window. The minimum total capacity of all stacking lanes for fast-food restaurants shall be 90 feet, measured from the front of the space(s) where orders are given. Each stacking lane shall have a minimum width of seven and one-half feet. Such stacking lane(s) shall not include any portion of any access aisles for off-street parking lots. This subsection shall not apply to gas stations.

Section 15. Paragraph VIII-7.A.2.b is hereby amended as follows:

- b) Bicycle parking rack types and placement shall be designed so as to accommodate standard bicycle models and lock types and shall be subject to the approval of the Zoning Administrator as part of the building permit review process. Examples of acceptable and unacceptable bicycle rack types are provided in Figure VIII-7.

Section 16. Table VIII-7, Parking Requirements by Use, is hereby amended to include the following uses and requirements as follows:

Use	Number of Spaces Required
Gaming Hall	1 for every 250 sq. ft. of floor area

Section 17. Figure VIII-2 is hereby amended as shown in Attachment D.

Section 18. Paragraph IX-4.C.4 is hereby amended as follows:

4. *Illumination.*

- a) Electronic display signs shall be equipped with automatic dimming technology which adjusts the sign's illumination level based on ambient light conditions.
- b) The maximum illumination level of an electronic display shall be 0.3 foot candles above ambient light levels, to be measured as follows. First, at least 30 minutes past sunset, and with the electronic display turned on, a light level reading in footcandles will be taken with a light meter aimed directly at the electronic display and at the following distance:

<i>Electronic sign size</i>	<i>Measurement distance</i>
0 - 25 square feet	50 feet
26 - 50 square feet	71 feet
51 - 100 square feet	100 feet
101-175 square feet	122 feet

Section 19. Section XI-10 is hereby amended to add the following paragraphs:

D. *Continued Hearings or Meetings*

In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:

1. Posting the continued meeting or hearing notice at the City Building; and
2. Posting the continued meeting or hearing notice on the City's website.

E. In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. In the event a meeting is canceled prior to the scheduled meeting, any agenda items will be continued to the next regular meeting or to a posted special meeting. No additional mailed or published notices shall be required for continued or canceled meetings.

Section 20. Paragraph XII-5.C.1.d is hereby amended as follows:

- d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area, or notable work of a firm or group whose collective genius has influenced an area.

Section 21. Paragraph XIII-1.5.b is hereby added as follows:

- b) Towers in residential districts must be set back a distance equal to at least 200% of the height of the tower from any residential lot front, side and rear yard setback line unless there are unusual geographic or public health, safety, and welfare or other public policy considerations.

Section 22. Table XIII-2, Planned Unit Development Recommended Design

Features, is hereby amended as follows:

Pedestrian Connectivity		
Connectivity	All pedestrian facilities should connect to on-street and off-street bicycle facilities, existing and planned bicycle and shared-use paths identified in the <i>Urbana Bicycle Master Plan, Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the Urbana Comprehensive Plan.	All
Parking Areas		
Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-7, or by additional data related to parking demand.	All

Section 23. Paragraph XIII-4.E.1 is hereby amended as follows:

1. **Access.** In addition to frontage on a public street, additional requirements may include easements for the construction of public sidewalks, bike paths, and drainage facilities consistent with the Boneyard Creek Master Plan and any amendments thereto or subsequent plans that specifically define such elements, and, when necessary, shall include easements for construction, maintenance, and police and fire access to the riparian properties of the Boneyard Creek.

Section 24. 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 majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2015, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois (Omnibus Text Amendment - Plan Case No. 2254-T-15)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_, including all of its attachments, was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attachment A

