



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, PhD, FAICP, Director

DATE: May 17, 2012

SUBJECT: A request by the Zoning Administrator to amend the Urbana Zoning Ordinance to remove the IN, Industrial and OP, Office Park Districts and to create the IN-1, Light Industrial/Office District and IN-2, Heavy Industrial District. (Plan Case 2167-T-12)

A request by the Urbana Zoning Administrator to rezone multiple properties:

- IN, Industrial District to IN-1, Light Industrial/Office District (127 properties)
- IN, Industrial District to IN-2, Heavy Industrial District (55 properties)
- IN, Industrial District to B-3, General Business District (9 properties)
- B-3, General Business District to IN-1, Light Industrial/Office District (1 property)

(Plan Case 2168-M-12)

Introduction & Background

Plan Cases 2167-T-12 and 2168-M-12 are related requests by the Urbana Zoning Administrator to replace the City's existing OP (Office Park Zoning District) and IN (Industrial Zoning District) with two new districts – IN-1 (Light Industrial/Office Zoning District) and IN-2 (Heavy Industrial Zoning District) – and to concurrently rezone up to 191 industrial properties throughout the City from IN to either IN-1, IN-2, or B-3. No properties in Urbana are currently zoned OP (Office Park). Specifically, Plan Case 2168-M-12 would involve rezoning:

- 127 properties from IN, Industrial District to IN-1, Light Industrial/Office District
- 55 properties from IN, Industrial District to IN-2, Heavy Industrial District
- 9 properties from IN, Industrial District to B-3, General Business District
- 1 property from B-3, General Business District to IN-1, Light Industrial/Office District

A list of the specific properties proposed to be rezoned under Plan Case No. 2168-M-12 can be found in Exhibit A.

The Zoning Administrator is requesting this change to the Zoning Ordinance in order to better meet modern practices and trends in industrial land uses. The previous approach of having a

single zoning designation for all types of industrial uses has been found to be inflexible and antiquated. The customary approach now is to have flexible zoning designations for industrial uses in order to recognize that modern industrial facilities have multiple functions, from research and design, which take place in offices and small test facilities, to full manufacturing, to warehousing. A one-size-fits-all approach does not allow for the flexibility to allow less intensive uses in commercial areas while confining more intense uses to less populated areas.

In addition, over the years property owners have approached the City with requests for a zoning district that would allow for a combination of research, office and light manufacturing uses. This “research park” type of use would be a good fit for the proposed IN-1, Light Industrial/Office. Creation of a Light Industrial/Office district has been a Planning Division work plan goal for several years, and was anticipated by the 2005 Comprehensive Plan.

At the same time, the City’s OP, Office Park district is ready to be retired. This district was created in 1997 under Plan Case 1611-T-96. At the time it was anticipated that office parks, similar to those being developed in Champaign on Fox Drive would be developed in Urbana. The district was developed with a large minimum lot size, in part based on recommendations from potential developers. In the following 15 years there have been no requests to rezone properties in Urbana to OP. The proposed IN-1, Light Industrial/Office district will have a similar purpose and allow for the same office and light manufacturing uses that are currently allowed in OP, but without the large lot area requirements and with additional flexibility in use designations.

The proposed text amendment would accomplish several goals:

- It will bring the Zoning Ordinance up to date with modern zoning standards.
- It will make important distinctions between heavy industrial uses and light industrial/office uses.
- It will bring the Zoning Ordinance into conformance with the 2005 Comprehensive Plan by creating new Light Industrial/Office and Heavy Industrial districts.
- It will protect residential areas from industrial uses with higher impacts by restricting heavy industrial uses to areas that are not generally near residential areas.
- It will allow for limited retail uses to service employment hubs such as office and industrial parks.
- It will accommodate property owner requests for a district to allow research, office, and light manufacturing.
- It will eliminate the unused Office Park district.

The proposed text amendment would eliminate the IN and OP districts. All references to these districts will be replaced with references to IN-1, IN-2, or both. The text amendment would also add a purpose for the new districts, development regulations, and would spell out which uses are allowed in each district.

The two cases under consideration are interrelated such that they must be acted upon together. The text amendment, Plan Case 2167-T-12 should be acted on first. It will eliminate the current IN, Industrial and OP, Office Park districts and will establish the IN-1 and IN-2 districts. Plan Case 2168-M-12 will then assign the appropriate zoning designation to the 191 properties that had

been zoned IN based on the Comprehensive Plan Future Land Use Maps and other factors such as current use, surrounding uses, and owner consultation.

At their May 10, 2012 meeting, the Urbana Plan Commission held a public hearing regarding the proposed text amendment and rezonings. There was one member of the public to testify, she had a question of whether her mobile home park would be affected by the proposed rezonings. The Commission and staff informed her that the changes would only affect industrial properties, and not residential properties. At the meeting the Plan Commission discussed whether certain use categories should or should not be allowed in the IN-1 district, such as those that are allowed with a conditional use permit in the B-3 district. The Plan Commission recommended allowing 16 specific use categories with a conditional use permit under Table V-1. The Plan Commission also discussed some of the specific rezonings, and concurred with the staff recommendation for these properties. The Commission voted 6 ayes to 0 nays to forward both plan cases to City Council with a recommendation for approval with the specified changes to Table V-1.

Staff has prepared five ordinances to implement the two plan cases. The first ordinance will adopt the text amendment proposed in Plan Case No. 2167-T-12. The next four ordinances amend Urbana's zoning map, with one ordinance for each of the four zoning reclassifications in Plan Case No. 2168-M-12. Having separate ordinances for each transition will avoid confusion and make clear which zoning district is being assigned to each property. Ordinances for rezoning cases customarily have a complete legal description for each property to be rezoned. Since this case involves 192 properties, the ordinances for the proposed rezonings list the properties by PIN and address and not by full legal description, which will also assist with clarity in the future should anyone need to look up when a specific property was rezoned.

Public and Property Owner Input

Throughout the preparation of these cases, City staff has worked cooperatively with property owners to respond to concerns and to avoid creating nonconforming uses. The proposed concept to replace the IN district with a light and heavy industrial district was presented at an open house on March 14, 2012 at the Urbana Civic Center. Over 300 Property owners and tenants (businesses) for properties proposed to be rezoned were mailed an invitation to the open house. About 15 people attended the meeting, and staff explained the proposed rezoning and answered questions. Several property owners and businesses who could not attend the open house subsequently contacted the City and received information about how the rezoning would affect their property. Both the proposed Zoning Ordinance text and zoning maps were amended to reflect feedback from this open house and subsequent communications with property owners.

As part of public noticing requirements, staff mailed over 1,300 notices to property owners, businesses, and the properties within 250 feet of the subject properties. With the input received from the public meetings and notices, staff was also able to confirm the proposed zoning of properties in the study area prior to making the final request for rezoning of the properties. Some final adjustments to the proposed zoning text and maps were made at that time to insure existing uses would be accommodated and could continue operations in full conformance with the Zoning Ordinance.

As additional notice for the public hearing before the Plan Commission, City staff posted more than 50 signs within rights-of-way within areas to be rezoned. For this case, per Section XI-10.C of the Zoning Ordinance the City Planner waived having to post notice on each of the 192 properties under consideration for rezoning to avoid an unreasonable burden on City staff. This waiver is hereby made part of the public record for this case.

Discussion

2005 Comprehensive Plan

The City's 2005 Urbana Comprehensive Plan has guided both applications. Future Land Use Maps #1, 3, 5, 6, 7 and 10 anticipated the upcoming split of the IN district, and identify the areas in the city where proposed future land uses should be either Heavy Industrial or Light Industrial/Office. (See Exhibit B)

Areas of Urbana which the Urbana Comprehensive Plan generally designates for future Heavy Industrial generally include:

- Lincoln Avenue north of Interstate 74
- south of University Avenue to the east of downtown
- Solo Cup, and
- the North Lierman/Butzow Drive area.

Areas of Urbana which the Urbana Comprehensive Plan generally designates for Light Industrial/Office uses include:

- land north of Airport Road and west of Cunningham Avenue
- the area south of Kenyon Road
- the area near Linview Avenue
- the area southwest of High Cross Road and University Avenue, and
- Small areas in East Urbana.

In addition, there are a number of other properties throughout the city that are currently zoned IN, Industrial which are proposed to be rezoned according to their uses and surrounding zoning districts. Exhibit C includes maps of all of the properties to be rezoned.

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject properties, as "Light Industrial/Office" and "Heavy Industrial". The Plan defines "Light Industrial/Office" and "Heavy Industrial" as follows:

"The Light Industrial / Office land use is intended for planned developments that typically do not generate the intensity of heavy industrial land uses. May include professional and business services, light assembly plants, warehousing, research and development facilities and distribution centers. Light Industrial / Office developments are typically part of a unified development plan.."

“Heavy Industrial areas contain intensive land uses with a strong dependence on transportation facilities such as major roadways, rail or air. Typically require significant amounts of land and can often create conditions that are generally incompatible with residential uses. Heavy manufacturing, truck terminals, construction equipment and material storage are common uses in Heavy Industrial areas.”

The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to this case:

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

4.1 Encourage a variety of land uses to meet the needs of a diverse community.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

16.1 Encourage a mix of land use types to achieve a balanced growing community.

Goal 17.0 Minimize incompatible land uses.

Objectives

17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 27.0 Create a variety of industrial and office developments that can benefit from existing amenities such as convenient access to interstate and rail services and close proximity to the University of Illinois.

Objectives

27.1 Encourage the expansion of existing and the creation of new industrial and office park developments in appropriate locations, using a variety of development tools.

27.2 Provide for adequate services and incentive packages to promote East University Avenue and North Lincoln Avenue as industrial park areas.

27.3 Capitalize on development sites with rail and highway access to promote industrial opportunities.

27.4 Pursue annexation of new areas (such as North Lincoln Avenue, East University Avenue, North Cunningham Avenue and Oak Street) for industrial development.

The proposed text amendment and rezonings would therefore be consistent with the 2005 Urbana Comprehensive Plan.

Inventory of Existing Land Uses and Zoning

In the Spring of 2012, staff inventoried the existing land use and lot area of all properties zoned IN, Industrial in the City. The existing land use for the subject properties were documented by a visual evaluation of the properties and review of the land use as recorded in the Economic Development Division’s business database. The study area included 191 properties. A summary of the existing land uses at the time the study was completed is as follows:

<i>LAND USE</i>	<i>NUMBER OF PROPERTIES</i>	<i>PERCENTAGE</i>
Vacant/Undeveloped/Agriculture	41	21%
Services/Trade	26	14%
Warehouse/Storage	18	11%
Retail/Commercial	15	8%
Heavy Manufacturing	14	7%
Utility or Government	7	4%
Light Manufacturing	3	2%
Other	67	33%
TOTAL	191	100%

As illustrated by the study, 21% of the properties zoned IN, Industrial are not yet developed and/or are being used for agriculture. These properties mainly fall on the outskirts of the city in areas that will be developing over the next few decades, such as North Lincoln or Tatman Court. Much of this undeveloped land is in the area surrounding the Frasca Airport, some of which was acquired for optimal visibility of landing zones, and some of which will be developed in the long term. Only 14 of the properties are used for heavy manufacturing alone. Many properties have retail or service uses which would be allowed in a commercial district such as B-3, General Business. The category for “other” includes a variety of uses that do not fit well under the other categories, including but not limited to cold storage, water treatment, billboards, parking lots, detention basins, physical therapy facilities, and the airport.

As part of this study staff also analyzed lot area and width of the existing IN properties. There were a few properties found to be nonconforming for lot area and width, but these parcels were part of a larger zoning lot. A zoning lot is one or more contiguous parcels that have the same owner and same zoning designation. These parcels are all part of larger zoning lots that conform to the minimum standards for width and area.

Adjacent Land Uses and Zoning Designations

Since the subject properties are spread throughout the city, there are many types of land use and zoning districts adjacent to them. Exhibits B and C show the existing zoning and future land use for the subject properties and properties that surround them. In general, properties currently zoned IN are adjacent to commercial, agricultural and other industrial uses. There are a few locations that have residential uses adjacent to or near industrial properties, such as in East Urbana near Solo Cup and along Glover Street.

Proposed Zoning Designations

The main purpose of conducting the land use and zoning study was to identify which properties should be rezoned to IN-1 and which should be rezoned to IN-2. The goal of the proposed rezoning was to preserve the character of the areas being rezoned, while minimizing the creation of nonconforming uses and avoiding situations where an existing use could not be rebuilt in the event of a fire or other disaster. The Comprehensive Plan Future Land Use Maps provided a guide as to whether light or heavy industrial would be the optimal zoning for a property. The following is a breakdown of the number of properties by category of existing and proposed zoning designation. A map illustrating the proposed rezonings can be found in Exhibit D.

<u>Existing Zoning</u>	<u>Proposed Zoning</u>	<u># of Properties</u>
IN, Industrial	IN-1, Light Industrial/Office	127
IN, Industrial	IN-2, Heavy Industrial	55
IN, Industrial	B-3, General Business	9
B-3, General Business	IN-1, Light Industrial/Office	1

Zoning Ordinance Text Amendment: Purpose

Section IV-2 of the Zoning Ordinance lists the purpose of each district. The following purposes are proposed to be added to create the new IN-1 and IN-2 districts.

IN-1 Light Industrial/Office District:

F. The IN-1, Light Industrial/Office district is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

IN-2 Heavy Industrial District:

G. The IN-2, Heavy Industrial district is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.

Zoning Ordinance Text Amendment: Development Regulations

The proposed IN-1, Light Industrial/Office district will allow for a wider variety of commercial and industrial uses, and will not have the large minimum lot size requirement that the IN district

has in order to accommodate heavy manufacturing plants. The development regulations for the IN-1 district are similar to the B-3 district, except that the floor area ratio would be limited to 2.0 in the IN-1 district, where B-3 allows up to 4.0. The minimum lot size in the IN-1 district will be 6000 square feet, and the setbacks will be the same as in B-3: 15 feet in the front yard, 5 in the side yard, and 10 in the rear yard. The additional side and rear yard requirements will help buffer IN-1 properties from residential areas. In the analysis of existing IN lots, it was found that a few lots that are existing nonconformities will remain nonconforming in the IN-1 district due to their narrow width. Some nonconforming properties in the IN district will become conforming due to the smaller minimum lot size and setback requirements. The proposed IN-2 district will continue to allow for intensive uses, and therefore the development regulations will remain the same.

Comparison of Development Regulations by District

<i>Zoning District</i>	<i>Minimum Lot Size (In square feet unless otherwise indicated)</i>	<i>Minimum or Average Lot Width (In feet)</i>	<i>Maximum Height of Principal Structure (In feet)</i>	<i>Maximum Floor Area Ratio</i>	<i>Minimum Open Space Ratio</i>	<i>Required Yards (In Feet)</i>		
						<i>Front</i>	<i>Side</i>	<i>Rear</i>
Current IN Industrial Zoning	10,000	90	none	1.00	none	25	none	none
Proposed IN-1 Light Industrial/Office	6,000	60	none*	2.00	none	15	5	10
Proposed IN-2 Heavy Industrial	10,000	90	none	1.00	none	25	none	none

* In the IN-1 District, if the height of a building is two stories or exceeds 25 feet, the minimum side and rear yards shall be increased by three feet for each ten feet or fraction thereof over 25 feet in height.

Zoning Ordinance Text Amendment: Table of Uses

Table V-1, Table of Uses, will be amended to include the proposed districts. The proposed table is attached as Exhibit E. In general, uses allowed in the current IN district will continue to be allowed in the proposed IN-2, Heavy Industrial district. The IN-1, Light Industrial/Office district will exclude more intensive manufacturing uses. However, new commercial and some limited retail uses would be allowed in the IN-1 district, including uses such as:

- Convenience Store
- Café or Restaurant (with Conditional Use Permit)
- Health Club
- Laundry/Dry Cleaning Service
- Copy and Printing Service
- Package/Mailing Service
- Office Supplies and Equipment Store
- Hardware Store
- Hotel

Airports, which are currently not allowed at all in the IN district, will be allowed with a conditional use permit in both IN-1 and IN-2 districts. Some new uses are proposed to be added to Table V-1, including *Lumber Yard, Chemical and Allied Product Manufacturing, and Motor Vehicle Parts and Accessories Manufacturing.*

Nonconformities

One goal of the proposed rezonings was to rezone properties so that the zoning would be generally consistent with the current use of the property and surrounding uses. For this reason, few if any nonconformities in relation to use will be created as a result of the proposed rezonings, as indicated in the above-mentioned land use study. Setbacks have only increased for side and rear yards in the IN-1 district, and it is not anticipated that this will create any problems. Article X of the Urbana Zoning Ordinance addresses nonconformities. Per Article X-1.A, properties which are rendered nonconforming by the proposed rezoning shall be considered lawful, and may continue as nonconformities under the provisions of the Zoning Ordinance. In addition, the following three items are important to note about nonconformities:

- 1) Nonconformities cannot be enlarged, extended, expanded or altered in any way which would increase the nonconformity (Section X-2).
- 2) If nonconforming uses are discontinued for more than six months or are changed to a conforming use, the nonconforming use is considered abandoned and from that point forward the use must conform to the zoning district in which the property is located (Section X-4).
- 3) “If a building or structure occupied by a nonconforming use is damaged by fire, explosion, Act of God or other sudden damage or destruction, then it shall not be reconstructed or repaired if the cost of the reconstruction or repair of the building would exceed 60% of the fair market value of the building or structure immediately prior to the damage, unless its use thereafter is fully conforming to this Ordinance” (Section X-8).

Proposed Rezonings

IN to IN-1

The IN-1 Zoning District is intended to “provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located”. The IN-1 district has more permissive development regulations than the IN district, with smaller required lot sizes and frontages, while allowing for twice as much floor area ratio. Staff has determined that there are no zoning lots proposed to be rezoned that do not conform to the requirements of the IN-1 district. There are a few smaller, odd-shaped lots that will be converted from IN to IN-1, but they are all parts of larger zoning lots under common ownership.

Property owners were given opportunities to work with the City to ensure their land use will still be allowed under the IN-1 district. Some of those properties originally proposed to become IN-1 are now proposed to become IN-2 at the request of those owners. Staff currently is not aware of any uses that will be made non-conforming due to the proposed rezoning.