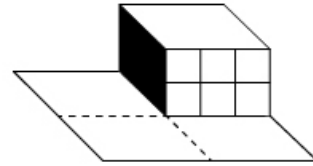
# Floor Area Ratio

Formula:  $\frac{\text{Floor Area}}{\text{Lot Area}} = \text{Floor Area Ratio}$

## F.A.R.: 0.50

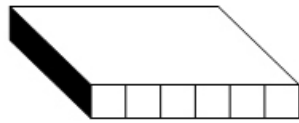


1 story on 1/2 of the lot area

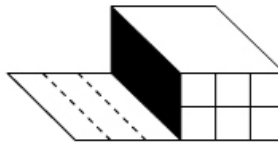


2 stories on 1/4 of the lot area

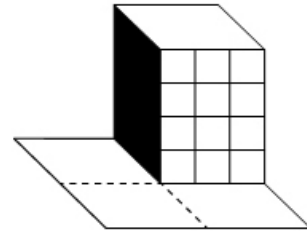
## F.A.R.: 1.00



1 story on the full area of the lot

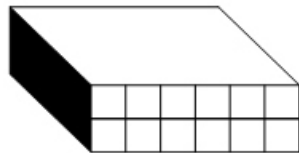


2 stories on 1/2 of the lot area

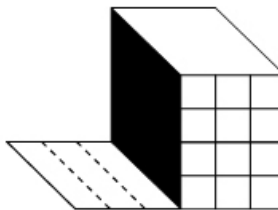


4 stories on 1/4 of the lot area

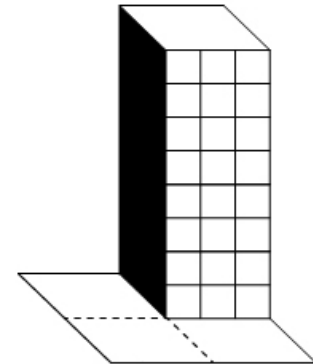
## F.A.R.: 2.00



2 stories on the full area of the lot



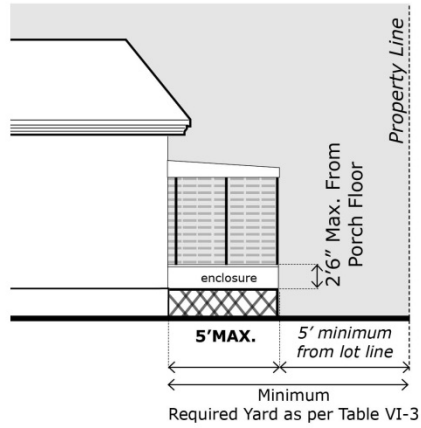
4 stories on 1/2 of the lot area



8 stories on 1/4 of the lot area

Attachment B

**Section VI-5 Yards  
B. 5**

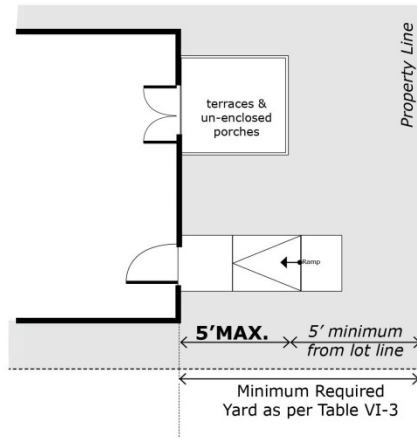


**Maximum Projection Allowed into a Required Yard by:**

**Terraces & Open Un-enclosed Porches**

*which may have roofs and mesh screening but which are not glassed in or enclosed above 2 feet, 6 inches from porch floor*

**5 FEET**  
*Regardless of average setback, but not within 5 feet of lot line*



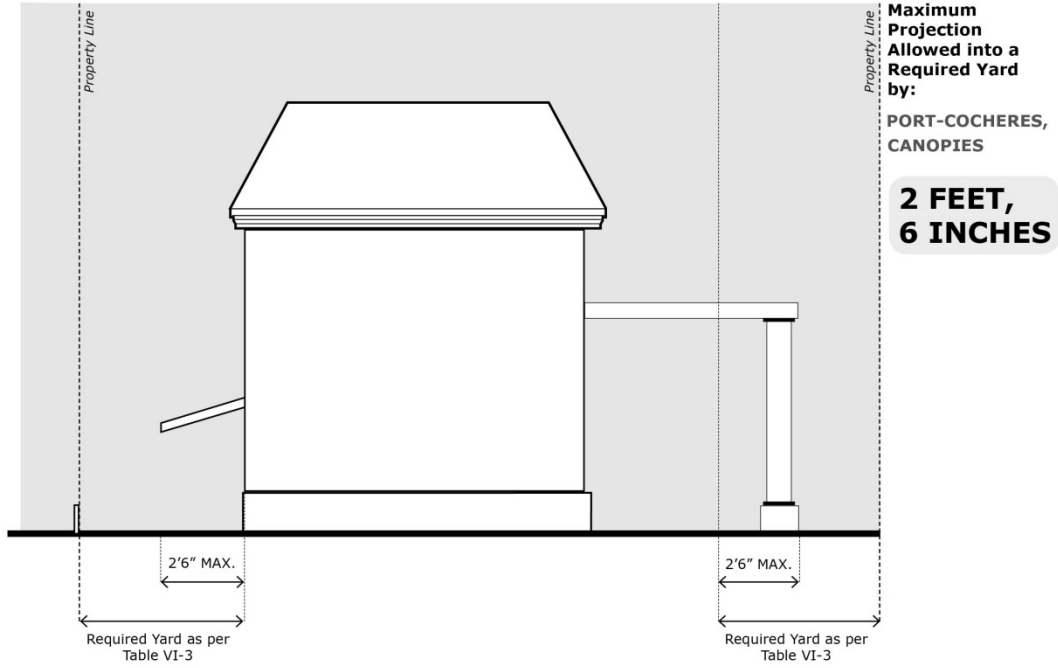
**Exception:**

Ramps & Structures for Handicapped Accessibility may encroach into a required side yard



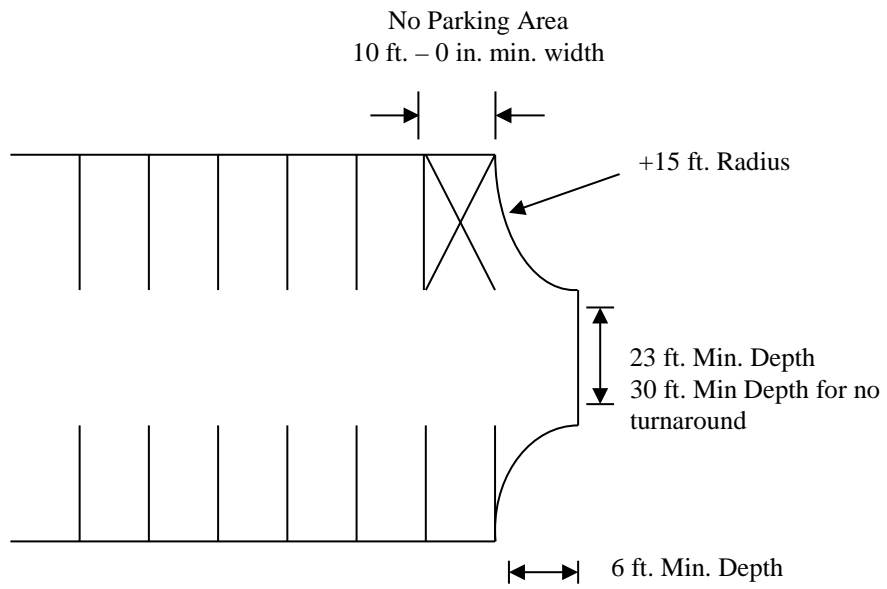
Attachment C

**Section VI-5 Yards  
B. 6**



Attachment D

**FIGURE VIII-2. Typical Turnaround Design for 90° Parking Access Drive**



(Not Drawn to Scale)

**KEY:**

~~Strikethrough~~ = Proposed Removal

Underline = Proposed Addition

**Section II-3. Definitions**

...  
Awning: See "Canopy or Entrance Structure".

...  
Banquet Facility: A facility or hall available for lease by private parties for events such as dinners and banquets.

...  
Catering Service: An establishment that prepares and supplies food to be served and consumed off premises.

...  
Deli: See "Food Service Establishments, Café".

...  
Floor Area Ratio: The quotient of gross floor area of all buildings on the lot divided by the lot area (See Figure 1). ~~When an encroachment over a right-of-way has been approved by the City for a habitable structure, the gross floor area of the structure shall be increased by the gross floor area of the encroachment. (Ord. No. 8485-51, § 4(c), 1-21-85)~~

...  
Hotel or Motel: ~~Hotel or Motel~~: A building providing transient lodging accommodations to the general public for compensation and which may include ancillary facilities and services such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities. See Section V-11 for occupancy limits for hotel or motel units. (Ord. No. 2012-02-019, 1-16-2012; Ord. No. 1999-06-045, 06-11-99)

...  
Landfill: See "Sanitary Landfill".

...  
Microbrewery: A facility for brewing beer that produces less than 15,000 barrels per year. A microbrewery may include a tasting room and retail space to sell beer and related products to patrons on site.

...  
Principal Structure: A structure housing the principal use of a lot.

Principal Use: The primary use on a lot.

...  
Self-Storage Facility: See "Warehouse, Self-Storage".

...  
[Ed. Note: The following shows the reordering of "Structural Alteration" and "Structure" to put them in alphabetical order. No changes to the definitions of either are being proposed.]

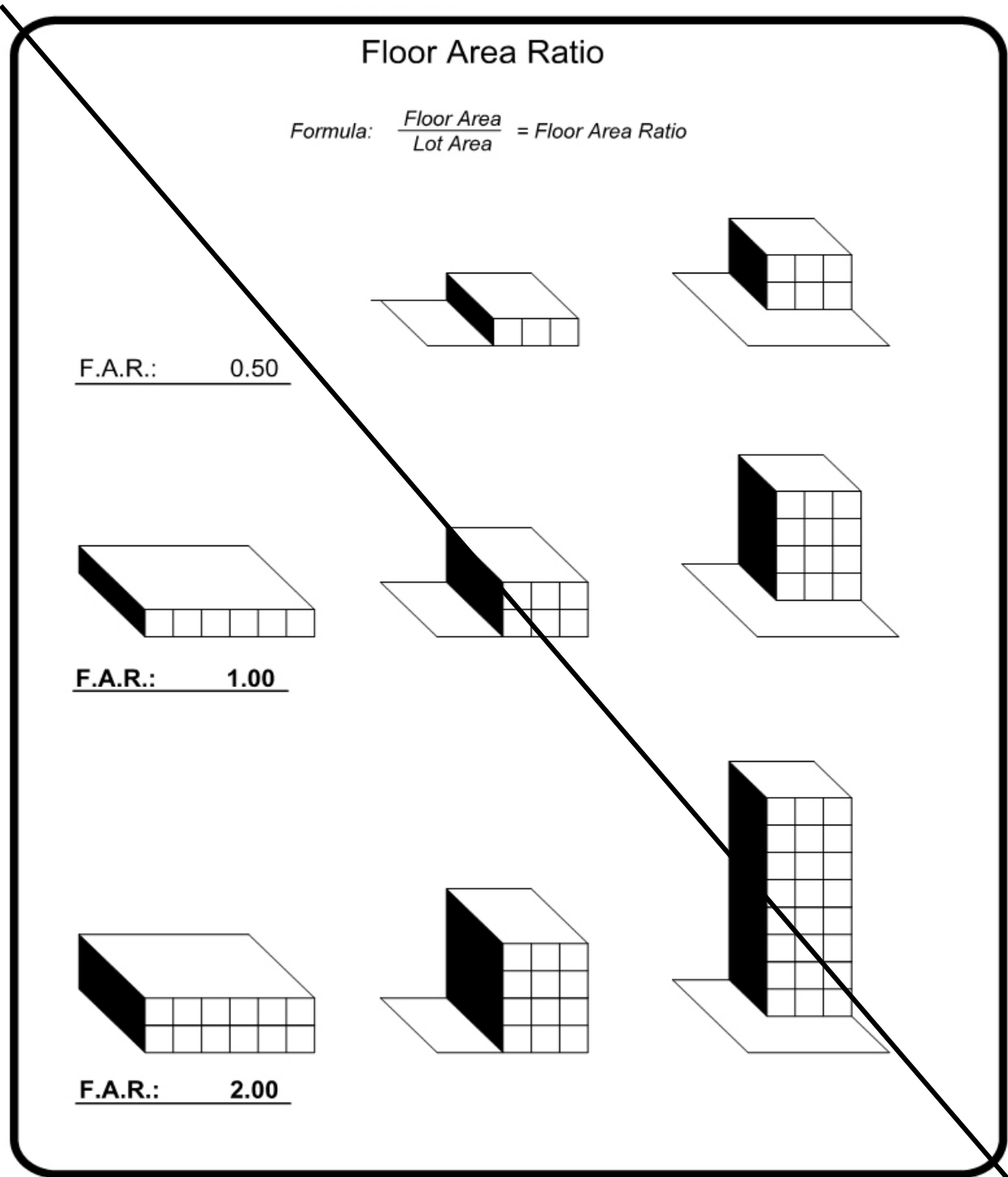
Structural Alteration: See "Alteration, Structural".