The majority of the proposed rezonings are for properties which are currently zoned IN to be

zoned to IN-1, Light Industrial/Office. These properties are used for less intensive industrial uses (such as light assembly), service and trade uses (such as HVAC contractors or delivery service depots), retail uses (flooring sales, equipment rental), offices, or are vacant. Areas currently zoned IN, Industrial that have a future land use of Light Industrial/Office or Community Business are proposed to be rezoned to IN-1.

IN to IN-2

The IN-2 Zoning District is intended to “provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service”. The IN-2 district has identical development regulations to the IN district, and any existing nonconforming lots will maintain their legal nonconforming status. Staff currently is not aware of any uses that will be made non-conforming due to the proposed rezoning.

Properties with more intensive uses or a future land use of Heavy Industrial which are currently zoned IN are proposed to be zoned IN-2, Heavy Industrial district. These properties, located near railroads and interstates, are used for intensive industrial uses, including asphalt production, auto parts manufacturing, concrete recycling and food distribution. Some parcels are vacant.

IN to B-3

Some parcels that are currently zoned IN are not well-suited to continue to be zoned for industrial uses. These parcels are generally small and contain commercial or hospital uses, billboards, or parking. These parcels are in areas near commercial, hospital, or residential uses, isolated from industrial zones, and therefore are proposed to be rezoned to B-3, General Business.

B-3 to IN-1

Finally, there is one parcel that is proposed to transition from B-3 to IN-1. This property, located at 702 Killarney Street, contains suites with office, research, and confectionary distribution uses. The configuration of the building is suited to light industrial and office uses, with open floor plans and loading docks. The owner has requested the rezoning to help attract tenants for the space. Surrounding uses are industrial and commercial.

The La Salle Criteria

In the case of La Salle National Bank v. County of Cook (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The purpose of the proposed rezoning is to incorporate the new IN-1 and IN-2 districts and to make the subject properties more compatible with surrounding properties. Since this rezoning is

part of a text amendment, all industrial properties will need to be rezoned. Subject properties near commercial and residential uses would generally be rezoned to IN-1, Light Industrial/Office. Properties near heavy industrial and agricultural uses will become IN-2, Heavy Industrial, and will be largely isolated by railroad and interstate right-of-ways. The rezonings would bring conformance with land use regulations set forth in the Comprehensive Plan's Future Land Use Maps.

An inventory of existing uses and zoning was conducted, and there was a conscience effort to minimize nonconforming uses and lots. Ninety-five percent of parcels rezoned would go from one industrial classification to another so adjacent uses should experience few if any additional negative impacts.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

This is the difference in the value of the properties as they are currently zoned and the value they would have if they were rezoned.

The proposed rezonings from IN to IN-1 would generally reduce development regulations, but restrict the number of high-intensity industrial uses that could be developed on the properties. While there could be a loss in opportunity for some uses, rezoning to IN-1 will allow for an overall greater number of commercial and retail uses, allowing for a more diverse pool of users interested in the properties. Properties being rezoned to IN-2 will see few changes in development regulations and will have more allowed uses, so there should be no impact on property values. The few properties being rezoned from Industrial to B-3, General Business District, are with the consent of, or at the request of, their respective property owners. No properties are currently zoned OP, Office Park, so elimination of the district would not affect any property values.

Both the proposed IN-1 and IN-2 District regulations will have a broad range of uses either permitted by right, or as conditional or special uses. Based on the City's inventory and analysis, each of the proposed zoning districts would support a range of economically-viable uses for all affected properties.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

Having two industrial districts better reflects the nature and broad range of industrial users and their impacts. A public benefit is the ability to create heavy industrial districts which are well suited for such uses in terms of infrastructure, transportation facilities, and being located away from potentially incompatible uses.

Based on City staff's inventory and analysis and land use and zoning, these cases are not expected to impose a hardship on any property involved. City staff has taken care to accommodate existing uses and lots under proposed regulations.

5. *The suitability of the subject property for the zoned purposes.*

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The subject properties are suited for continued use as industrial and office properties, as they all are currently zoned IN, Industrial, and for the most part have existing industrial uses.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

Some of the subject properties are currently vacant, but this is not due to their existing IN zoning designation. Most of the vacant properties are on the outskirts of the city and are currently used for agriculture. Approximately 200 acres of the vacant land are part of the Frasca Airport runways and desired clear zones.

Summary of Findings

1. The Zoning Administrator is requesting that the IN, Industrial and OP, Office Park zoning districts be replaced with the IN-1, Light Industrial/Office and IN-2, Heavy Industrial zoning districts.
2. The Zoning Administrator is requesting that all properties currently zoned IN be rezoned to IN-1, IN-2, or B-3 to reflect the Future Land Use recommendations in the 2005 Comprehensive Plan.
3. The proposed text amendment will bring the Zoning Ordinance up to date with modern zoning standards.
4. The proposed text amendment will make important distinctions between heavy industrial uses and light industrial/office uses.

5. The proposed text amendment will bring the Zoning Ordinance into conformance with the 2005 Comprehensive Plan by creating new Light Industrial/Office and Heavy Industrial districts.
6. The proposed text amendment will protect residential areas from industrial uses with higher impacts by restricting heavy industrial uses to areas that are not generally near residential areas.
7. The proposed text amendment will allow for limited retail uses to service employment hubs such as office and industrial parks.
8. The proposed text amendment will accommodate property owner requests for a district to allow research, office, and light manufacturing.
9. The proposed text amendment will eliminate the unused Office Park district.
10. The properties near commercial and residential uses are proposed to be rezoned to lower intensity uses to preserve the character of areas in which they are located.
11. The rezonings have been proposed so that there will be minimal nonconformities created as a result. In addition, as a result of the proposed rezonings, some existing nonconformities will be eliminated.
12. Extensive outreach efforts to gather input have been conducted including an Open House, direct mail informing owners of property proposed to be rezoned, posting of signs, legal notice in the newspaper, individual consultations with property owners and businesses, and a public hearing.
13. The proposed rezonings appear to generally meet the LaSalle Case criteria.

Options

These cases should be considered together but voted upon sequentially. In Plan Case Nos. 2167-T-12 and 2168-M-12, the Urbana City Council may:

- APPROVE the proposed text amendment and rezonings as presented;
- APPROVE the proposed text amendment and rezonings including specified changes;
or
- DENY the proposed amendment and rezonings.

Due to the number of properties proposed to be rezoned under Plan Case No. **2168-M-12**, City Council has the ability to review each of the subject properties individually as to their respective proposed rezoning and make a recommendation to move the properties from one type of rezoning

to another. Each category of rezoning has its own ordinance, so any properties that Council changes would need to be removed from one ordinance and added to another.

Recommendation

Zoning Ordinance Text Amendment

At their May 10, 2012 meeting, the Urbana Plan Commission voted 6 ayes to 0 nays to forward Plan Case No. 2167-T-12 to the Urbana City Council with a recommendation for **APPROVAL**, based on changes to Table V-1, which have been incorporated into the attached ordinance.

Zoning Map Amendment

At their May 10, 2012 meeting, the Urbana Plan Commission voted 6 ayes to 0 nays to forward Plan Case No. 2168-M-12 to the Urbana City Council with a recommendation for **APPROVAL**, as presented.

Staff concurs with these recommendations.

Attachments: Exhibit A: List of Properties Proposed to be Rezoned

Maps: For each area there are three map exhibits

Exhibit B: Comprehensive Plan Future Land Use Maps

Exhibit C: Existing Zoning Map

Exhibit D: Map of Proposed Zoning Districts

Exhibit E: Proposed Text Amendment Strikeout and Underline Version

Exhibit F: Adopting Ordinances

EXHIBIT A: Properties to be Rezoned

PIN	Physical Address	PIN	Physical Address
General Business (B-3) to Proposed Light Industrial/Office (IN-1)			
912105302007	702 W KILLARNEY ST	912109402013	1402 E BUTZOW DR
Current Industrial (IN) to General Business (B-3)		912109402004	1602 E BUTZOW DR
912107408012	CHURCH ST R.O.W.	912106401007	1304 W CARDINAL CT
912107402003	1401 W HILL ST	912106401008	1311 W CARDINAL CT
912107402002	1403 W HILL ST	912106401006	1406 W CARDINAL CT
912107402001	1407 W HILL ST	912107430005	1111 W CHURCH ST
912107430003	303 N LINCOLN AV	912107430001	1115 W CHURCH ST
912105353021	1804 N LINCOLN AV	911533402006	3007 N CUNNINGHAM AV
912108376016	405 W UNIVERSITY AV	911533452001	3008 N CUNNINGHAM AV
912108376025	411 W UNIVERSITY AV	911532426005	FARMLAND
Current Industrial (IN) to Proposed Light Industrial/Office (IN-1)		911532476013	FARMLAND
912104100016	O'BRIEN DR R.O.W.	911533100013	FARMLAND
912105276007	302 E ANTHONY DR	911533100019	FARMLAND
912105276008	304 E ANTHONY DR	911533476012	FARMLAND
912105276006	308 E ANTHONY DR	912104100011	FARMLAND
912105277012	502 E ANTHONY DR	912106401009	1807 N FEDERAL DR
912104151011	802 E ANTHONY DR	912106402006	1812 N FEDERAL DR
912105276009	403 E BEESON DR	912106402005	1906 N FEDERAL DR
912105251002	101 W BEESON DR	912106402004	1910 N FEDERAL DR
912105251001	103 W BEESON DR	912106402003	2002 N FEDERAL DR
912105353010	1606 N BEVERLY DR	912106401005	2007 N FEDERAL DR
912105353009	1608 N BEVERLY DR	912106402002	2008 N FEDERAL DR
912105354008	801 W BEVERLY DR	922116178011	410 S GLOVER AV
912105353008	802 W BEVERLY DR	922116178012	500 S GLOVER AV
912105354007	803 W BEVERLY DR	922116178025	602 S GLOVER AV
912105354006	805 W BEVERLY DR	922116182007	704 S GLOVER AV
912105354005	807 W BEVERLY DR	922116182008	706 S GLOVER AV
912105354016	809 W BEVERLY DR	922116182009	810 S GLOVER AV
912105353016	704 W BRADLEY AV	912107412001	611 N GOODWIN AV
912105353019	706 W BRADLEY AV	912108481006	620 E GRAVEL RD
912108460003	302 N BROADWAY AV	911533300005	906 E ILLINI AIRPORT RD
912109404002	1211 E BUTZOW DR	912115226009	101 S INDUSTRIAL CIR
912109404001	1212 E BUTZOW DR	912115226008	102 S INDUSTRIAL CIR
912109402011	1214 E BUTZOW DR	912115226027	201 S INDUSTRIAL CIR
912109402012	1304 E BUTZOW DR	912115226026	207 S INDUSTRIAL CIR
		912115226025	213 S INDUSTRIAL CIR
		912106402008	1201 W KENYON DR
		912106402007	1201 W KENYON RD
		912106401010	1405 W KENYON RD
		912106326007	1519 W KENYON RD
		912105352001	711 W KETTERING PARK DR
		912105353004	803 W KETTERING PARK DR

EXHIBIT A: Properties to be Rezoned

PIN	Physical Address	PIN	Physical Address
912105304001	801 W KILLARNEY ST	912115226024	3010 E TATMAN CT
911533100020	LANDLOCKED	912115226007	3100 E TATMAN CT
912108481013	LANDLOCKED	912115226900	3103 E TATMAN CT
912108481013	LANDLOCKED	912115226013	3109 E TATMAN CT
912109352015	LANDLOCKED	912115226006	3110 E TATMAN CT
912109451010	LANDLOCKED	911533300001	1402 E TRIUMPH DR
912115226010	LANDLOCKED	912109376011	1207 E UNIVERSITY
912108481008	LANDLOCKED	912109351022	801 E UNIVERSITY AV
912109404004	505 N LIERMAN AV	912109351018	901 E UNIVERSITY AV
912109404003	509 N LIERMAN AV	912109376010	1201 E UNIVERSITY AV
912107430004	601 N LINCOLN AV	912109376007	1209 E UNIVERSITY AV
912105354015	1604 N LINCOLN AV	912109451011	1211 E UNIVERSITY AV
912105301012	1900 N LINCOLN AV	912109404900	1212 E UNIVERSITY AV
912105304008	1908 N LINVIEW AV	912109404006	1212 E UNIVERSITY AV
912105301021	1909 N LINVIEW AV	912109451007	1509 E UNIVERSITY AV
912105304005	2002 N LINVIEW AV	912109477006	1705 E UNIVERSITY AV
912105304004	2004 N LINVIEW AV	912109353020	116 N WEBBER ST
912105304900	2006 N LINVIEW AV	912104100019	2400 N WILLOW RD
912105304002	2008 N LINVIEW AV	912105276010	2401 N WILLOW RD
912108481015	510 E MAIN ST	911532476014	3001 N WILLOW RD
912108481009	600 E MAIN ST		
912109379016	1308 E MAIN ST		
912109379017	1402 E MAIN ST		
912109452004	1502 E MAIN ST		
912109452005	1502 E MAIN ST		
912109452005	1502 E MAIN ST		
912108481011	202 N MAPLE ST		
922116179011	709 S POPLAR ST		
922116179012	801 S POPLAR ST		
922116178022	RAILROAD R.O.W.		
922116178022	RAILROAD R.O.W.		
912108503002	RAILROAD R.O.W.		
912108504002	RAILROAD R.O.W.		
912108504003	RAILROAD R.O.W.		
912109505001	RAILROAD R.O.W.		
912109505003	RAILROAD R.O.W.		
912115226021	2903 E TATMAN CT		
912115226022	2904 E TATMAN CT		
912115226020	3003 E TATMAN CT		
912115226023	3004 E TATMAN CT		
912115226019	3009 E TATMAN CT		

EXHIBIT A: Properties to be Rezoned

Current Industrial (IN) to Proposed Heavy Industrial (IN-2)

PIN	Physical Address
912105100010	500 W ANTHONY DR
912105100015	508 W ANTHONY DR
912105100008	606 W ANTHONY DR
912109403005	1403 E BUTZOW DR
912109403006	1601 E BUTZOW DR
912109403007	1705 E BUTZOW DR
912109426014	601 N GUARDIAN DR
912109403008	LANDLOCKED
922116200022	803 S LIERMAN AV
912105100006	2404 N LINCOLN AV
912105100005	2406 N LINCOLN AV
912106228006	2509 N LINCOLN AV
912106226001	2611 N LINCOLN AV
911531400034	2905 N LINCOLN AV
911531400028	3001 N LINCOLN AV
911531400023	3105 N LINCOLN AV
911531400004	3107 N LINCOLN AV
911531400033	3201 N LINCOLN AV
911532300002	3202 N LINCOLN AV
911532300017	3402 N LINCOLN AV
911532156001	3402 N LINCOLN AV
922116200021	1505 E MAIN ST
912106227005	2401 N NORTH SHORE DR
912106228005	2402 N NORTH SHORE DR
912106228004	2404 N NORTH SHORE DR
912106227004	2405 N NORTH SHORE DR
912106228003	2500 N NORTH SHORE DR
912106228002	2504 N NORTH SHORE DR
912106227003	2505 N NORTH SHORE DR
912106228009	2508 N NORTH SHORE DR
912106227006	2509 N NORTH SHORE DR
912106228008	2510 N NORTH SHORE DR
912106201005	2508 N OAK ST
912106201004	2510 N OAK ST
912106201001	2610 N OAK ST
911531400016	2802 N OAK ST
911531400021	3004 N OAK ST
911531400026	3006 N OAK ST

911531400024	3010 N OAK ST
911531400032	3102 N OAK ST
911531280003	901 W SALINE CT
911531280001	915 W SALINE CT

PIN	Physical Address
911531200006	1000 W SALINE CT
911531280006	1001 W SALINE CT
911531280007	1001 W SALINE CT
911531226001	1102 W SALINE CT
911531280002	0 SALINE CT LANDLOCKED
911531400036	1001 W SOMER DR
911531400035	1102 W SOMER DR
911531400025	1102 W SOMER DR
912108480015	703 E UNIVERSITY AV
912109351021	705.5 E UNIVERSITY AV
912109403001	1306 E UNIVERSITY AV
912109403004	1602 E UNIVERSITY AV

Current Industrial/Residential Split (IN/R5) to Proposed Light Industrial/Office (IN-1)

912108362015	312 N COLER AV
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Current Medical Industrial Complex /Industrial Split (MIC/IN) to General Business (B-3)

912108376037	505 W UNIVERSITY AV
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Exhibit B-1

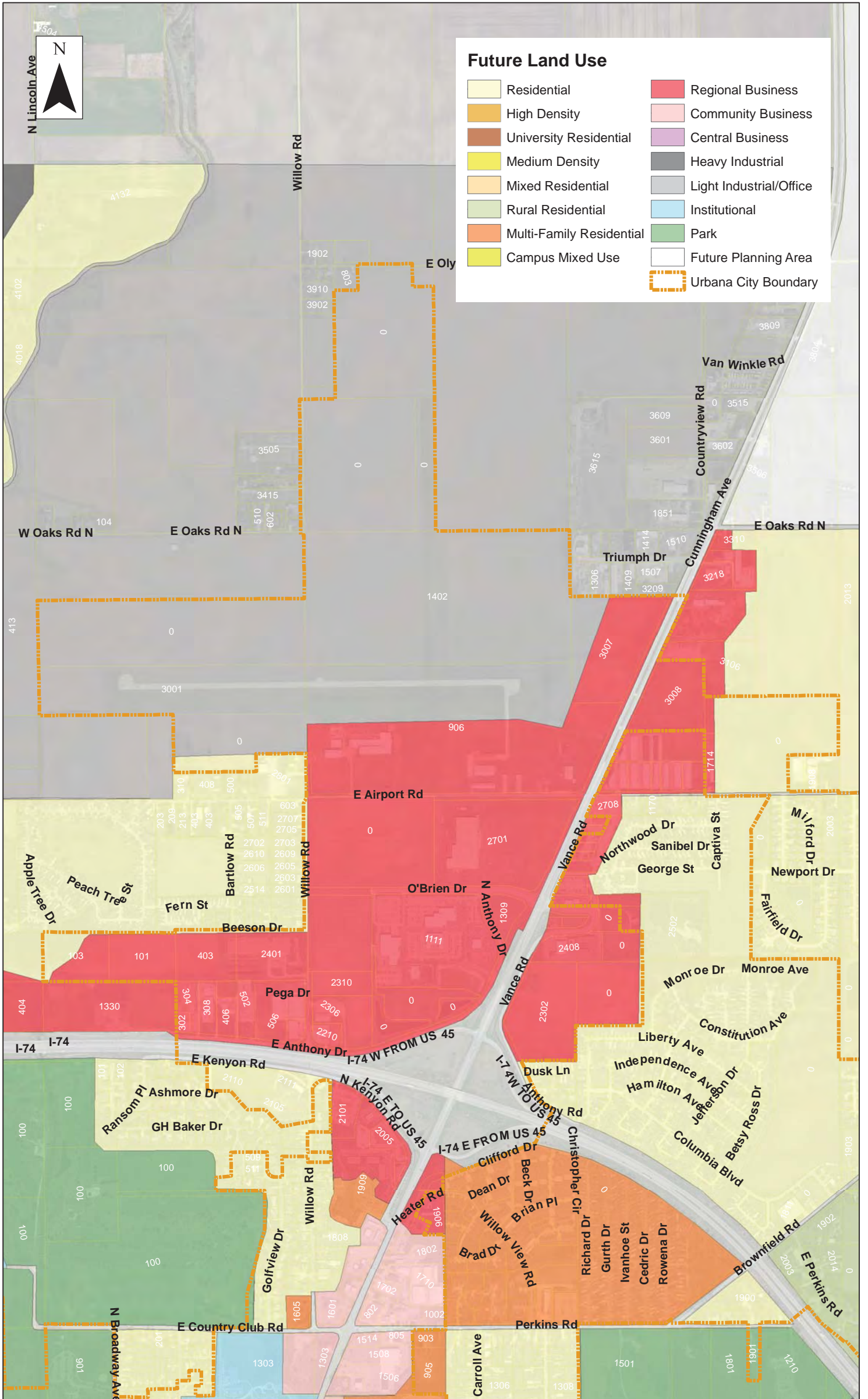
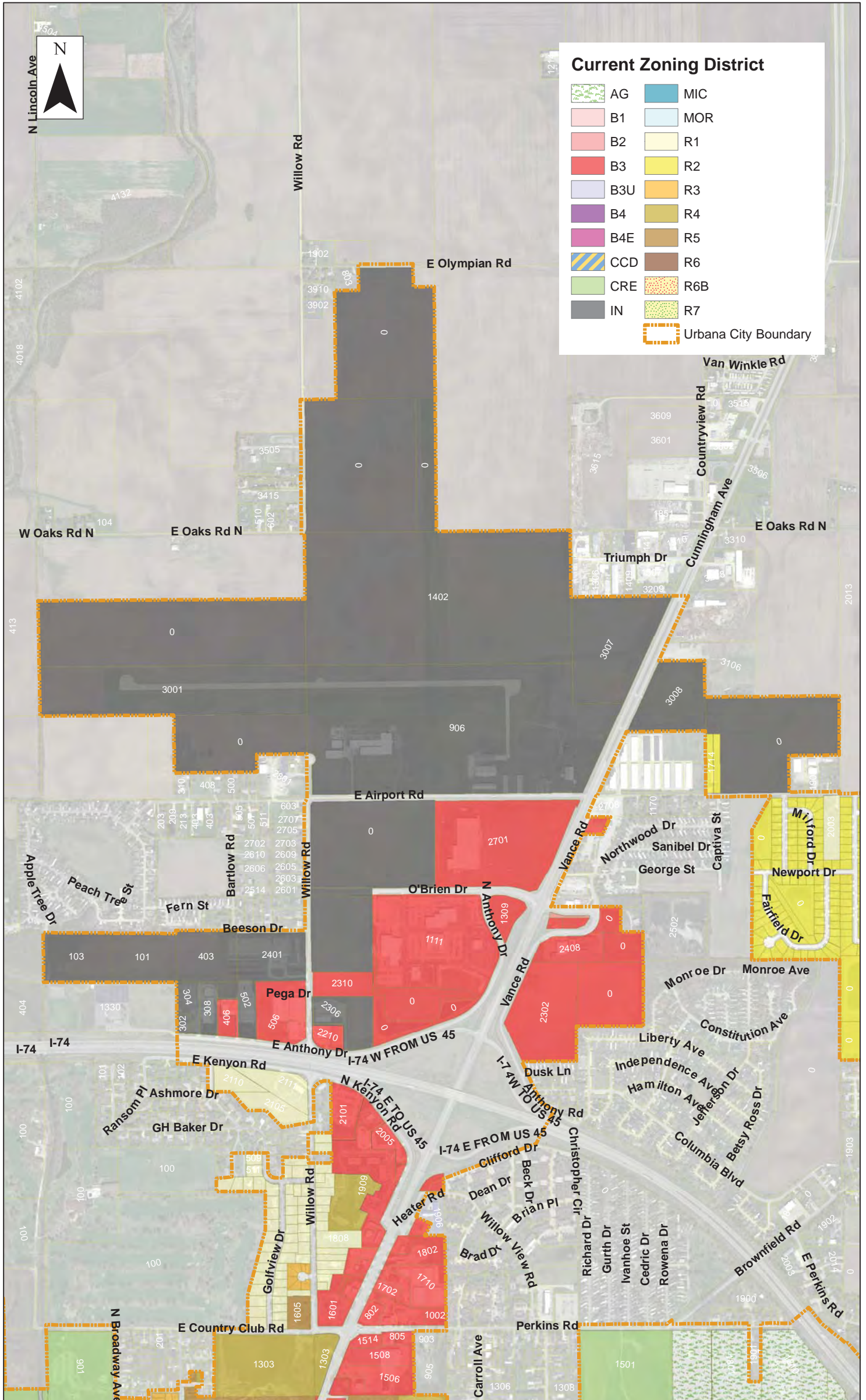


Exhibit C-1



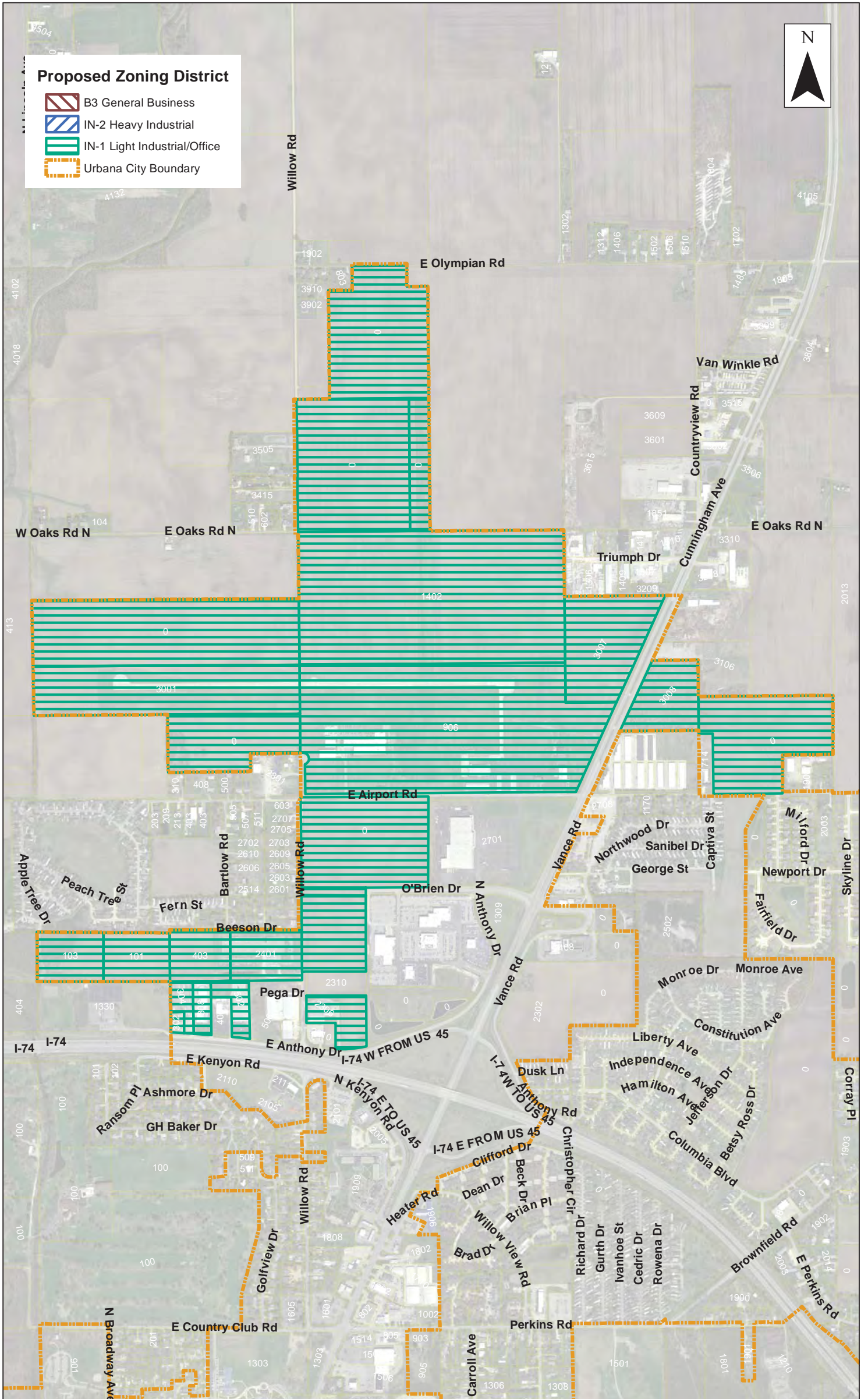
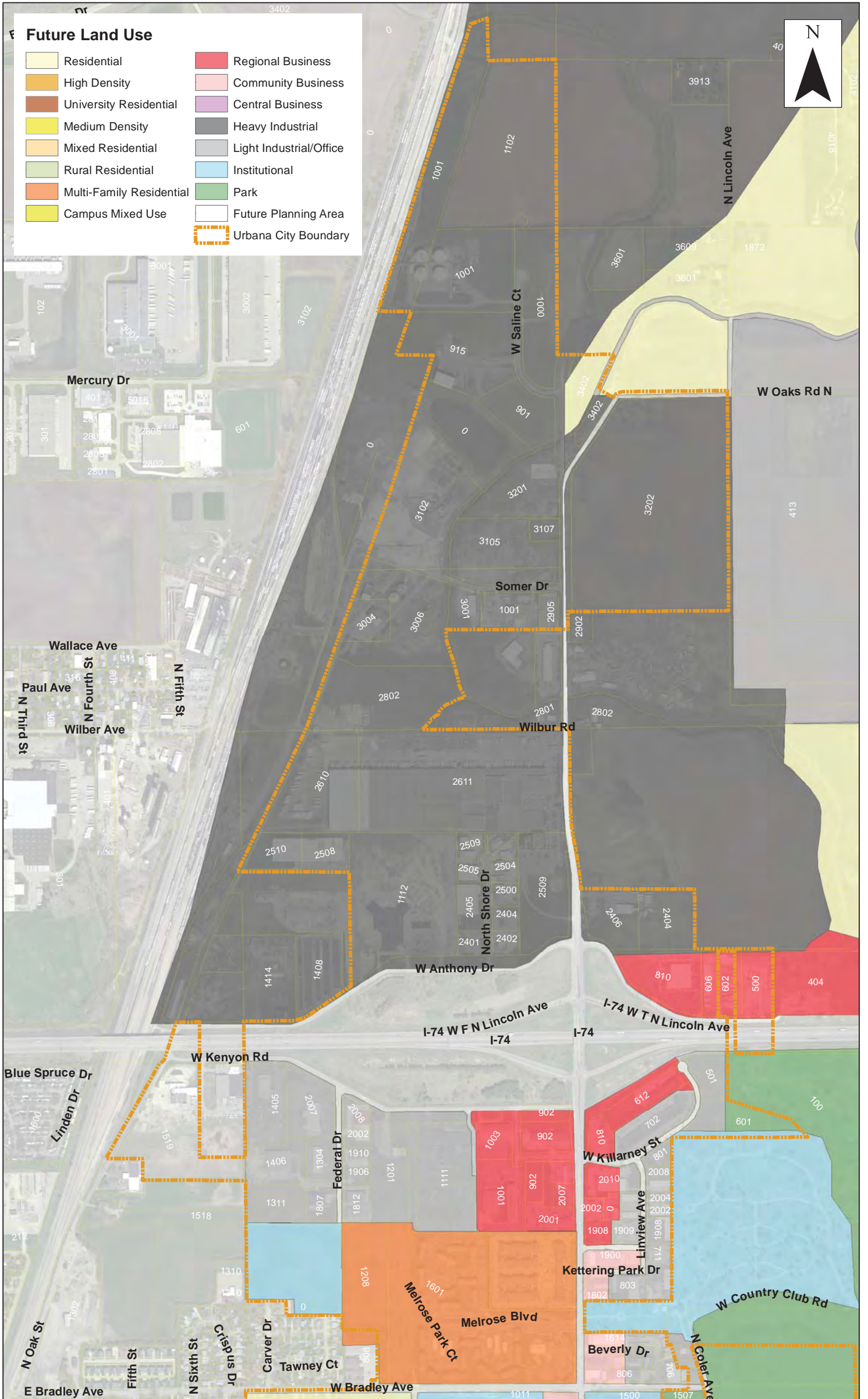
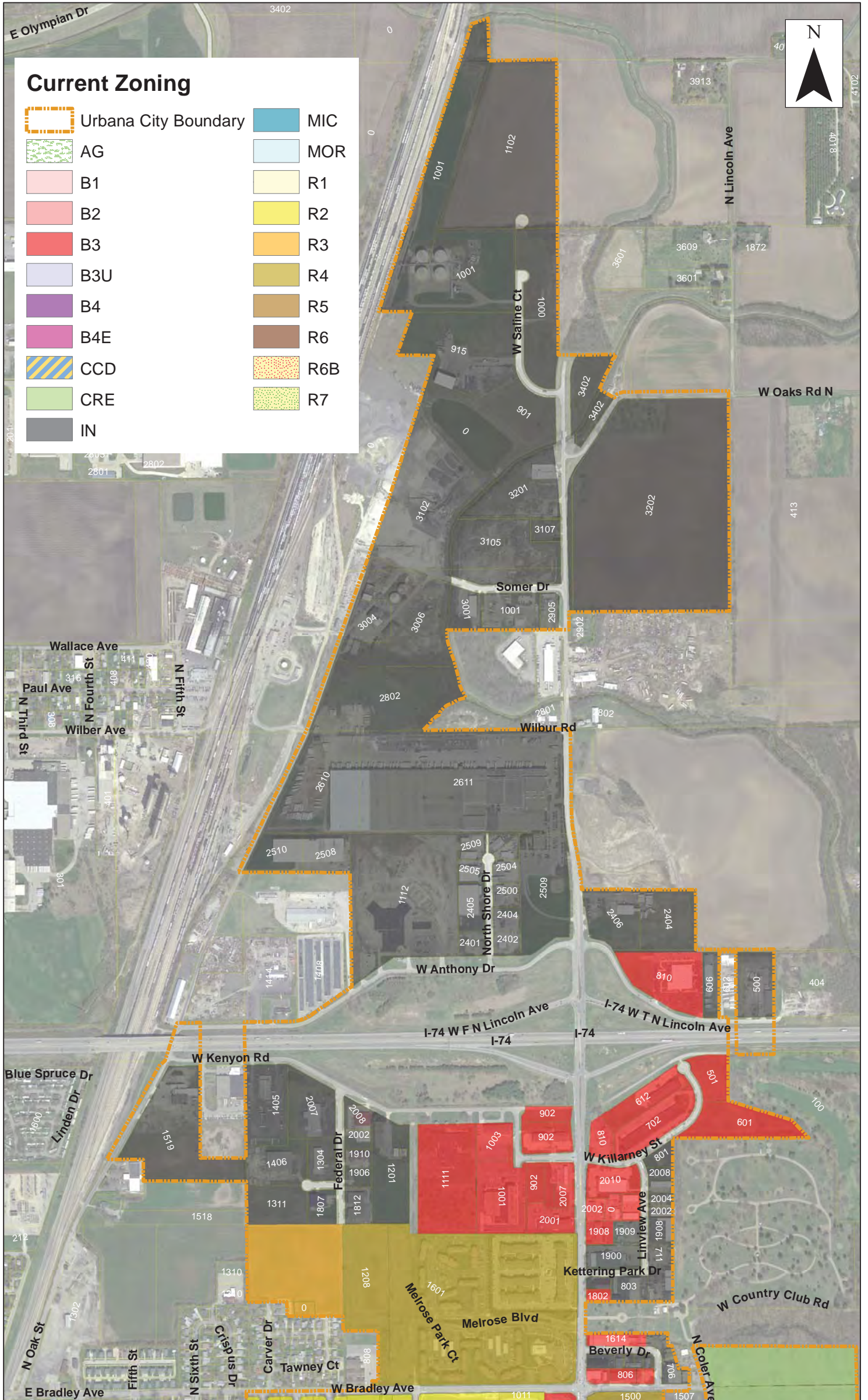
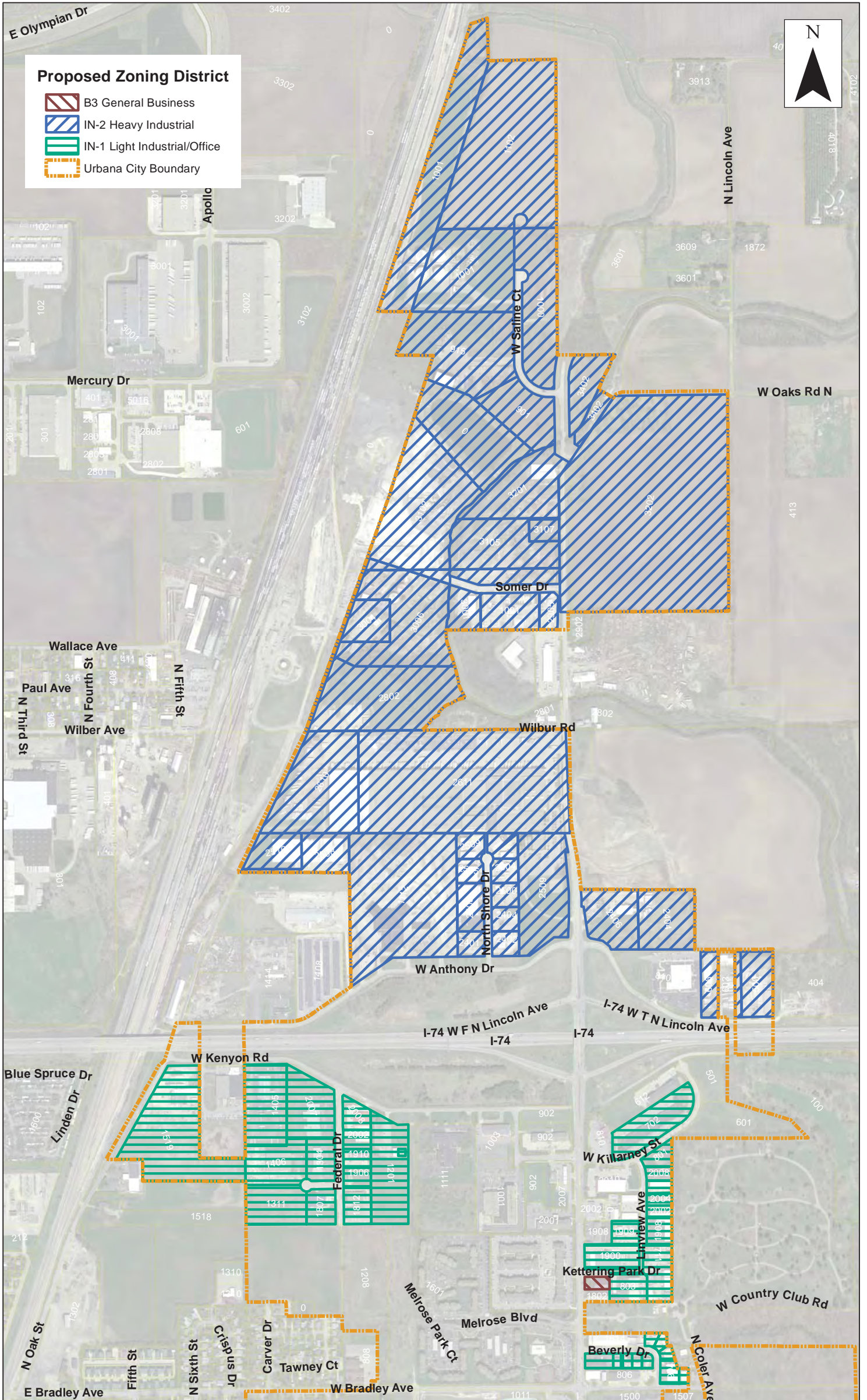
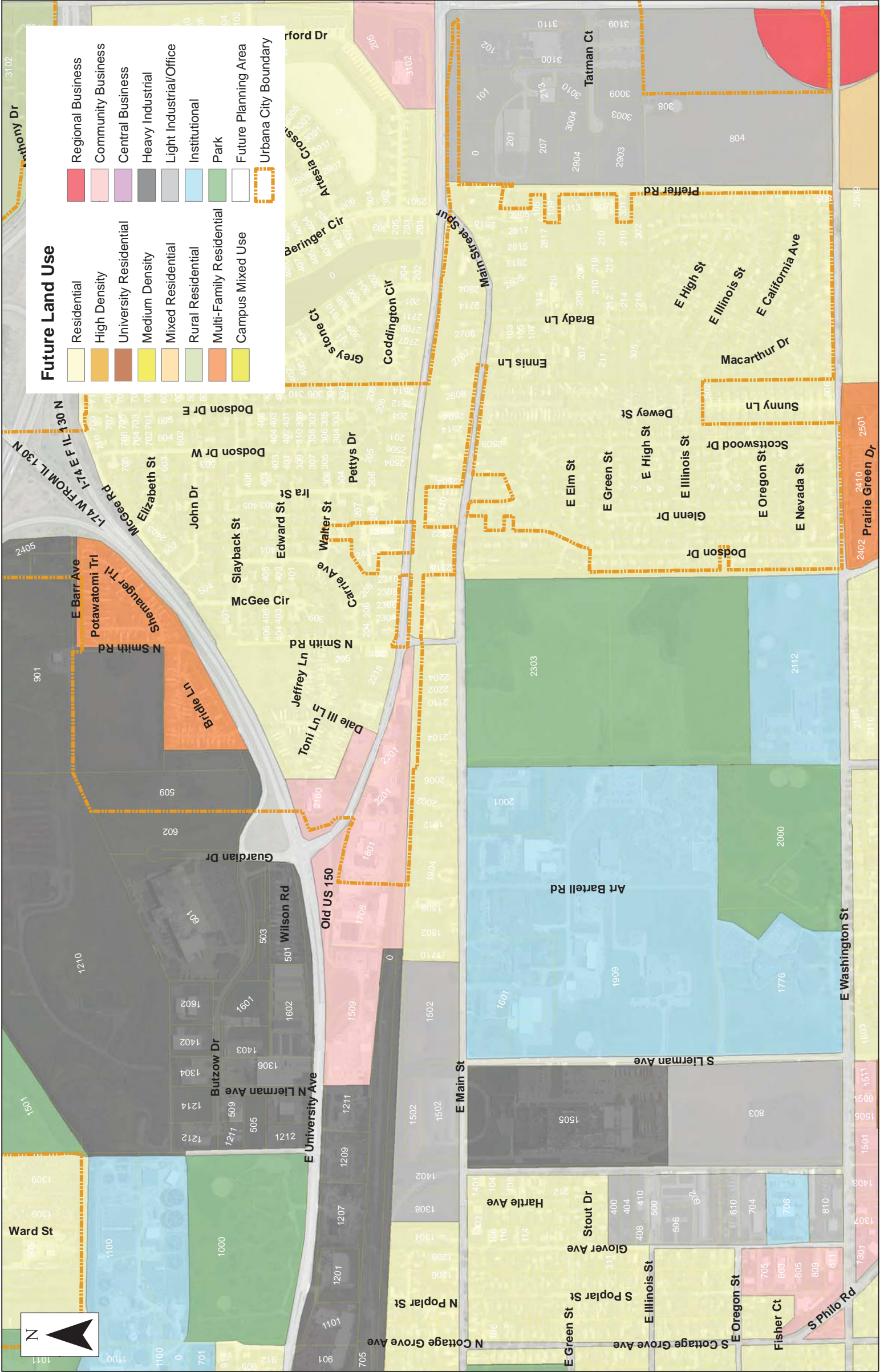