Structure: Any building, or anything constructed, which requires attachment to the ground, including but without limiting the generality of the foregoing, advertising signs, billboards, poster panels, and supports and frames thereof.

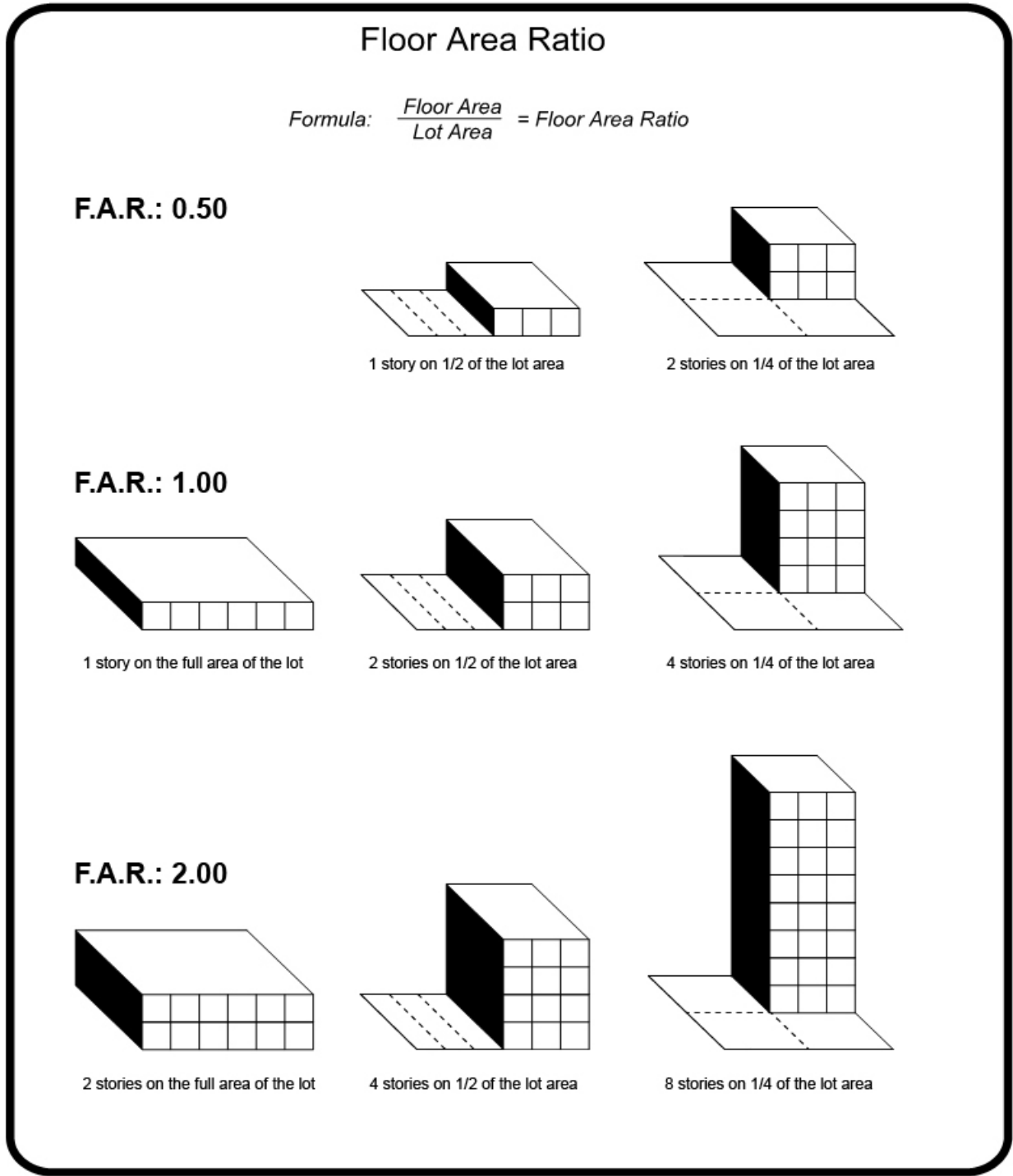
~~Structural Alteration~~: See "Alteration, Structural".