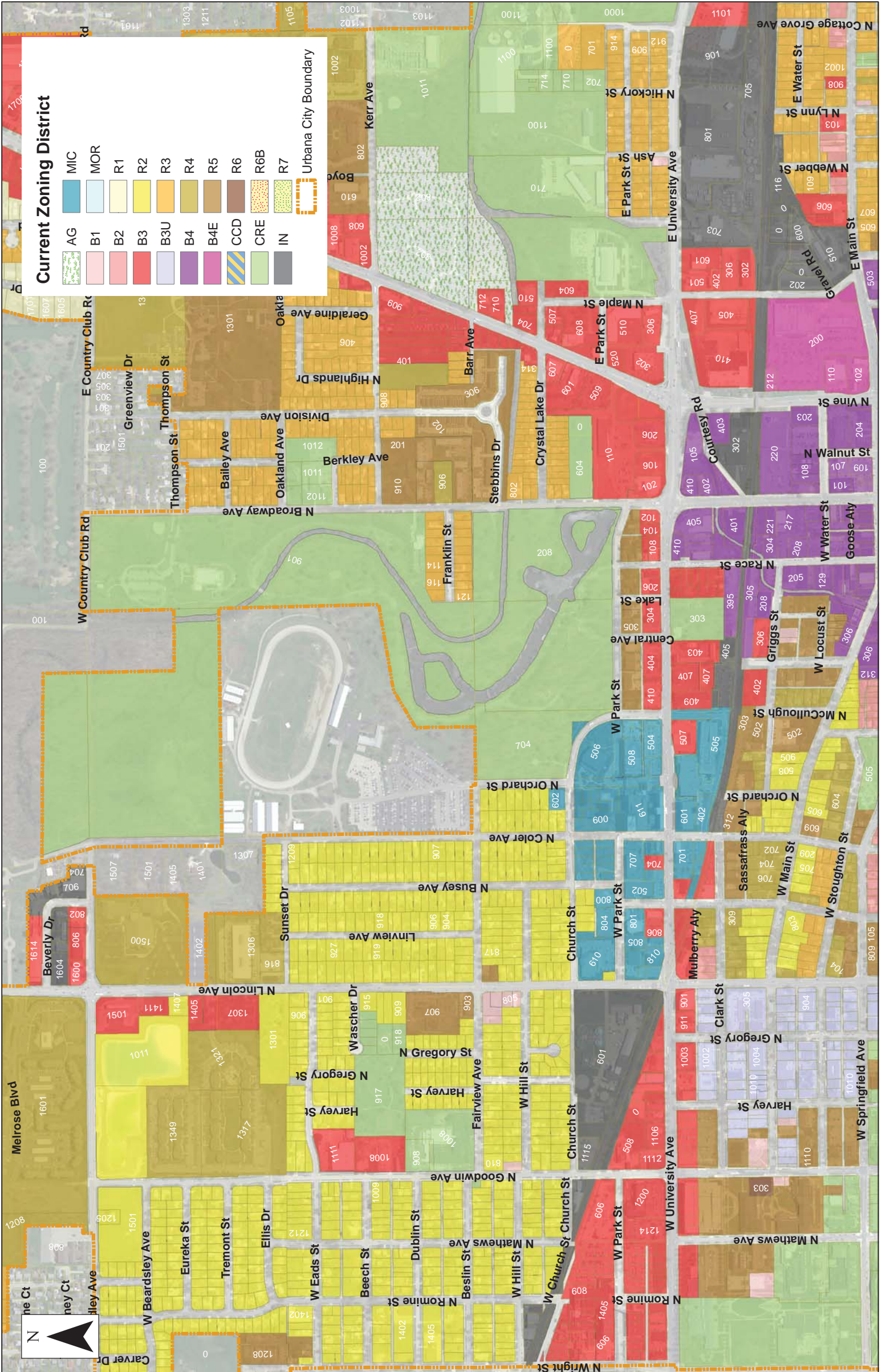
Exhibit B-2











Current Zoning District

- | | | | |
|--|----------------------|--|-----|
| | AG | | MIC |
| | B1 | | MOR |
| | B2 | | R1 |
| | B3 | | R2 |
| | B3U | | R3 |
| | B4 | | R4 |
| | B4E | | R5 |
| | CCD | | R6 |
| | CRE | | R6B |
| | IN | | R7 |
| | Urbana City Boundary | | |



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ARTICLE IV. DISTRICTS AND BOUNDARIES

Section IV-1. Number and Designation of Districts

Section IV-2. Purpose of Districts

Section IV-3. Official Zoning Map

Section IV-4. Interpretation of Map and District Boundaries

Section IV-5. Classification of Land Subsequently in the Jurisdiction of the City

Section IV-1. Number and Designation of Districts

In order to carry out the purposes of this Ordinance, as specified in Section I-1, by classifying, regulating, and restricting the location of buildings erected or structurally altered for specific uses, by regulating the use of land and structures, by regulating and limiting the height and bulk of buildings and structures hereafter erected or structurally altered, by regulating and determining the area of yards and other open spaces about buildings, by regulating the intensity of the use of land or buildings, and by regulating off-street parking facilities for certain uses, the City of Urbana, Illinois, is hereby divided into 23 zoning districts, which are hereby established as follows:

AG	Agriculture
B-1	Neighborhood Business
B-2	Neighborhood Business – Arterial
B-3	General Business
B-3U	General Business – University
B-4	Central Business
B-4E	Central Business – Expansion
BYC	Boneyard Creek District
CCD	Campus Commercial District
CRE	Conservation-Recreation-Education
IN	Industrial
IN-1	Light Industrial/Office
IN-2	Heavy Industrial
MIC	Medical Institutional Campus
MOR	Mixed Office Residential
OP	Office Park
R-1	Single-Family Residential
R-2	Single-Family Residential
R-3	Single- and Two-Family Residential
R-4	Medium Density Multiple-Family Residential
R-5	Medium High Density Multiple-Family Residential
R-6	High Density Multiple-Family Residential
R-6B	High Density Multiple-Family Residential—Restricted Business
R-7	University Residential
BDR	Business Development and Redevelopment District

(Ord. No. 8384-25, § 2, 10-17-83; Ord. No. 9091-59, § 1, 11-19-90; Ord. No. 9091-60, § 1, 11-19-90; Ord. No. 9091-61, § 1, 11-19-90; Ord. No. 9091-62, § 1, 11-19-90; Ord. No. 9293-72, § 1, 02-01-93) (Ord. No. 1999-06-045, 06-11-99) (Ord. No. 2002-01-001, 01-07-02)

this District is to accommodate the growth of Downtown Urbana with new developments that provide landscaping, setbacks, and off-street parking greater than that required in the B-4 District and less than that required in the B-3, General Business District. (Ord. No. 9293-72, § 2, 02-01-93)

- C. The *BYC, Boneyard Creek District* is a special district which is superimposed over other districts which lie along the Boneyard Creek through the City of Urbana. This special district is intended to allow appropriate use of the property, according to the district in which it is located, while also protecting and enhancing the drainage ways as a means of watershed management, and as a recreational and open space resource.
- D. The *CCD, Campus Commercial District* is intended to create a district to provide opportunities for development of a commercial center to serve the University of Illinois campus and neighboring residential areas. The focus of this area of campus as the “gateway” to the University, the presence of public functions such as the Office of Admissions and Records, the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area’s demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a campus commercial district.
- E. The *CRE, Conservation-Recreation-Education District* is intended to conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.
- F. The *IN, Industrial District* is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.

The *IN-1, Light Industrial/Office* district is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

- G. The *IN-2, Heavy Industrial* district is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the *IN-1* or *B-3* zoning districts.

Applicability: The MIC District established by this ordinance shall be a conversion zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus as depicted on the map above. When the City of Urbana issues a building permit to the owner of a property in this area for the development of said property for a medical related use, as that term is defined in Section V-10, the property's zoning shall convert to MIC and the development regulations of the MIC district shall apply. Until that time, the underlying zoning districts and regulations will remain in effect, will govern the permitted use or uses of such properties and will appear on the official City of Urbana Zoning. Upon the owner's receipt of such a building permit, the subject property will automatically convert to the MIC zoning district. If the owner does not commence construction under the terms of said building permit within one year of its issuance, the MIC zoning will revert to the original zoning in effect as of the date of this Ordinance. Unless otherwise specified within these regulations all other standards and requirements of the Urbana Zoning Ordinance remain in effect. Uses in the Medical Institutional Campus District are for the purpose of definition considered nonresidential uses. Annual updates of the Official Zoning Map of the City of Urbana shall reflect the change in zoning. Additional regulations for the MIC District are located in Section V-10 of this Ordinance.

- I. The *MOR, Mixed-Office Residential District* is intended to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures. New construction shall be designed and constructed in a manner that is consistent with the character of the district. The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected. (Ord. No. 2003-11-120, 11-25-03)

~~J. The *OP, Office Park District* is intended to provide areas for office complexes and office parks along or in proximity to arterial streets. These areas are intended to serve as employment centers for adjacent or nearby residential neighborhoods, and as buffers between those neighborhoods and arterial street traffic. The development regulations in the district are designed to encourage quality development with a "campus-like" appearance. In addition to office uses, some low intensity commercial uses are permitted by right to provide convenient goods and services for employees and patrons of the office uses. Higher intensity commercial uses are generally prohibited to prevent the traffic congestion associated with such uses. A few higher intensity commercial uses that may provide convenient goods and services to those workers and patrons of the office uses are permitted if they meet conditional or special use criteria designed to insure compatibility with the district. Low intensity manufacturing uses that can be compatible with and often have important linkages to office uses are permitted by right or as a special use, depending on the scale of the proposed development.~~

- J. The *Residential Districts* generally are intended to provide desirable settings for residential uses within several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses. Basic urban services and utilities, including adequate access and utilities, are necessary for these districts.

<i>B-1 Rural Trade Center</i>	<i>B-1 Neighborhood Business</i>
<i>B-2 Neighborhood Business</i>	<i>B-1 Neighborhood Business</i>
<i>B-3 Highway Business</i>	<i>B-3 General Business</i>
<i>B-4 General Business</i>	<i>B-3 General Business</i>
<i>B-5 Central Business</i>	<i>B-4 Central Business</i>
<i>I-1 Light Industry</i>	<i>IN-1 Light Industrial/Office</i>
<i>I-2 Heavy Industry</i>	<i>IN-2 Heavy Industrial</i>

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- B. The use of right-of-way and easements for highways, streets, alleys, walks, railroads, electric power lines, telephone lines, water mains, sanitary sewers, and storm drains, whether belonging to a governmental body or a public utility, shall be considered to be permitted, conforming uses in each district.
- C. Unless as exempted below, in any zoning district, more than one principal structure or building per lot or parcel of land may be allowed under conditional use procedures meeting the following criteria:
 - 1. The uses are permitted by right or as a conditional use in the district in which the lot or parcel of land is located.
 - 2. The lot or parcel of land does not qualify as a residential, commercial, or industrial PUD.
 - 3. In zoning districts which permit multiple family residential uses, no conditional use permit shall be required to allow more than one multiple family residential building on a single lot.
- D. In the R-6B, B-1, B-2, B-3, B-3U, B-4, B-4E, **IN-1**, **IN-2**, MOR, and **OP** 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 the district in which the lot or parcel of land is located.
- E. Properties within the Boneyard Creek District and Business Development and Redevelopment District are subject to special rules and procedures as set forth in Section XIII-4 and Section VII-9 respectively.
- F. See Section VIII-4.L for regulations associated with accessory off-street parking.
- G. In any zoning district, accessory off-street parking associated with a permitted principal use, other than a non-conforming use, may be located on any separate zoning lot within 600 feet (exclusive of rights-of-way) of the principal use. See Section VIII-4.L for regulations associated with accessory off-street parking.

Section V-4. Regulation of Adult Entertainment Uses

- A. Adult entertainment uses listed as permitted in Table V-1 shall only be permitted as provided herein so that these uses will not unduly interfere with or adversely affect the public health, safety, comfort, morals, adjacent land uses, property values, or general welfare of the community.
 - 1. No adult entertainment use shall be located or established within one thousand feet of another adult entertainment use, the distance being measured between the nearest lot lines.
 - 2. No adult entertainment use shall be located or established on any lot that is within two hundred feet of any AG, CRE, R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, B-2, B-3U, CCD, or MOR Zoning District.
 - 3. No adult entertainment use shall be located or established within two hundred feet of any lot within which the principal use is a hospital. (Ord. No. 8384-46, § 2, 4-16-84; Ord. No. 9091-59, § 4, 11-19-90; Ord. No. 9091-60, § 4, 11-19-90; Ord. No. 9091-61, § 4, 11-19-90)

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3. If the structure is 50,001 square feet or more, the health care-related or professional medical office use must exceed 80% of the building's net floor area.
- C. Uses in this overlay district must provide 100% of the required off-street parking per Table VIII-7 "Parking Requirements by Use."
- D. The maximum floor area ratio (FAR) for the MIC district is 9.0. (Ord. No. 9596-48, § 4, 12-4-95).

Section V-11. Residential Occupancy Limits

- A. These regulations are intended to prevent over-occupancy of dwelling units in order to protect the character and intent of each residential zoning district. The occupancy limits defined herein are in addition to regulations in the building and fire codes adopted by the City. In any case where there are conflicting occupancy limits, the stricter regulation shall apply. Definitions related to occupancy are located in Article II of this Ordinance.
- B. Such actions that permit occupancy or use beyond the limits of this Ordinance, or, in the case of an offer to lease, if the offer, if accepted, would have permitted or caused occupancy or use beyond the limits of this Ordinance shall be prohibited as set forth in Section III-2.G.
- C. A dwelling unit in the following classes of uses shall be occupied at any given time by no more than one household, as defined herein, and no more than three additional persons not related to said household: single-family, duplex, common lot line, multiple-family, mobile home or loft.
- D. A dwelling unit in the following classes of uses shall be occupied at any given time by no more than the maximum occupancy limit specified on the Certificate of Occupancy: single-family extended group occupancy, duplex extended group occupancy, community living facility, dormitory, home for adjustment, hotel or motel, nursing home, home for the aged, or bed and breakfast.
- E. *Boarding/Rooming House.* A boarding house or rooming house shall be occupied at any given time by no more than 15 persons, related or unrelated, or fewer as specified in the Certificate of Occupancy.
- F. Occupancy of any hotel or motel, or bed and breakfast inn, by any individual shall be limited to no more than 30 consecutive days; provided that such occupancy shall be allowed for more than 30 days within extended stay units as defined in Section II-3 and which comply with the City of Urbana adopted residential building and fire codes, as amended. (Ord. No. 2012-02-019, 1-16-2012)

~~Section V-12. Additional Regulations in the OP District.~~

~~In addition to other regulations applicable to uses in the OP, Office Park District, all uses shall comply with the following standards:~~

- ~~1. There shall be no outdoor storage of any goods, supplies, products, or other equipment associated with the business.~~
- ~~2. Accessory storage buildings must be constructed of materials similar to those used in the principal building.~~

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
Agriculture																				
Agriculture, Cropping	P	P	P	P	P	P	P		P								P		P	P
Agriculture, General									P								P		-	-
Artificial Lake of one (1) or more acres	C	C	C	C	C	C			C								C		-	C
Commercial Breeding Facility									P										-	C
Farm Chemicals and Fertilizer Sales Including Incidental Storage and Mixing of Blending Fertilizer																			P	P
Farm Equipment Sales and Service									P			P							P	C
Feed and Grain (Sales only)									C			P	P	C	C				-	-
Garden Shop									C	P	P	P	P	P	P			P	-	-
Grain Storage Elevator and Bins									C										-	C
Livestock Sales Facility and Stockyards									C										-	C
Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities									S								S		-	C
Plant Nursery or Greenhouse									P	C	C	P	C	P	P		S	P	-	-
Roadside Produce Sales Stand									P			P	P						-	-
Public and Quasi-Public																				
Church, Temple or Mosque	S	S	S	P	P	P	P	S	S	P	P	S	P	P	P		S	P	S	-
Correctional Institution or Facility												S		S	S				S	S
Electrical Substation	S	S	S	C	C	C	C		S	C	C	P		P	P				P	P
Elementary, Junior High School, or Senior High School	P	P	P	P	P	P			P					S			P		-	-
Fairgrounds									S										-	-
Hospital or Clinic					S	P			S			P	P	P	P				P	-

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Institution of an Educational or Charitable Nature	S	S	S	P	P	P	P		S	P	P	P	P	P	P		S	P	C	-
Library, Museum or Gallery	S	S	S	P	P	P	P			P	P	P	P	P	P		P	P	-	-
Methadone Treatment Facility					S	P			S			P	P	P	P				P	-
Municipal or Government Building	C	C	C	P	P	P	P		C	P	P	P	P	P	P		P	P	P	P
Nonprofit or Governmental, Educational and Research Agencies												C	C	C	C	S	P		P	P
Park	P	P	P	P	P	P	P		S	P	P	P	P	P	P		P	P	P	P
Police Station or Fire Station			S	S	S	S	S		S	P	P	P	P	P	P	S			P	P
Principal Use Parking Garage or Lot				S	S	S	S				P	P	P	P	P			S	P	P
Public Maintenance and Storage Garage												P					P		P	P
Public or Commercial Sanitary Landfill									S										-	C
Radio or Television Tower and Station									S			C	C	S	S				C	C
Sewage Treatment Plant or Lagoon									S								S		-	C
University/College												P	P	P	P	P	P		P	-
Utility Provider											S	P	P	P	P				P	P
Water Treatment Plant									S										S	C
Business																				
<i>Adult Entertainment</i>																				
Adult Entertainment Uses												P		P						
<i>Food Sales and Service</i>																				
Bakery (Less than 2,500 square feet)							P			P	P	P	P	P	P	S		C	C	-
Café or Deli							C			C	P	P	P	P	P	S		P	C	-
Confectionery Store							P			P	P	P	P	P	P	S		P	-	-
Convenience Store							C			S	P	P	P	P	P	S		P	P	-
Fast-food Restaurant										C	C	P	P	P	P				C	-

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Meat and Fish Market										P	P	P	P	P	P	S		S	-	-
Restaurant							C			C	P	P	P	P	P	S		C	C	-
Liquor Store											C	P	P	P	P				-	-
Supermarket or Grocery Store							C			P/S**	P	P	P	P	P				-	-
Tavern or Night Club												P	P	P	P				C	-
Wholesale Produce Terminal																			P	P
<i>Personal Services</i>																				
Ambulance Service												P	P	P	P				P	P
Barber/Beauty Shop							P			P	P	P	P	P	P	S		P	P	-
Dry Cleaning or Laundry Establishment										S	P	P	P	P	P	S			P	C
Health Club/Fitness							C			P/C*	P	P	P	P	P	S		P	P	-
Laundry and/or Dry Cleaning Pickup							P			S	P	P	P	P	P	S			P	-
Massage Therapist										P	P	P	P	P	P			P	-	-
Medical Carrier Service												P	P	P	P				P	P
Mortuary					C	C	C			C	P	P	P	P	P			P	-	-
Pet Care/Grooming							P			P	P	P	P	P	P			P	-	-
Self-Service Laundry							C			P	P	P	P	P	P				-	-
Shoe Repair Shop							P			P	P	P	P	P	P	S		P	-	-
Tailor and Pressing Shop							P			P	P	P	P	P	P	S		P	-	-
<i>Professional and Financial Services</i>																				
Bank/Savings and Loan Association							P			P	P	P	P	P	P	S		P	P	P
Check Cashing Service							P			C	P	P	P	P	P			P	P	P
Copy and Printing Service							P			P	P	P	P	P	P	S		P	P	-
Express Package Delivery Distribution Center																			P	P
Packaging/Mailing Service										C	P	P	P	P	P	S			P	-
Professional and Business Office				S	C	C	P			P	P	P	P	P	P	S		P	P	P

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Vocational, Trade or Business School									U			P	P	P	P			P	P	P
<i>Retail Trade</i>																				
Antique or Used Furniture Sales and Service										P/C*		P	P	P	P	S		P		
<i>Retail Trade (Continued)</i>																				
Clothing Store							P			P/C*	P	P	P	P	S			P	-	-
Art and Craft Store and/or Studio							P			P/C*	P	P	P	P	P	S		P	-	-
Bicycle Sales and Service							C			P/C*	P	P	P	P	P	S		P	-	-
Building Material Sales (All Indoors Excluding Concrete or Asphalt Mixing)												P	P	P	P				P	P
Department Store												P	P	P	P				-	-
Drugstore							P			S	P	P	P	P	P	S		P	-	-
Appliance Sales and Service										P	P	P	P	P	P				-	-
Electronics Sales and Service							P			P	P	P	P	P	P	S		P	-	-
Florist							P			P	P	P	P	P	P	S		P	P	-
Office Supplies/Equipment Sales and Service												P	P	P	P			P	P	-
Hardware Store										P	P	P	P	P	P			P	P	-
Heating, Ventilating, Air Conditioning Sales and Service										C	P	P	P	P	P				P	P
Jewelry Store							P			P	P	P	P	P	P	S		P	-	-
Monument Sales (Excluding Stone Cutting)												P	P	P	P				-	-
Music Store							P			P	P	P	P	P	P	S		P	-	-
Pawn or Consignment Shop														P	P				-	-
Pet Store										P/C*	P	P	P	P	P			P	-	-
Photographic Studio and Equipment Sales and Service							P			P/C*	P	P	P	P	P	S		P	P	P
Shoe Store							P			P/C*	P	P	P	P	P	S		P	-	-
Sporting Goods							C			P/C*	P	P	P	P	P	S		P	-	-

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Stationery, Gifts, or Art Supplies							P			P	P	P	P	P	P	S		P	-	-
Tobacconist							P			P	P	P	P	P	P			P	-	-
Variety Store							P			P	P	P	P	P	P	S		P	-	-
Video Store							P			P/S**	P	P	P	P	P	S		P	-	-
																			-	-
<i>Recreation</i>																				
Athletic Training Facility							C					P	P	P	P			P		
Bait Sales									C			P		P	P			C		
Pool Hall												P	P	P	P	S		P		
Bowling Alley												P	P	P	P					
Camp or Picnic Area									P									C		
Commercial Fishing Lake									C									C		
Country Club or Golf Course	P	P	P	P	P	P	P		P									C		
Dancing School										P/C*		P	P	P	P	S		P		
Driving Range									P			P						C		
Lodge or Private Club	C	C	C	C	P	P			C	C	C	P	P	P	P			C	C	
Miniature Golf Course									P			P						C		
Outdoor Commercial Recreation Enterprise (Except Amusement Park)									C			P	P	P	P			C		
<i>Recreation (Continued)</i>																				
Private Indoor Recreational Development									C			P	P	P	P	S		C	P	
Resort or Organized Camp									C									C		
Riding Stable									P									C		
Theater, Indoor										S		P	P	P	P				P	
Theater, Outdoor									C		C									
<i>Transportation</i>																				
Airport									C										C	C
Air Freight Terminal									S										C	C
Heliport									C										C	S
Motor Bus Station												P		P	P				P	P

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Railroad Yard and Freight Terminal																			C	P
Truck Terminal/Truck Wash																			P	P
Taxi Service											C	P	C	C	P				P	P
<i>Vehicle Sales and Service</i>																				
Automobile Accessories (New)							C			C	C	P	P	P	P				-	-
Automobile Salvage Yard (Junkyard)																			-	S
Automobile, Truck, Trailer or Boat Sales												P							P	P
Automobile/Truck Repair												P							P	P
Car Wash												P	P						P	C
Gasoline Station										S	C	P	C	C	C				P	P
Mobile Home Sales												P							-	-
Towing Service												S							C	P
Truck Stop												S							-	P
<i>Miscellaneous Business</i>																				
Auction Sales (Non-Animal)												P	P	P	P					
Aviation Sales, Service or Storage									C										P	P
Cemetery									C								C		-	-
Commercial Planned Unit Development											D	D	D	D	D	D			D	D
Construction Yard									C										C	P
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C		P	P	P	P				P	P
Crematorium									C			C	C						-	-
Day Care Facility (non-home based)	C	C	C	C	C	C	C			C	C	C	C	C	C			P	C	C
Kennel									C										P	P

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Lawn Care and Landscaping Service										C		P	P	P	P				P	P
<i>Miscellaneous Business (Continued)</i>																				
Lumber Yard	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	P	P
Mail Order Business (less than 10,000 square feet of gross floor area)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P				P	P
Mail Order Business (greater than 10,000 square feet of gross floor area)												P	S						P	P
Mixed-Use Planned Unit Development				D	D	D	D	D		D	D	D	D	D	D	D		D	D	-
Radio or TV Studio									C	C	C	P	P	P	P				P	P
Shopping Center - Convenience							S			S	S	P	S	S	S	S			P	P
Shopping Center - General												P	S	S	S	S			-	-
Self-Storage Facility												C							P	P
Warehouse																			P	P
Wholesale Business												P	P	C	C				P	P
Veterinary Hospital - Large Animal									C										C	C
Veterinary Hospital - Small Animal									C			C	C						P	C
Residential																				
Bed and Breakfast Inn										P	P	P	P	P	P				P	
Bed and Breakfast, Owner Occupied	C	C	C	C	C	C	C	C		P	P	P	P	P	P				P	
Boarding or Rooming House				P	P	P	P	P			P		P	P	P				P	
Dormitory				P	P	P	P	P			P		P	C	C				P	
Dwelling, Community Living Facility, Category I	P	P	P	P	P	P	P	P	P	C	P		P						P	
Dwelling, Community Living Facility, Category II		C	P	P	P	P	P	P		C	P	P	P	P	P				P	
Dwelling, Community Living Facility, Category III				P	P	P	P	P		C	P	P	P	P	P				P	
Dwelling, Duplex***		C	P	P	P	P	P	P		C	P		P						P	

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Dwelling, Duplex (Extended Occupancy)***		C	P	P	P	P	P			C	P		P					P		
Dwelling, Home for Adjustment				S	P	P	P	S			P	P	P	P	P			S		
Dwelling, Loft							P			P	P	P	P	P	P	S		P		
Dwelling, Multifamily				P	P	P	P			C	P	S	P	P	P	S		P		
Dwelling, Multiple-Unit Common-Lot-Line***				P	P	P	P	P		S	C		P	P	P					
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	P		P					P		
Dwelling, Single-Family (Extended Occupancy)	P	P	P	P	P	P	P		P	C	P		P					P		
Dwelling, Two-Unit Common-Lot-Line***		C	P	P	P	P	P				P							P		
Home for the Aged				C	P	P	P				P	C	P	C	C			P		
Hotel or Motel									C			P	P	P	P				P	-
Mobile Home Park (See Section VII-4)									S											
Mobile Home in approved Mobile Home Park									P											
Nursing Home				C	P	P	P				P	C	P	C	C					
<i>Residential Continued</i>																				
Residential Planned Unit Development		D	D	D	D	D	D	D								D		D		
Industrial																				
Bookbinding											C	C	C	C	C				P	P
Building Paper, Paper Containers and Similar Products Manufacturing																			-	P
Chemicals and Allied Product Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Confectionery Products Manufacturing and Packaging											C	C	C	C	C				P	P

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Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																			C	P
Electronics and Related Accessories - Applied Research and Limited Manufacturing												C	P	C	C				P	P
Engineering, Laboratory, Scientific, and Research Instruments Manufacturing												C	C	C	C				P	P
Grain Mill Products Manufacturing and Packaging																			-	P
Household and Office Furniture Manufacturing																			P	P
Industrial PUD																			D	D
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing																			C	P
Light Assembly Manufacturing, 50,000 gross square feet or less																			P	P
Light Assembly Manufacturing, more than 50,000 gross square feet																			C	P
Manufacturing and Processing of Athletic Equipment and Related Products														C					C	P
Manufacturing and Processing Apparel and Related Finished Products Manufacturing																			C	P

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Manufacturing and Processing of Plastic Products, including Blow-Molding or Injection-Molding																				PI
Mechanical Measuring and Controlling Instruments Manufacturing																			C	P
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products																			C	P
Motion Picture Production Studio										S	C	C	C	C	C				C	P
Motor Vehicles Parts and Accessories Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P
Musical Instruments and Allied Products Manufacturing																			C	P
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																			P	P
Optical Instruments and Lenses Manufacturing																			C	P
<i>Industrial (Continued)</i>																				
Photographic Equipment and Supplies Manufacturing																			C	P
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing												C	C	C	P				P	P
Recycling Center																			S	S

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Signs and Advertising Display Manufacturing														C	C				C	P
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing												C	C	C	C				C	P
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the Following: Drugs, Chemicals Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products																			P	P
Watches, Clocks and Clockwork Operated Devices Manufacturing																			C	P
Wool, Cotton, Silk and Man-made Fiber Manufacturing																			C	P
All Other Industrial Uses																			S	S

* Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Conditional Use when the gross square footage is greater than 3,500 square feet per floor.

** Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Special Use when the gross square footage is greater than 3,500 square feet per floor.

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units

ARTICLE VI. DEVELOPMENT REGULATIONS

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

Section VI-1. Applicability

Except as otherwise provided, every principal and accessory building and use in all Zoning Districts shall be subject to the applicable standards.