...  
Townhouse: See "Rowhouse or Townhouse".

**Figure 1. Floor Area Ratio**



**Figure 1. Floor Area Ratio**



**Section V-12. Regulation of Home Occupation.**

...

A. Without a Certificate of Occupancy, any activity that meets (but does not exceed) the following criteria:

1. There are no persons, other than members of the ~~immediate family~~ household residing in the dwelling unit, engaged in the home occupation; and

...

B. Any activity which exceeds any of the criteria set forth under Section V-~~4312~~.A, above, shall require approval by the Zoning Administrator and require the issuance of a Certificate of Occupancy, and furthermore shall be limited to the following restrictions and conditions:

1. No more than one person, other than members of the ~~immediate family~~ household residing in the dwelling unit, is engaged in the home occupation; and

...

4. There is no activity, construction, or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except as provided in Section V-~~4312~~.A.5; and

C. Any activity which exceeds the criteria under Section V-~~4312~~.B shall be prohibited as a home occupation as herein defined. Furthermore, since it is the intent of this subsection to prohibit any activity as a home occupation which may use hazardous materials, any activity which the Zoning Administrator classifies as exterminator, lawn care (except lawn manicuring), dry cleaning, or medical diagnostic laboratory shall be prohibited as a home occupation as herein defined.

...

G. Certificates of Occupancy for home occupations issued prior to the effective date of this amendment not meeting the conditions of Section V-~~4312~~.B shall be considered legally nonconforming. (Ord. No. 1999-06-045, 06-11-99)

**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
<b>Business</b>																				
<i>Food Sales and Service</i>																				
Banquet Facility										C	C	P	P	P	P	P		C	P	
Catering Service										C	P	P	P	P	P	P		C	P	
<i>Professional and Financial Services</i>																				
Vocational, Trade or Business School									C			P	P	P	P		P	P	P	C
<i>Miscellaneous Business</i>																				
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C	C	P	P	P	P				P	P
Lawn Care and Landscaping Service										C	C	P	P	P	P				P	P
<b>Residential</b>																				
Dwelling, Duplex***		C	P	P	P	P	P	P		C	P		P					P		
Dwelling, Duplex (Extended Occupancy)***		C	P	P	P	P	P	C		C	P		P					P		
Mobile Home Park (See Section XIII-2 <del>VII-4</del> )									S											
Residential Planned Unit Development (See Section XIII-3)		D	D	D	D	D	D	D								D		D		
<i>Industrial (continued)</i>																				
Microbrewery											S	P		P	P				P	P

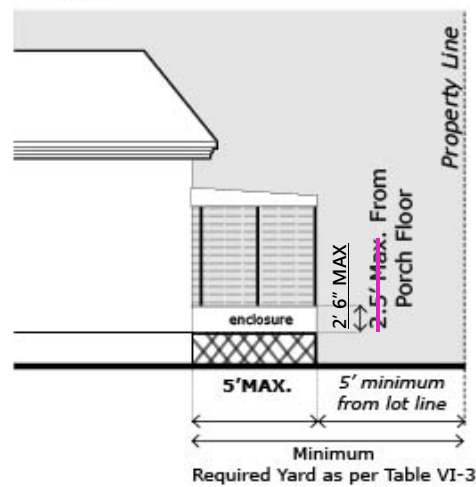
## Section VI-4. Floor Area and Open Space

A. Floor Area shall be regulated as follows:

Gross floor area will be measured to the outer face of the exterior wall, or in the absence of an exterior wall, to the furthest extension of the edge of the floor surface. When an encroachment over a right-of-way has been approved by the City for a habitable structure, the gross floor area of the structure shall be increased by the gross floor area of the encroachment. (Ord. No. 8485-51, § 4(c), 1-21-85)

## Section VI-5. Yards

### Section VI-5 Yards B. 5



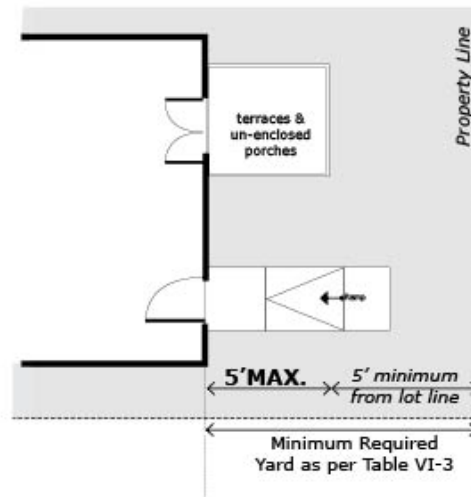
**Maximum Projection Allowed into a Required Yard by:**