Section VI-2. Height

- A. Height limits for principal structures in any given district shall be set forth in Table VI-3.
- B. Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.
- C. Chimneys, towers, elevator bulkheads, monuments, stacks, tanks, spires, church steeples, antennae, and necessary mechanical devices appurtenant to the principal use, may be erected to a height in accordance with existing or hereafter adopted codes and ordinances of the City of Urbana, Illinois.
- D. In the AG, CRE, B-1, B-2, MOR, and **OP IN-1** Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building exceeds two stories or 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.
- E. Accessory buildings in the R-1, R-2, R-3, and R-4 Districts shall not exceed a height of 15 feet. Accessory buildings in the R-5, R-6, and R-7 Districts shall not exceed a height of 15 feet, or one-half the height of the principal building, whichever is greater. (Ord. No. 9091-59, § 8, 11-19-90; Ord. No. 9091-60, § 8, 11-19-90; Ord. No. 9091-62, § 5, 11-19-90)

Section VI-3. Lot Area and Width

- A. In the case of a lot in the AG or CRE District which was of public record before December 17, 1979, or in the case of a lot in the R-1 District which was of public record on or before December 21, 1970, or in the case of a lot in any other district which was of public record on or before November 6, 1950, if such lot has less area or width than herein required, that lot may be used for any of the uses permitted in that district, provided that all other requirements of this Ordinance, including yard, height, floor area ratio, open space ratio, and off-street parking for the respective districts and uses are

a) One Garage. When replacing an existing private garage in an R-1, R-2, or R-3 zoning district, the replacement garage may be constructed in the location of the existing garage but no closer than six inches from a side lot line, measured from the closest part of the structure, if all of the following conditions apply:

- 1) The subject lot is 60 feet wide or less;
- 2) No building exists on the adjacent property which is within three feet of the existing garage on the subject property;
- 3) No gutters or other appurtenances will extend across the property line; and
- 4) In the case of existing single-car garages, the replacement garage shall be a maximum of 352 square feet, or no larger than the existing garage, whichever is greater. In the case of existing two-car garages the replacement garage shall be a maximum of 576 square feet, or no larger than the existing garage, whichever is greater.

b) Two Garages or Shared Garage. In the R-1, R-2, and R-3 zoning districts, when replacing either (a) an existing shared private garage or (b) two existing garages, on adjacent lots and separated by a distance of two feet or less, replacement garages may be constructed as common-lot-line garages, if all of the following conditions apply:

- 1) The subject properties share a common driveway and access drive;
- 2) The owners of the subject properties execute and record a required maintenance agreement that contains, at a minimum, the information required for common-lot-line subdivisions as described in Sections 21-19.d.1 to 21-19.d.5 of the Urbana City Code; and
- 3) Replacement garages meet all applicable building codes.

(Ord. No. 2009-03-019)

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

11. Balcony which is open, as defined in Article II of this Ordinance, provided that they do not occupy in the aggregate more than one-third of the length of the building wall per floor on which they are located. In no case shall any private open balcony be located within five feet of the property line.

12. See Section VIII-4 for allowable parking uses in required yards.

13. Ground-mounted solar panels up to a height of six feet in the R-1, R-2, R-3, R-4, R-5, R-6, R-6B or R-7 Districts are permitted in required side and rear yards, but shall not extend nearer than 18 inches as measured from the closest part of the structure to the property line.

14. Signs, as permitted in Article IX of this Zoning Ordinance.

C. In the B-1, B-2, B-3, B-4, B-4E, **OP IN-1 or IN-2** District, any yard which adjoins, abuts, or is situated across a dedicated right-of-way of 100 feet or less in width from the R-1, R-2, R-3, R-4, R-5, R-6, R-6B or R-7 District shall be the same as that required in the latter District. In the B-4E District, this provision shall apply only to yards on lots that are directly adjoining and not to any yards on lots that are separated by a public right-of-way of any kind.

D. *Multiple Frontage Lots*

1. Lots having frontage on two or more streets shall have a required front yard on each street frontage, as provided in Table VI-3 and in Section VI-5, except that neither the buildable width nor depth of the lot shall be reduced to less than 30 feet, except for common-lot-line dwelling units where the buildable width may be reduced to 20 feet as provided in Section V-9 of this

Ordinance. On lots having frontage on two or more streets in the R-6 and R-6B Districts, the front yard on each street frontage shall not be less than the minimum required in relation to the height of the building, as provided in Table VI-3. (Ord. No. 9596-58, 11-20-95)

2. Except for common-lot-line dwelling units, which may have a buildable width of 20 feet as provided in Section V-9 of this Ordinance, the provision of required side yards shall not reduce the buildable width of a lot to less than 30 feet, except that a required relation to the height of the building, as provided in Table VI-3 and in Section VI-5, the buildable width of the lot may be reduced to less than 30 feet, as may be necessary in order to provide the yards as required in relation to the building height.
3. The rear line of the rectangular or generally rectangular lot with frontage on two intersecting streets shall be the line parallel or approximately parallel to the narrower of the two street frontages.
4. In addition to all requirements of this Ordinance, all provisions of "An Ordinance to Provide for a Visibility Triangle," as adopted by the Urbana City Council on November 15, 1976, and as may be subsequently amended, shall apply. In the case of any inconsistency between said Ordinance and this Ordinance, the more restrictive provision shall apply.

E. *Front Yards*

1. In the R-1, R-2, R-3, R-4, R-5, R-7, and MOR Districts, where lots comprising more than 40% of the frontage in a block are improved with buildings, not less than the average depth of the front yards of all lots in the block shall be maintained by all new buildings and by all alterations of existing buildings in the block, except that this provision shall not require a front yard of more than 60 feet, in the R-1 zone and 25 feet in the R-2, R-3, R-4, R-5, R-7, and MOR Districts nor less than the minimum required in the district in which they are located, nor shall it reduce the buildable dimension of the lot to less than 30 feet. For the purpose of computing such an average depth, vacant lots within such frontage shall be considered as having the minimum front yard required in that district.
2. No display of merchandise shall be placed in any required front yard except for vehicles at an automobile sales lot, when screened in compliance with Section VI-6.B.2.

F. *Side Yards*

1. For the purpose of side yard regulations, a duplex dwelling or a multiple-family dwelling shall be deemed one building occupying one lot.
2. Common-lot-line dwelling units shall conform to the side yard regulations as provided in Section V-9 of this Ordinance.
3. In the AG, CRE, Residential, B-1, B-2, **OP IN-1**, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three feet for each ten feet or fraction thereof over 25 feet in building height, whichever is greater.
4. The side yard of a lot which immediately adjoins or is directly opposite property in another district which requires a greater side yard shall not be less than that required in the adjoining or opposite district. In the B-4E District, this provision shall apply only to yards on lots that are directly adjoining and not to any yards on lots that are separated by a public right-of-way of any kind.

5. When two or more principal structures are located on a single zoning lot in the MOR District, the buildings shall be separated by a minimum of 14 feet.

G. Rear Yards

1. In the AG, CRE, R, B-1, B-2, **OP IN-1**, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three feet for each ten feet or fraction thereof over 25 feet in height.
2. Unenclosed and uncovered off-street parking spaces are permitted in a required rear yard.
3. In the AG and CRE Districts, the required rear yard shall be reduced to 20% of the lot depth if the lot is less than 125 feet deep, provided that the rear yard shall be at least 15 feet deep.

Section VI-6. Screening

Screening required by the Zoning Ordinance shall be well maintained and shall be repaired or replaced to the original required state if damaged, destroyed, or in need of repair. Walls and fences shall be maintained in an upright condition. Deteriorated or damaged masonry and wood fences shall be replaced within a period of thirty days, or as soon as weather permits. Plant material shall be maintained in accordance with Section VI-6.A.2.b.8. If the screen is destroyed by any force majeure, the replacement period may be extended by the Zoning Administrator upon written application.

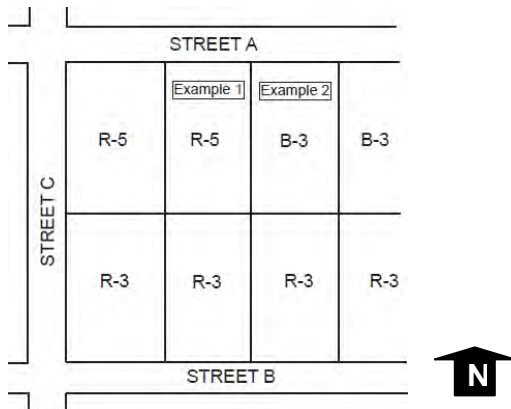
Screening and landscaping, whether or not required by this Ordinance, shall not obstruct or interfere with the visibility triangle specified in Chapter 20 of the Urbana City Code. Within a ten foot radius of the point where driveways or alleys intersect sidewalks or property lines, no vegetation, landscape feature, or appurtenance shall obstruct views so as to create a hazardous condition for egress and ingress.

A. Buffer and Landscape Yards

1. *Applicability.* This section shall be applicable when a building permit is required for new construction of a principal building or where the square footage of an addition to an existing building exceeds the existing square footage of the building on the zoning lot.
2. In order to minimize the impacts between uses of varying intensity, to create a more attractive community, and to provide a greener edge to our urban environment, the following requirements shall apply:

a) Buffer Yards

- 1) If Table VI-3 requires greater minimum yards than this subsection, the greater yard shall apply and a landscaping buffer will be required per Table VI-2.
- 2) Yards per Table VI-1 shall apply to the applicable side and/or rear yard of the subject property when the zoning designation of the subject property is different than the zoning designation of the property immediately adjacent. (See Following Example)



EXAMPLE

Example 1: Rear yard required to have a minimum depth of ten feet because the rear yard is adjacent to property zoned R-3. All other yards required to meet setback requirements in Table VI-3.

Example 2: West side yard required to have a minimum depth of ten feet because adjacent to property zoned R-5 to the west. Rear yard required to have a minimum depth of ten feet because the rear yard is adjacent to property zoned R-3. All other yards required to meet setback requirements in Table VI-3.

TABLE VI-1. BUFFER YARDS

		SUBJECT PROPERTY												
		R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	B-4	B-4E	IN-1	OP-IN-2
ADJACENT PROPERTY	R-1	SIDE YARD: shall have a minimum depth of ten feet .*					SIDE YARD: as required by Table VI-3.				REAR YARD: shall have a minimum depth of ten feet .			
	R-2	REAR YARD: shall have a minimum depth of ten feet .					REAR YARD: shall have a minimum depth of ten feet .							
	R-3													
	R-4	See Table VI-3 for required setback.					SIDE YARD: shall have a minimum depth of ten feet .*							
	R-5													
	R-6													
	R-6B													
	R-7													
MOR	REAR YARD: shall have a minimum depth of ten feet .													

* In these instances, no access drive may encroach into the required side yard unless the Zoning Administrator determines that there is no feasible alternative to access parking on the site.

b) Landscaping Buffer

- 1) A landscaping buffer per Table VI-2 shall apply to the applicable side and/or rear yard of the subject property when the zoning designation of the subject property is different than the zoning designation of the property immediately adjacent.

TABLE VI-2. LANDSCAPING BUFFER

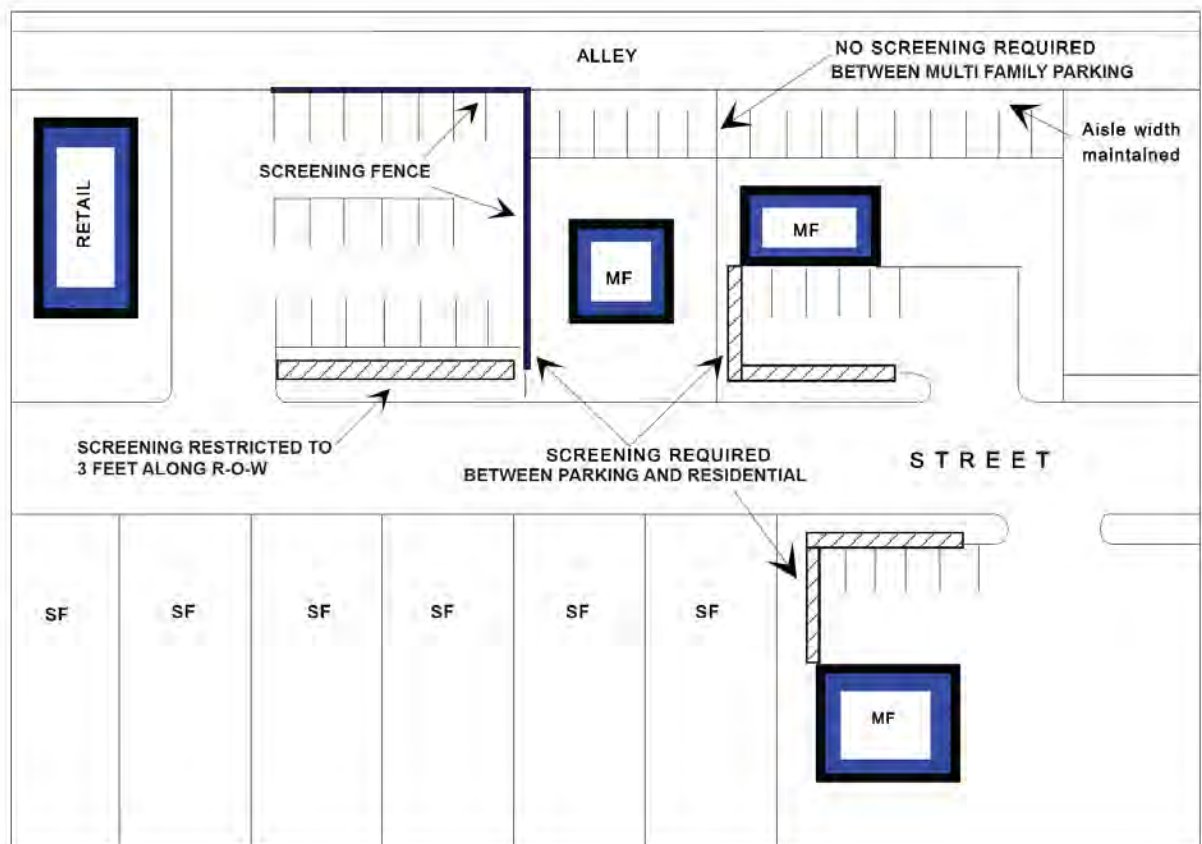
		SUBJECT PROPERTY																							
		R-4	R-5	R-6	R-6B	R-7	B-1	B-2	B-3	B-3U	B-4	B-4E*	IN-1	OP-2											
ADJACENT PROPERTY	R-1	SIDE YARD: shall provide a landscape buffer with a minimum depth of five feet .						SIDE YARD: shall provide a solid six-foot high wood or masonry fence .			SIDE YARD: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

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

- 2) The following additional landscaping requirements apply to the B4-E zoning district:

- a) Screening requirements may be met through either landscaping or a solid fence or wall four to six feet in height. Landscaped screening shall be no less than three feet in height; except that in order to enhance visibility along the right-of-way, shrub planting adjacent to an access driveway shall not exceed three feet in height along the lot line adjacent to the right-of-way. The requirements of the visibility triangle set forth in Article VI of Chapter 20 of the Urbana City Code shall supersede the provisions of this Article. Species and planting size for such hedge plantings shall conform with Table VI-5. The Zoning Administrator may approve landscape berms or types of plant material other than those specified in Table VI-5 upon recommendation of the City Arborist.
- b) Where off-street parking areas are to be screened by means of a shrub planting hedge, a minimum three-foot wide planting area is required at the end of the paving surface.

Figure VI-1: Required Screening Between Uses



- c) All parking screening shall be maintained to effectively function as a direct headlight screen. All plant materials shall be maintained as living plant material and promptly replaced within 90 days when any such foliage dies.
- 2) In the B-2, B-3, B-3U, **IN-1 and IN-2** Zoning Districts, parking or storage of vehicles for sale is permitted to encroach ten feet into the required front yard setback if the encroachment conforms to the regulations set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8.
- 3) When off-street parking is provided in the B-4E District, the parking lot(s) shall be screened with an adequate screen fence or screen planting in conformance with the provisions of Section VIII-3.F.

- A. *Purpose and intent.* The purpose of this Section is to insure that portable storage containers as defined herein are used for the short-term, temporary storage and transport of personal property; and do not impede vehicular access, traffic flow or circulation, or create public safety hazards. This section intends that portable storage units be placed on private property unless site constraints dictate placement elsewhere, in which case placement within a public right-of way shall be allowed by a permit issued by and at the discretion of the Urbana Public Works Department.
- B. *Definition.* For the purposes of this section, portable storage containers shall be defined as any container designed to store personal property or construction equipment and which is typically rented, delivered, loaded, and removed by truck.
- C. Notwithstanding provisions of any contrary City ordinance or regulation, portable storage containers located outside of a fully-enclosed structure shall comply with the following restrictions:
1. *Permit.* If the portable storage container is located outside a public right-of-way, the Urbana Zoning Administrator or designee shall issue permits for portable storage containers so placed for more than seven days. Urbana Public Works shall issue permits for portable storage containers located within public rights-of-way for any period of time.
 2. *Maximum number and time limits.* With property owner approval, the Zoning Administrator or Public Works Department may issue permits allowing one (1) portable storage container per each address within any twelve month period. The maximum time period shall be thirty (30) consecutive days for containers located outside a right-of-way or a maximum of 72 hours for containers located on a public right-of-way. When good cause is shown by the applicant, including building permit and other construction and other activities, the Urbana Zoning Administrator may extend additional time and/or one additional storage containers.
 3. *Placement.* Portable storage containers shall be placed on a paved or gravel surface. When space is unavailable due to site constraints, the Zoning Administrator may allow placement of containers on other surfaces, or portable storage containers may be placed on the right-of-way in a legal parking space and with approval by Urbana Public Works Department.
 4. *Dimensions.* No portable storage container shall have dimensions greater than twenty (20) feet in length, eight (8) feet in width, and eight (8) feet in height. The Urbana Zoning Administrator may make exceptions to dimensional requirements when necessary.
 5. *Identification.* The portable storage container must on its exterior identify the owner and owner's contact information. The City permit shall be attached to the container's exterior for public display.
 6. *Maintenance.* All portable storage containers shall be maintained in a condition reasonably free from rust, peeling paint and other significant visible deterioration. The owner of the container shall be responsible for its maintenance.
- D. *Industrial Districts.* Portable storage containers as defined herein and located on private property in **IN-1 and IN-2**, Industrial, zoning districts shall be exempt from the requirements of this Section; provided, such containers located on public rights-of-way however shall comply with this Section and any conditions stipulated by Urbana Public Works.

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) ¹		
						Front	Side	Rear
AG	1 acre ²	150	35 ³	0.25	0.55	25	15	25
B-1	6,000	60	35 ³	0.30	none	15	7	10
B-2	6,000	60	35 ³	1.50 ⁴	0.15	15	10	15
B-3	6,000	60	none ³	4.00	none	15	5	10
B-3U	6,000	60	none	4.00	0.10	15	5	5
B-4	2,000	20	none ³	9.00	none	none	none	none
B-4E	4,000	40	none	6.00	none	6	5	5
CCD	6,000	60	none	4.0	0.10 ⁵	6	5	5
CRE	1 acre	150	35 ³	0.40	0.55	25	15	25
IN-1	6,000	60	none³	2.00	none	15	5	10
IN-2	10,000	90	none	1.00	none	25	none	none
MIC ⁶	4,000	40	none	9.00 ⁷	none	6	5	5
MOR	6,000	60	35 ³	0.70 ⁸	0.30 ⁸	15 ⁹	7 (17) ¹⁰	10
OP	1 acre	150	50³	0.5	0.55	25	45	25
R-1	9000 ¹¹	80	35	0.30 ¹¹	0.50 ¹¹	25 ⁹	5 (15) ¹²	10
R-2	6,000 ¹³	60 ¹³	35 ¹⁷	0.40	0.40	15 ⁹	5	10
R-3	6,000 ¹³	60 ¹³	35 ¹⁷	0.40	0.40	15 ⁹	5	10
R-4	6,000	60	35 ¹⁷	0.50 ¹⁴	0.35	15 ⁹	5	10
R-5	6,000	60	35	0.90	0.30	15 ⁹	5	5
R-6	6,000	60	See Note 15	1.40	0.25	15	5	10
R-6B	6,000	60	See Note 15	1.50 ¹⁶	none	15	5	10
R-7	6,000	60	35	0.50	0.35	15 ⁹	5	10

Footnotes

Note: In addition to the footnotes below, please refer to Article V for use regulations, Article VII for conditional and special use procedures, Article VIII for parking regulations, Article IX for sign regulations, Article XII for historic preservation regulations, and Article XIII for special development provisions.

1. See Section VI-5 and Section VIII-4 for further information about required yards.
2. The minimum lot size for cropping in the AG, Agriculture Zoning District is five acres.
3. In the AG, CRE, B-1, B-2, MOR, and **OPIN-1** Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.
4. See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 District.
5. The Open Space Ratio (OSR) in the CCD, Campus Commercial District shall be applied as follows:
 - a) The open space ratio requirement in the CCD, Campus Commercial District shall only be applied for the residential square footage of the development.
 - b) 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.
 - c) 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 (Ord. No. 2003-02-017, 02-17-03).
6. The following regulations shall apply during the review of a development proposal for a building permit in the MIC District, with exceptions as noted in Section V-10 of the Zoning Ordinance.
7. In the MIC District, the minimum floor area that shall be devoted to health care-related or professional medical office uses is outlined in Section V-10.B of this Ordinance.
8. See Section VI-3.D for additional regulations regarding FAR and OSR in the MOR District.
9. In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95)(Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)
10. In the MOR District, the sum of the two required side yards shall not be less than 17 feet.

- E. Except for driveways serving a single-family or two-family residence, no parking space shall be permitted where the exiting vehicle must be backed into or out of a public street. Vehicles are allowed to back out toward public alleys when proper aisle widths are provided.
- F. *Parking in a Required Yard is Prohibited Except as Follows:*
1. Access drives clearly serving single-family dwelling units, individual townhouses or duplex dwelling units may contain required parking for licensed passenger vehicles in the required front or side yard. Such area devoted to parking and access thereto shall not exceed 45% of the total lot width for single-family or duplex dwelling units. Drives serving individual townhouse units shall not exceed 45% of the total lot width or 18 feet, whichever is greater. Such spaces may be stacked. Accessory spaces provided pursuant to Section VIII.4.J shall not be located in a required front yard. (Ord. No. 2009-09-103)
 2. Accessory off-street parking may locate in the required side yard and rear yard, provided that the parking is located 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)
 3. Off-street parking in a required rear yard is prohibited in the MOR District unless it is determined by the MOR Development Review Board that a combination of fencing and/or vegetation have been installed and maintained to meet the requirements of Section VIII-3.F and which can reasonably be expected to shield such parking from view from adjacent residential structures within five years of the date on which such parking is allowed.
 4. In the B-2 and B3-U Zoning Districts, parking is permitted to locate in the required side yard setback (up to within 18 inches of the property line per Section VIII-4.G) if the zoning district adjacent to the setback is designated B-2, B-3, or B-3U and if the adjacent area is also used for parking.
 5. In the B-3 Zoning District, parking may locate in the required side yard setback (up to within 18 inches of the property line per Section VIII-4.G) if the zoning district adjacent to the setback is designated B-1, B-2, B-3, B-3U, B-4, B-4E, **IN-1** or **MIC** or **OP** and if the adjacent area is also used for parking.
 6. Parking in the B-2, B-3, B-3U, **IN-1 and IN-2** Zoning District shall be permitted to encroach ten feet into the required front yard if the buffer yard requirements set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8 are met.
- G. Where parking is permitted in a required yard in any zoning district, a minimum space of 18 inches shall be maintained from the nearest edge of the parking lot to the property line. A minimum of three feet is required where parking lot screening is required in conformance with Section VIII-3.F.
- H. In residential zoning districts the following shall regulate the parking of commercial vehicles, recreational vehicles, watercraft, and off-road vehicles:
1. Recreational vehicles and watercraft, either of which are greater than 20 feet in length, and off-road vehicles be stored only in the following manner:
 - a) Inside a carport or garage in conformance with Section V-2.D.7, or
 - b) Outside behind the face of the principal building, or

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:

1. *Zoning Administrator Review*

- a) The Zoning Administrator shall determine whether proposed developments are subject to the bicycle parking requirements set forth in Table VIII-6, based upon demand generated by the use, the locations of the development, the proximity to other uses with bicycle parking demand, and other relevant factors.
- b) For non-residential uses, bicycle parking spaces shall be required only for those developments requiring 10 or more automobile parking spaces per Table VIII-7.
- c) The Zoning Administrator shall have the ability to reduce the number of required bicycle parking spaces by up to 50% in response to evidence regarding expected bicycle use submitted by the petitioner.

2. *Type and Location of Bicycle Parking Racks*

- a) Provisions regarding type and location of bicycle parking racks shall apply to new development as well as to changes in use or intensity of use in existing development.
- b) Bicycle parking rack types 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.
- c) Bicycle parking areas shall not obstruct walkways or other pedestrian areas.
- d) Bicycle parking areas shall be allowed in the same location as automobile parking on a site.
- e) For non-residential uses, bicycle parking racks may be placed within the area of up to two automobile parking spaces on a site. These spaces may be credited toward the total number of off-street automobile parking spaces required by Section VIII-5 and Table VIII-7.
- f) Bicycle parking areas shall be placed on an approved dust-free surface, subject to the review and approval of the Zoning Administrator. Acceptable surfaces include, but are not limited to, concrete, asphalt, bricks, rock chips, recycled asphalt, and wood chips.
- g) For non-residential uses in the AG, B-1, B-2, B-3, B-3U, CRE, **IN-1, IN-2**, and MIC zones, bicycle parking areas may encroach into the required front yard setback, but in no case shall be closer than five feet to the front property line.
- h) For non-residential uses in the B-4 zoning district, bicycle parking areas may be permitted in the right-of-way subject to City Engineer approval.
- i) For non-residential uses in the B-4E and Campus Commercial District (CCD) zones, bicycle parking areas may encroach into the required front yard.
- j) Bicycle parking areas are prohibited within the front yard setback in the R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7 Zoning Districts.

measures, such as curbing, may be required to be installed and maintained for safety reasons at the discretion of the City Engineer or designee.

- I. *Temporary Signs.* In the B-3, B-3U, B-4, B-4E, **IN-1 and IN-2** Districts, in addition to the signs permitted as specified in Table IX-1 through Table IX-4, Table IX-6 and Table IX-9, temporary signs shall be allowed by permit as provided in this Section. Temporary Signs for non-residential uses in residential districts (as allowed in Table V-1) shall also be allowed by permit as provided in this Section.
 1. *Grand Opening Signs.* Each business (or other entity) shall be allowed to display one grand opening sign for each business frontage, in the form of a banner securely fastened at both ends to a building or other structure, for a period not to exceed 30 consecutive days. The display must occur within the first six months after either the opening of the business at that site, or after there has been a change in ownership of the business.
 2. *Inflatable Signs and Balloons.* Within the first 30 days of the operation of a new on-site business, in addition to the banner signs as permitted in this section, a business having at least 50 feet of frontage may display additional grand opening signage in the form of inflatable signs and balloons for a period of no more than ten days.

An inflatable sign or balloon may not *itself* exceed 25 feet in height and shall not obstruct visibility necessary for safe traffic maneuvering. Such signs shall be set back from any property line a minimum distance equal to the height of the balloon plus five feet, and shall maintain a minimum 25 foot clearance in all directions from all electrical wires. No more than one such inflatable device shall be allowed on any premises. Any such sign or balloon must be securely fastened as required by manufacturers specifications and secured to minimize wind movement. The inflatable sign, if lighted, must be installed to a grounded outlet. Such inflatable signs must be installed by a commercial sign installer. A permit for an inflatable sign may not be issued unless proof of liability insurance in a minimum amount of one million dollars is shown. Signs inflated with helium are strictly prohibited.
 3. *Banners.* In addition to any permitted grand opening signs, each business shall be allowed up to four separate banner displays per business frontage per calendar year, securely fastened at both ends to a building or other structure. If more than one business is located on a particular lot, then each business on that lot shall be allowed up to four separate temporary sign displays per calendar year for each portion of the lot that abuts a public street or alley. The total length of time for those four displays on a particular business frontage shall not exceed four weeks per calendar year.
 - a) The area of temporary banner signs shall be restricted to 100 square feet for wall banner signs or wall-mounted banner signs, and 50 square feet for freestanding banner signs.
 - b) A temporary banner sign shall be set back at least ten feet from the front property line, or shall be displayed so that the bottom edge of the sign is at least ten feet above grade level at all points.
 4. A permit for a temporary sign shall specify the location of the sign and the period of time during which said sign may be displayed.
 5. No fee shall be charged for a grand opening temporary sign. This exemption shall supersede the requirements of Chapter XIV of the City of Urbana Code of Ordinances governing fees for sign permits. The fees for other temporary commercial signs shall be as set forth in Chapter XIV for sign permits. (Ord. No. 9495-81, 3-6-95; Ord. No. 9697-154, 6-16-97)

- g) A photographic simulation or illustrative drawing showing the appearance of the OASS in its context, demonstrating that the OASS will not block the view of other business signs from streets, and providing a true representation of design and colors;
 - h) Lighting plans and specifications, showing effective shielding from roadways and any nearby residential uses; and
 - i) A landscape plan showing plant types, quantity, and placement, and any special installation or maintenance requirements.
2. OASS permit applications shall be reviewed and approved in the chronological order of receipt of complete applications. Applications lacking any necessary permits issued by the Illinois Department of Transportation shall be deemed incomplete and returned.
 3. *Utility company review and comment.* Copies of the OASS permit application shall be transmitted to utility companies and provided ten calendar days from the mailing of the application to review and comment on any utilities or easements. Comments should be provided to the Zoning Administrator or designee. It shall be assumed that if a reviewer fails to submit comments in the time specified, the reviewer had no negative comment.
 4. Within thirty days following acceptance of a complete application, including required supporting documentation and fees, the Zoning Administrator shall either approve, approve with conditions, or deny the application.
 5. The Zoning Administrator shall notify the applicant in writing of any denial of a permit, specifying the facts relied upon in making the decision, explaining how the decision is based on the relevant regulations, and shall state that the applicant may resubmit the application within 30 days with such modifications as are necessary to show compliance with relevant codes and ordinances.
 6. An appeal of a decision of the Zoning Administrator may be taken by any person aggrieved thereby to the Zoning Board of Appeals in accordance with the procedures and time limits of Section XI-3.D of the Urbana Zoning Ordinance.
- D. *OASS Review Criteria.* Applications for OASS shall demonstrate compliance with the following criteria:
1. *Permitted OASS Locations.* OASS shall only be permitted within 660 feet of the public right-of-way of:
 - Interstate 74;
 - University Avenue;
 - Cunningham Avenue north of University Avenue;
 - U.S. Route 150; and
 - Lincoln Avenue north of Bradley Avenue;
- Where such location is zoned:
- B-3, General Business District;
 - B-4E, Central Business Expansion District; or
 - IN-1 or IN-2**, Industrial zoning districts;
- Except:
- a) Within 300 feet in any direction from the boundary of any R-1, R-2, R-3, or CRE zoning district within the City corporate limits;

- b) Within 300 feet of any historic landmark or historic district as designated by the City of Urbana; and
 - c) On any property designated as a Redevelopment Project in any Tax Increment Finance District Plan adopted pursuant to Illinois' Tax Increment Allocation Act, for which a Redevelopment Agreement with the City of Urbana has been approved or pending before the City Council, where such agreement explicitly prohibits OASS placement.
2. *Spacing.* No OASS shall be spaced closer than 1,000 feet from any other OASS, as measured using the standards provided in Section IX-3.C.
 3. *Number of Sign Faces.* The maximum number of sign faces for wall-mounted OASS shall be one per wall provided no other exterior wall signs are displayed on the same wall. The maximum number of sign faces for free-standing OASS shall be two faces per OASS. "Back-to-back" displays shall be deemed a single structure. "Back-to-back" shall mean faces erected at a parallel plane separated by no greater than three feet, or faces erected at no greater than a 45 degree angle to each other.
 4. Free-standing OASS shall conform to the setback requirements for buildings within its zoning district.
 5. 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 curbing, may be required to be installed and maintained for safety reasons at the discretion of the City Engineer or designee.
 6. No OASS shall project over any public or private street right-of-way or over any building.
 7. New OASS shall not block the view of existing freestanding and wall mounted signs from streets.
 8. OASS shall not be cantilevered, other than through use of a "flag" design. That is, the structure shall not use an offset beam to support the display area(s).
 9. *Wall and roof mounted OASS.* Wall mounted OASS shall not project above the roofline or edges of wall upon which the OASS is mounted. Roof Mounted OASS are prohibited.
 10. *Height limitations for freestanding OASS.* The maximum height limit shall be 35 feet in B-3 and B-4E zoning districts and 40 feet in **IN-1 and IN-2** zoning districts. The minimum height clearance for sign faces shall be 14 feet, as measured in Section IX-3.B.
 11. Lights shall be effectively shielded from roadways and any nearby residential uses.
 12. OASS shall not include ladders, except those ladders that are contained entirely in the area behind the display area(s).
 13. *Landscaping for OASS.* A landscaped area of at least 75 square feet in area shall be installed around the base of new freestanding OASS, a plan for which shall be submitted by the applicant and approved by the Zoning Administrator in consultation with the City Arborist. Trees and shrubs planted shall utilize species listed in Table VI-1 and VI-2 of the Zoning Ordinance, except that alternative species may be approved by the Zoning Administrator in consultation with the City Arborist. All plant materials shall be maintained as living vegetation and shall be promptly replaced within a reasonable period of time, based on seasonal conditions, following notice that

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, or 50 square feet when signs from two or more frontages are combined or monument	12 feet tall if beyond 15 feet from a public right-of-way, or 6 feet tall if located 8 to 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 shall be permitted on any frontage which has a projecting or roof sign. One additional sign is allowed on the property if any frontage exceeds 600 feet in length.			
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. One additional sign is allowed on the property if any frontage exceeds 600 feet in length. Provided that no sign is permitted on any frontage which has a projecting or roof sign.	50 square feet, or 75 square feet if combined or monument ^{2,3}	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	

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 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, not to exceed 300 sq. ft. maximum	Signs shall not project above or beyond the top or ends of the wall surface to which they are mounted. In the B-1, Neighborhood Business Zoning District, no wall signs are permitted on walls immediately facing a residential use or zoning district when not separated by a right-of-way.
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, except no larger than 350 sq. ft. for signs closer than 60 feet to the front property line, nor larger than 500 sq. ft. for signs more distant than 60 feet to the front property line.	
MOR, Mixed Office Residential		8% of wall area, not to exceed 150 sq. ft. maximum	

TABLE IX-4. STANDARDS FOR ROOF SIGNS

Zoning District Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
B-3, General Business	One per premise, except no roof sign is permitted if a freestanding sign or projecting sign exists on the same frontage.	50 square feet	9 feet as measured from that part of roof immediately below sign, but in no case shall the height exceed maximum height authorized in zoning district.	Sign must be located wholly within the roof area of structure.
B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus		50 square feet		
<u>IN-1 & IN-2</u> , Industrial Districts		75 square feet	11 feet as measured from that part of roof immediately below sign, but in no case shall height exceed maximum height authorized in zoning district.	

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

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 (See Note 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 (See Note 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 (See Note 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-8. STANDARDS FOR SUBDIVISION SIGNS

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
R-1 & R-2 Single-Family & R-3 Single- & Two-Family Residential	One sign per major road providing direct access to the subdivision	25 square feet	6 feet	10-foot minimum setback wholly upon the premises.
R-4, R-5, R-6 Multiple Family Residential R-6B, Restricted Business & R-7, University Residential				Signs shall conform to the setback requirements for structures in applicable district.
AG, Agriculture B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3, General Business B-3U, General Business University CCD , Campus Commercial District MOR, Mixed Office Residential		25 square feet	15 feet	
B-4, Central Business B-4E, Central Business Expansion MIC , Medical Institutional Campus IN-1 & IN-2, Industrial Districts				

TABLE IX-9. FREESTANDING SHOPPING CENTER SIGNS

Class of Shopping Center	Zoning Districts Permitted	Maximum Number Permitted	Maximum Area ¹	Maximum Height	Location	Individual ³ 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 signs per frontage	150 square feet In addition, 50 square feet may be permitted for use as a directory	16 feet tall if located 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 sign 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
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 ²			

Notes:

¹Maximum area refers to combined area of both signs, or of one sign if there is only one.

²Size of sign may be increased to 150 square feet under special use procedures.

³Individual businesses may list, but an individual listing may not exceed 50% of the area of any face of the sign.

⁴Freestanding 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.

of a special use approval) may approve a reduction of the standard setback if the goals of this Ordinance would be better served thereby. Setback distance requirements will include right-of-way widths, if applicable.