**Terraces & Open Un-enclosed Porches**

*which may have roofs and mesh screening but which are not glassed in or enclosed above 2.5 feet 2 feet, 6 inches from porch floor*

**5 FEET**

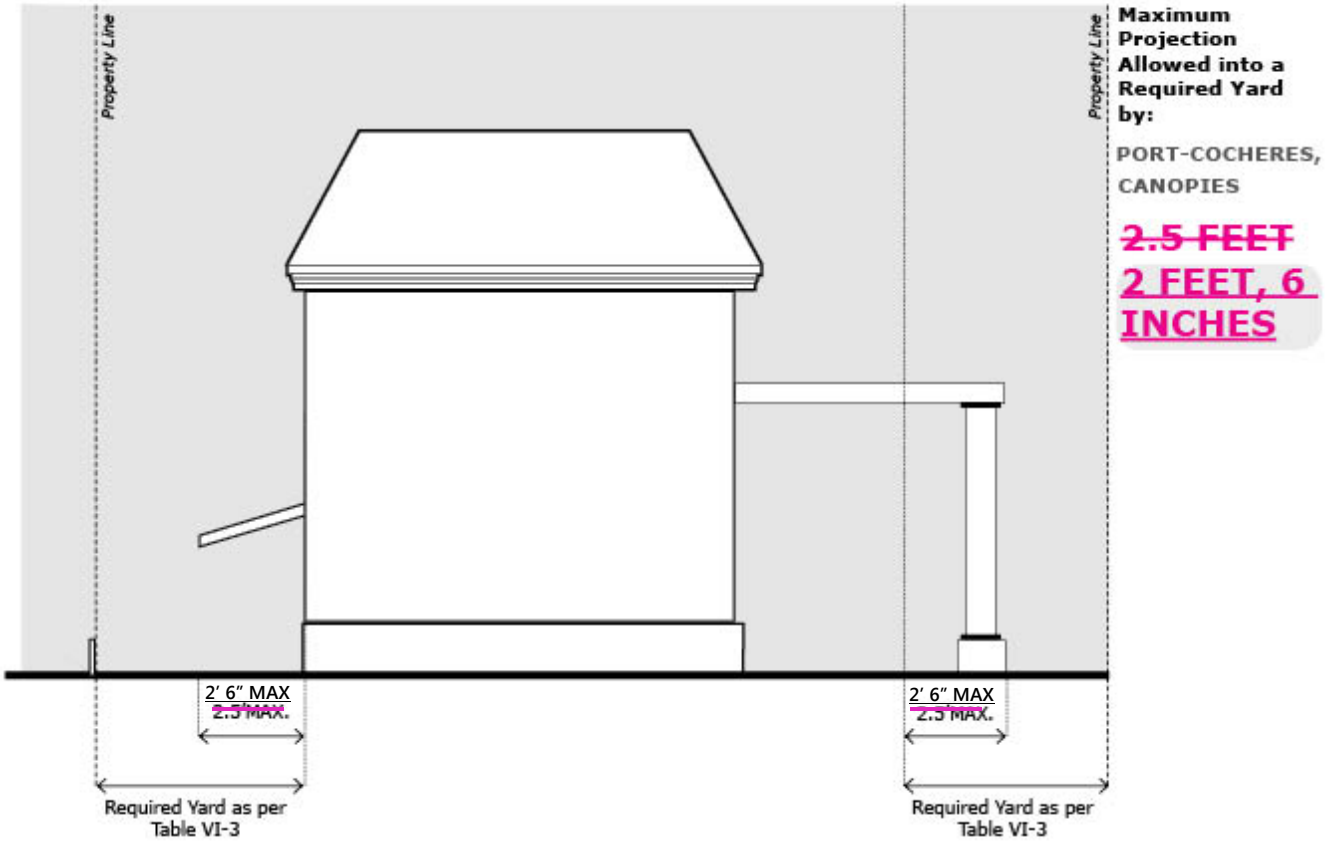
*Regardless of average setback, but not within 5 feet of lot line*



**Exception:**

Ramps & Structures for Handicapped Accessibility may encroach into a required side yard

**Section VI-5 Yards**  
**B. 6**



B. Except as otherwise provided, required yards shall be kept unobstructed and open to the sky for their entire depth and area. No building, structure, or portion thereof, mechanical equipment, or swimming pool shall be erected in, occupy, or obstruct a required yard, except as follows (see Section VIII-4 for regulations regarding parking in required yards):

...

10. Flagpoles, decorative lights, lattices, bird baths, bird houses, planting beds, and other landscape features.

...

E. Outdoor Storage Screening

1. The requirements of this section apply to outdoor storage areas (as defined in Article II) existing on any parcel in use as a construction yard, warehouse, automobile salvage yard, automobile-truck repair, towing service, electrical substation, or any other industrial use as listed in Table V-31. Outdoor storage in these areas shall be screened from view of all public rights-of-way and adjacent properties that are in residential use or are zoned R-1, R-2, R-3, R-4, R-5, R-6, R-7, or MOR.



**TABLE VI-3. DEVELOPMENT REGULATIONS BY DISTRICT**

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) <sup>1</sup>		
						Front	Side	Rear
B-1	6,000	60	35 <sup>3</sup>	0.30	none	15	7	10
B-2	6,000	60	35 <sup>3</sup>	1.50 <sup>4</sup>	0.15	15	<del>40</del>	<del>15</del> <sup>10</sup>
B-4	2,000	20	none <sup>3</sup>	9.00	none	none	none	None <sup>18</sup>
B-4E	4,000	40	none	6.00	none	6	5	5 <sup>18</sup>
IN-2	10,000	90	none	1.00	none	25	none	none <sup>18</sup>

Footnotes

...

18. In the B-4, B-4E, and IN-2 Districts, if the property is adjacent to a residential district, a ten foot rear buffer yard is required, in accordance with Table VI-3.

**Section VII-7. Special Use Procedures for Utility or Public Buildings and Adaptive Re-use of School Buildings and Church Buildings**

...

3. *Special Uses that May be Authorized.* The City Council may authorize by ordinance in accordance with the provisions of this Article any or all of the following special uses:

...

- h) *Residential:*
  - Assisted Living Facility
  - Bed and Breakfast Inn
  - Bed and Breakfast, Owner Occupied
  - Boarding or Rooming House
  - Dwelling, Duplex
  - Dwelling, Duplex (Extended Occupancy)
  - Dwelling, Multiple-Family
  - Dwelling, Community Living Facility, Category I
  - Dwelling, Community Living Facility, Category II
  - Dwelling, Community Living Facility, Category III
  - Dwelling, Home for Adjustment
  - Dormitory
  - ~~Home for the Aged~~
  - Nursing Home

### Section VIII-5. Amount of Parking Required

...

- G. Drive-through facilities shall provide a lane(s) for the stacking of motor vehicles waiting to use the drive-through thru facility. The minimum length of each stacking lane for drive-in-through facilities other than fast-food restaurants (such as automobile washes, banks) shall be 60 feet per drive-up facility or window. The minimum total capacity of ~~each~~ all ~~stacking lanes~~ for fast-food restaurants shall be 90 feet per drive-up facility or window, measured from the front of the space(s) where orders are given. Each stacking lane shall have a minimum width of seven and one-half feet. Such stacking lane(s) shall not include any portion of any access aisles for off-street parking lots. This subsection shall not apply to gas stations.

...

### Section VIII-7. Bicycle Parking

...

- A. Provisions for the convenient and accessible parking of bicycles shall be made in accordance with Table VIII-6. In addition the following provisions shall also apply:

...

2. *Type and Location of Bicycle Parking Racks*

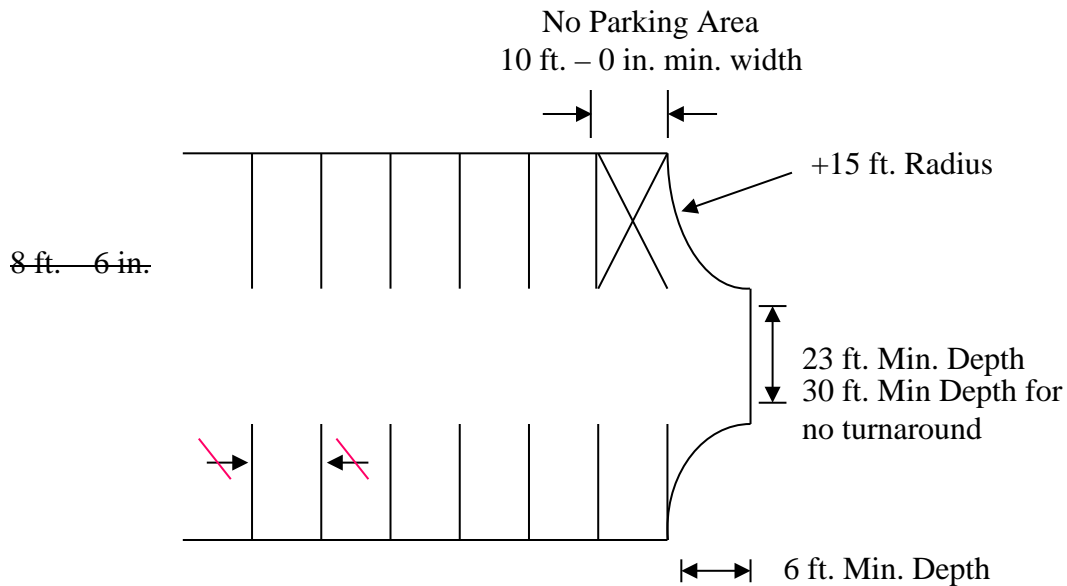
...

- b) Bicycle parking rack types and placement shall be designed so as to accommodate standard bicycle models and lock types and shall be subject to the approval of the Zoning Administrator as part of the building permit review process. Examples of acceptable and unacceptable bicycle rack types are provided in Figure VIII-7.

**Table VIII-7. Parking Requirements by Use**

Use	Number of Spaces Required
<b>Retail Trade</b>	
Furniture or Appliance Sales and Service (Home or Office)	1 for every 400 sq. ft. of floor area
Art and Craft Store and/or Studio	1 for every 500 sq. ft. of floor area
Bicycle Sales and Service	1 for every 300 sq. ft. of floor area
Building Material, Hardware and Garden Sales or Similar Uses	1 for every 300 sq. ft. of floor area
Shopping Center (excluding Restaurants)	1 for every 250 sq. ft. of floor area
All Other Retail Trade Uses	1 for every 250 sq. ft. of floor area
<del>Furniture or Appliance Sales and Service (Home or Office)</del>	<del>1 for every 400 sq. ft. of floor area</del>
<del>Art and Craft Store and/or Studio</del>	<del>1 for every 500 sq. ft. of floor area</del>
<b>Recreation</b>	
Gaming Hall	<u>1 for every 250 sq. ft. of floor area</u>

**FIGURE VIII-2. Typical Turnaround Design for 90° Parking Access Drive**



(Not Drawn to Scale)

**Section IX-4. General Sign Allowances**

...

- C. *Electronic Display.* Freestanding signs and wall signs authorized by this Article in the B-3, General Business, and CRE, Conservation-Recreation-Education Zoning Districts, may include an element of electronic display when designed and operated to meet the following requirements:

...

4. *Illumination.*

- a) Electronic display signs shall be equipped with automatic dimming technology which adjusts the sign's illumination level based on ambient light conditions.
- b) The maximum illumination level of an electronic display shall be 0.3 foot candles above ambient light levels, to be measured as follows. First, at least 30 minutes past sunset, and with the electronic display turned on, a light level reading in footcandles will be taken with a light meter aimed directly at the electronic display and at the following distance:

<i>Electronic sign size</i>	<i>Measurement distance</i>
0 - 25 square feet	50 feet
26 - 50 square feet	71 feet
51 - 100 square feet	100 feet
101-175 <del>350</del> square feet	<del>122</del> 150 feet
<del>351-650</del> square feet	200 feet

Second, with the electronic display either turned off, showing all black copy, or blocked, the light meter will be used to measure the area ambient light level in footcandles. The difference between the two readings shall be the electronic signs illumination level above the ambient light level.

## Section XI-10. Notification Requirements

...

### D. Continued Hearings or Meetings

In the instance a hearing or meeting is continued to a date certain, the date and time of the continued hearing or meeting shall be announced at the time and place of the hearing being continued, and the continued hearing's notice requirements shall be deemed satisfied. If for any reason the continued hearing or meeting date or time needs to be changed, the Zoning Administrator shall, in his or her best effort, provide the public with the new date and time of the continued hearing by:

1. Posting the continued meeting or hearing notice at the City Building; and
2. Posting the continued meeting or hearing notice on the City's website.

E. In the event a quorum is not present for the initial meeting or a continued meeting, a majority of the board or commission members present may reschedule the meeting to a new date and time. In the event a meeting is canceled prior to the scheduled meeting, any agenda items will be continued to the next regular meeting or to a posted special meeting. No additional mailed or published notices shall be required for continued or canceled meetings.

## Section XII-5. Historic Landmarks

### C. *Criteria for Designation of a Landmark.*

1. *Landmark Criteria.* A proposed landmark must meet one or more of the following criteria for designation:
  - ...
  - d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area, or notable work of a firm or group whose collective genius has influenced an area.

## Section XIII-1. Telecommunications Facilities, Towers and Antennas

...

### 5. *Setbacks...*

- ...
- b) Towers in residential districts must be set back a distance equal to at least 200% of the height of the tower from any residential lot front, side and rear yard setback line unless there here are unusual geographic or public health, safety, and welfare or other public policy considerations.

**TABLE XIII-2. PLANNED UNIT DEVELOPMENT RECOMMENDED DESIGN FEATURES**

<b>Pedestrian Connectivity</b>		
Connectivity	All pedestrian facilities should connect to on-street and off-street bicycle facilities, existing and planned bicycle and shared-use paths identified in the <i>Urbana Bicycle Master Plan</i> , <i>Champaign County Greenways and Trails Plan</i> , the Urbana Capital Improvements Plan, and the <i>Urbana Comprehensive Plan</i> .	All
<b>Parking Areas</b>		
Maximum Parking	The amount of parking provided should be reduced to the minimum amount required by the use, as identified in Table VIII-37, or by additional data related to parking demand.	All

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

...  
E. *Standards of Construction...*

- ...
1. **Access.** In addition to frontage on a public street, additional requirements may include easements for the construction of public sidewalks, bike paths, and drainage facilities consistent with the Boneyard Creek Master Plan ~~and any amendments thereto or subsequent plans that specifically define such elements, and any amendments thereto or subsequent plans that specifically define such elements,~~ and, when necessary, shall include easements for construction, maintenance, and police and fire access to the riparian properties of the Boneyard Creek.

*[Ed. Note: No change is being proposed to the text above. The text currently is underlined; this change would remove the underline.]*