- a) Guys wires and accessory buildings in all zoning districts must satisfy the minimum zoning district setback requirements for principal buildings, including average front yard setbacks, for the entire parcel, even if a portion of the parcel is being leased for the tower, unless there are unusual geographic or public health, safety and welfare or other public policy considerations.
 - 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.
 - c) Towers in the **IN-1 or IN-2 districts** must satisfy the setback requirements of the **IN-1 or IN-2** zoning district for principal buildings except that a tower shall not be placed closer than 100% of its height from any residential zoned land or land use building set back line.
 - d) Towers in the B-3, B-3U, or MIC districts shall satisfy the setback requirements of that district for principal buildings except that no tower shall be placed closer than 150% of its height from any residential zoned lot or land use building set back line.
6. *Height Limitations.* Towers in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, or MOR districts shall be restricted to 50 feet in height unless said height limitation is varied by the Zoning Administrator (in the case of an administratively approved permit) or the City Council (in the case of an approved special use permit) to allow co-location or if the goals of this Ordinance would be better served thereby.
7. *Separation Distances Between Towers.* If an applicant requests a permit for a new tower within 1,500 feet of an existing tower, the applicant must provide evidence that the existing tower cannot accommodate the new antenna requested.
8. *Radio and Television Towers and Stations in the B-4 Zoning District:* Minimum lot size are applicable to freestanding towers and stations, but not to those within buildings of other uses. Any radio or television tower or antenna which requires an obstruction notice to the Federal Aeronautics Administration (FAA) under the requirements of the Federal Aviation Regulations, the findings of the FAA, if any, shall be made part of an application for a special use. The Plan Commission and City Council shall consider any findings of the FAA in determining whether a tower constitutes a hazard to aviation or the flight operations of any airport. (Ord. No. 1999-06-045, 06-22-99)
- F. *Location Preference.* The order of preference for locating new personal wireless service facilities shall be as follows:
1. *First Preference.* Use of such facilities by the City of Urbana and placement of antennas and towers on property owned by the City of Urbana and which comply with the requirements of this Article including:
 - a) The facilities will not interfere with the purpose for which the City-owned property is intended;

- b) The facilities will have no significant adverse impact on surrounding private property;
 - c) The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The City shall establish fees after considering comparable rates in other cities, potential expenses, risks to the City, and other appropriate factors;
 - d) The applicant will submit a letter of credit, performance bond, or other security acceptable to the City to cover the costs of removing the facilities;
 - e) The antennas or tower will not interfere with other users who have a higher priority as discussed in this Article;
 - f) Unless otherwise agreed, the applicant must agree that upon the occurrence of issues affecting public health, safety, or welfare, and following reasonable notice, the City may require the applicant to remove the facilities at the applicant's expense;
 - g) The applicant must reimburse the City for any related costs, such as attorney expenses, which the City incurs because of the presence of the applicant's facilities;
 - h) The applicant must obtain all necessary land use approvals; and
 - i) The applicant must cooperate with the City's objective to promote collocations and thus limit the number of cell sites requested, or camouflage the site.
2. *Second Preference Location – Other Public Agencies.* The order of preference after City usage shall be as follows:
- a) Public safety agencies, including law enforcement, fire; and ambulance services, which are not part of the City and private entities with a public safety agreement with the City;
 - b) Other governmental agencies, for uses which are not related to public safety except parks and schools;
 - c) Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), radio and television services, specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), data, Internet, paging, and similar services that are marketed to the general public.
3. *Other Preference Locations.* The order of preference after placement on publicly-owned property shall be as follows:
- a) Place antennas on appropriate rights of ways and existing structures, such as buildings, towers, water towers, and smokestacks;
 - b) Place antennas and towers in districts zoned **IN-2 Heavy Industrial**, if towers are greater than 250 feet from residential land use or zoning;

- c) Place antennas and towers in districts zoned ~~OP Office Park IN-1, Light Industrial/Office or~~ B-3 General Business which do not adjoin or adversely impact residential neighborhoods and are greater than 250 feet from residential land use or zoning;
 - d) Place antennas and towers on other non-residential property;
 - e) Place antenna and towers in B-4 Central Business District or the Medical Institutional Campus MIC zoned areas if on existing structures or buildings greater than 35 feet in height;
 - f) Place antennas on multi-family residential structures which exceed 35 feet in height and are located in the R-5 Medium High Density Multiple Family, R-6 High Density Multiple Family, R-7 University Residential, B-3 General Business, or B-4 Central Business zoning districts;
 - g) Place antennas and towers in R-1 Single Family Residential, R-2 Single Family Residential, R-3 Single and Two Family Residential, R-4 Medium Density Multiple Family, R-5 Medium High Density Multiple Family, R-6 High Density Multiple Family, and R-7 University Residential zones only if (a) locations are not available on existing structures or in non-residential districts; and (b) only on or in existing churches, utility facilities, or other appropriate public facilities, excluding medians in the right-of-ways.
4. *Application Requirements.* The following requirements shall also apply for all applications:
- a) An applicant that wishes to locate a new antenna support structure in a residential zone shall demonstrate that a diligent effort has been made to locate the proposed communications facilities on a government facility, a private institutional structure, or other appropriate existing structures within a non-residential zone, and that due to valid considerations including physical constraints, and economic or technological feasibility, no appropriate location is available.
 - b) Applicants are required to demonstrate by providing proof of certified mailings or other reasonable means: (i) that they have contacted the owners of reasonably suitable structures which are ten feet less than the design height of the tower within a one-quarter mile radius of the site proposed and which from a location standpoint could provide part of a network for transmission of signals; (ii) have asked for permission to install the antenna on those structures; and (iii) were denied for reasons other than economic feasibility.
 - c) The information submitted by the applicant shall include: (i) a map of the area to be served by the tower or antenna, (ii) its relationship to other cell sites in the applicant's network, and (iii) an evaluation of existing buildings taller than thirty-five feet (35') within one-quarter mile of the proposed tower or antenna which from a location standpoint could provide part of a network to provide transmission of signals.

G. *Site Selection Criteria.*

1. Any applicant proposing to construct an antenna support structure, or mount an antenna on an existing structure, shall demonstrate by engineering evidence that the antenna must be located at the site to satisfy its function in the applicant's grid system. Further, the applicant must demonstrate by engineering certification that the height requested is the minimum height necessary to fulfill the site's function so that sufficient height will be included for collocation of one other provider.

- e) In connection with any such administrative approval, the Zoning Administrator or his or her designee may, in order to encourage shared use, administratively waive any zoning district setback requirements or separation distances between towers by up to 50%.
 - f) In connection with any such administrative approval, the Zoning Administrator or his or her designee may, in order to encourage the use of monopoles, administratively allow the reconstruction of an existing tower to monopole construction.
 - g) If an administrative approval is denied, the applicant may file an appeal to the Zoning Board of Appeals as provided for in the Urbana Zoning Ordinance.
2. *List of Administratively Approved Uses.* The Zoning Administrator, or his or her designee, may approve the following uses after conducting an administrative review:
- a) Antennas or towers located on property owned, leased, or otherwise controlled by the City of Urbana, greater than 250 feet from any residential zoning district or land use, provided a license or lease authorizing such antenna or tower has been approved by the City of Urbana and provided there is compliance with this article.
 - b) Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in the **IN-1, Light Industrial/Office, IN-2, Heavy Industrial, or B-3, General Business or OP, Office Park** zoning districts and greater than 250 feet from any residential zoning district or land use.
 - c) Locating antennas on existing structures or towers consistent Section XIII-1.Q.3.(d).
3. *Antennas on existing structures.* Any antenna which is not attached to a tower may be approved by the Zoning Administrator or his or her designee as an accessory use to any commercial, industrial, professional, institutional, or multi-family structure of eight or more dwelling units, greater than 35 feet provided:
- a) The antenna does not extend more than 35 feet above the highest point of the structure;
 - b) The antenna complies with all applicable Federal Communications Commission and Federal Aviation Administration regulations; and
 - c) The antenna complies with all applicable Building Codes.
 - d) Antennas on existing towers. An antenna which is attached to an existing tower may be approved by the Zoning Administrator or his or her designee and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the following:
 - 1) A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless the Zoning Administrator or his or her designee allows reconstruction as a monopole.
 - 2) Height.

- (A) An existing tower may be modified or rebuilt to a taller height, not to exceed 30 feet over the tower's existing height, to accommodate the collocation of an additional antenna.
 - (B) The height change referred to herein may only occur one time per communication tower.
 - (C) The additional height referred to herein shall not require an additional distance separation as set forth herein. The tower's pre-modification height shall be used to calculate such distance separations.
- 3) On-site location.
- (A) A tower which is being rebuilt to accommodate the collocation of an additional antenna may be moved onsite within 50 feet of its existing location.
 - (B) After the tower is rebuilt to accommodate collocation, only one tower may remain on the site.
 - (C) A relocated on-site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers as provided herein. The relocation of a tower hereunder shall in no way be deemed to cause a separation distance.
 - (D) The on-site relocation of a tower which comes within the separation distances to residential units or residentially zoned property shall only be permitted with approval by the Zoning Administrator or his or her designee.
- e) Installing a cable microcell network through the use of multiple low-powered transmitters/receivers with antennas which are no more than 24 inches in height attached to poles, light standards, existing wireline systems, such as conventional cable or telephone systems, or similar technology that does not require the use of towers.

R. *Special Use Permits.*

1. Uses Requiring Special Use Permit.

- a) Antennas with towers on City-owned and controlled property if tower location is less than 250 feet from residential land use or zoning.
- b) Antennas with towers in any Zoning District, except R-6B, B-3, B-3U, or **IN-1**.
- c) Antennas with towers in the **IN-1, Light Industrial/Office, IN-2, Heavy**-Industrial, or B-3 General Business, **and OP Office Park** Zoning Districts if towers are less than 250 feet from residential land use or zoning.
- d) Equipment enclosures in any Zoning District, except R-6B, B-3, B-3U, **IN-1 or IN-2**, which are not located on an existing structure as allowed herein and if the enclosure is less than 100

ORDINANCE NO. 2012-05-049

An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois
(Industrial Districts Text Amendment - Plan Case No. 2167-T-12)

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 Administrator has submitted a petition to amend the Urbana Zoning Ordinance to replace the IN, Industrial and OP, Office Park districts with the IN-1, Light Industrial/Office and IN-2, Heavy Industrial districts; and,

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #2167-T-12; 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 May 10, 2012; and,

WHEREAS, the Urbana Plan Commission voted six ayes to zero nays on May 10, 2012 to forward Plan Case #2167-T-12 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. The list of districts appearing in Section IV-1 is hereby amended to delete IN, Industrial and OP, Office Park, and to add the following:

IN-1 Light Industrial/Office
IN-2 Heavy Industrial

Section 2. Paragraph IV-2.F is hereby amended to read as follows:

The IN-1, Light Industrial/Office district is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

Section 3. Paragraph IV-2.I, Office Park District, is hereby deleted.

Section 4. Existing Paragraphs IV-2.G and IV-2.H are hereby renumbered IV-2.H and IV-2.I.

Section 5. A new Paragraph IV-2.G is hereby created to read as follows:

The IN-2, Heavy Industrial district is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.

Section 6. Table IV-1, County to City Zoning Conversion, is hereby amended to add the following district conversions:

<i>Former Zoning District Champaign County</i>	<i>New Zoning District City of Urbana</i>
<i>I-1 Light Industry</i>	<i>IN-1 Light Industrial/Office</i>
<i>I-2 Heavy Industry</i>	<i>IN-2 Heavy Industrial</i>

Section 7. Paragraph V-3.D is hereby amended to read as follows:

In the R-6B, B-1, B-2, B-3, B-3U, B-4, B-4E, IN-1, IN-2, MOR 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 the district in which the lot or parcel of land is located.

Section 8. Section V-12, Additional Regulations in the OP District, is hereby deleted.

Section 9. Table V-1, Table of Uses, is hereby amended to read as attached in Exhibit 1.

Section 10. Paragraph VI-2.D is hereby amended to read as follows:

In the AG, CRE, B-1, B-2, MOR, and IN-1 Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building exceeds two stories or 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

Section 11. Paragraph VI-5.C is hereby amended to read as follows:

In the B-1, B-2, B-3, B-4, B-4E, IN-1 or IN-2 District, any yard which adjoins, abuts, or is situated across a dedicated right-of-way of 100 feet or less in width from the R-1, R-2, R-3, R-4, R-5, R-6, R-6B or R-7 District shall be the same as that required in the latter District. In the B-4E District, this provision shall

apply only to yards on lots that are directly adjoining and not to any yards on lots that are separated by a public right-of-way of any kind.

Section 12. Paragraph VI-5.F.3 is hereby amended as follows:

In the AG, CRE, Residential, B-1, B-2, IN-1, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three feet for each ten feet or fraction thereof over 25 feet in building height, whichever is greater.

Section 13. Paragraph VI-5.G.1 is hereby amended as follows:

In the AG, CRE, R, B-1, B-2, IN-1, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three feet for each ten feet or fraction thereof over 25 feet in height.

Section 14. Table VI-1, Buffer Yards, is hereby amended as follows:

		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
ADJACENT PROPERTY	R-1	SIDE YARD: shall have a minimum depth of ten feet .*					SIDE YARD: as required by Table VI-3.					REAR YARD: shall have a minimum depth of ten feet .	
	R-2	REAR YARD: shall have a minimum depth of ten feet .					REAR YARD: shall have a minimum depth of ten feet .						
	R-3												
	R-4	See Table VI-3 for required setback.					SIDE YARD: shall have a minimum depth of ten feet .*						
	R-5												
	R-6												
	R-6B												
	R-7												
	MOR	See Table VI-3 for required setback.					REAR YARD: shall have a minimum depth of ten feet .						

Section 15. Table VI-2, Landscaping Buffer, is hereby amended as

follows:

		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: shall provide a landscape buffer with a minimum depth of five feet .					SIDE YARD: shall provide a solid six-foot high wood or masonry fence .	SIDE YARD: shall provide a solid six-foot high wood or masonry fence .					REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .							
	R-2															REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .				
	R-3																			
	R-4	No screening required.					REAR YARD: shall provide a solid six-foot high wood or masonry fence .	SIDE YARD: shall provide a landscape buffer with a minimum depth of five feet .					REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .							
	R-5																			
	R-6																			
	R-6B							REAR YARD: shall provide a landscape buffer with a minimum depth of five feet .												
	R-7																			
	MOR																			

Section 16. Paragraph VI-6.B.2 is hereby amended as follows:

In the B-2, B-3, B-3U, IN-1 and IN-2 Zoning Districts, parking or storage of vehicles for sale is permitted to encroach ten feet into the required front yard setback if the encroachment conforms to the regulations set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8.

Section 17. Paragraph VI-9.D is hereby amended as follows:

Industrial Districts. Portable storage containers as defined herein and located on private property in IN-1 and IN-2, Industrial, zoning districts shall be exempt from the requirements of this Section; provided, such containers located on public rights-of-way however shall comply with this Section and any conditions stipulated by Urbana Public Works.

Section 18. Table VI-3, Development Regulations by District, is hereby amended to delete entries for IN and OP, and to add the following district regulations:

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) ¹		
						Front	Side	Rear
IN-1	6,000	60	none³	2.00	none	15	5	10
IN-2	10,000	90	none	1.00	none	25	none	none

Section 19. Footnote 3 for Table VI-3, Development Regulations by District, is hereby amended as follows:

In the AG, CRE, B-1, B-2, MOR, and IN-1 Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

Section 20. Paragraph VIII-4.F.5 is hereby amended as follows:

In the B-3 Zoning District, parking may locate in the required side yard setback (up to within 18 inches of the property line per Section VIII-4.G) if the zoning district adjacent to the setback is designated B-1, B-2, B-3, B-3U, B-4, B-4E, IN-1 or, MIC and if the adjacent area is also used for parking.

Section 21. Paragraph VIII-4.F.6. is hereby amended as follows:

Parking in the B-2, B-3, B-3U, IN-1 and IN-2 Zoning District shall be permitted to encroach ten feet into the required front yard if the buffer yard requirements set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8 are met.

Section 22. Paragraph VIII-7.2.g is hereby amended as follows:

For non-residential uses in the AG, B-1, B-2, B-3, B-3U, CRE, IN-1, IN-2, and MIC zones, bicycle parking areas may encroach into the required front yard setback, but in no case shall be closer than five feet to the front property line.

Section 23. Paragraph IX-4.I is hereby amended as follows:

Temporary Signs. In the B-3, B-3U, B-4, B-4E, IN-1 and IN-2 Districts, in addition to the signs permitted as specified in Table IX-1 through Table IX-4, Table IX-6 and Table IX-9, temporary signs shall be allowed by permit as provided in this Section. Temporary Signs for non-residential uses in residential districts (as allowed in Table V-1) shall also be allowed by permit as provided in this Section.

Section 24. Paragraph IX-6.D.1 is hereby amended as follows:

Permitted OASS Locations. OASS shall only be permitted within 660 feet of the public right-of-way of:

Interstate 74;
University Avenue;
Cunningham Avenue north of University Avenue;
U.S. Route 150; and
Lincoln Avenue north of Bradley Avenue;

Where such location is zoned:

B-3, General Business District;
B-4E, Central Business Expansion District; or
IN-1 or IN-2, Industrial zoning districts;

Except:

- a) Within 300 feet in any direction from the boundary of any R-1, R-2, R-3, or CRE zoning district within the City corporate limits;
- b) Within 300 feet of any historic landmark or historic district as designated by the City of Urbana; and
- c) On any property designated as a Redevelopment Project in any Tax Increment Finance District Plan adopted pursuant to Illinois' Tax Increment Allocation Act, for which a Redevelopment Agreement with the City of Urbana has been approved or pending before the City Council, where such agreement explicitly prohibits OASS placement.

Section 25. Paragraph IX-6.D.10 is hereby amended as follows:

Height limitations for freestanding OASS. The maximum height limit shall be 35 feet in B-3 and B-4E zoning districts and 40 feet in IN-1 and IN-2 zoning districts. The minimum height clearance for sign faces shall be 14 feet, as measured in Section IX-3.B.

Section 26. Tables IX-1, IX-2, IX-4, IX-6, IX-7, IX-8, and IX-9 are hereby amended by replacing "IN, Industrial" with "IN-1 and IN-2 Districts".

Section 27. Paragraph XIII-1.E.5.c is hereby amended as follows:

Towers in the IN-1 or IN-2 districts must satisfy the setback requirements of the IN-1 or IN-2 zoning district for principal buildings except that a tower shall not be placed closer than 100% of its height from any residential zoned land or land use building set back line.

Section 28. Paragraph XIII-1.F.3.b is hereby amended as follows:

Place antennas and towers in districts zoned IN-2 Heavy Industrial, if towers are greater than 250 feet from residential land use or zoning;

Section 29. Paragraph XIII-1.F.3.c is hereby amended as follows:

Place antennas and towers in districts zoned IN-1, Light Industrial/Office-or B-3 General Business which do not adjoin or adversely impact residential neighborhoods and are greater than 250 feet from residential land use or zoning;

Section 30. Paragraph XIII-1.Q.2.b is hereby amended as follows:

Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in the IN-1, Light Industrial/Office, IN-2, Heavy Industrial, or B-3, General Business districts and greater than 250 feet from any residential zoning district or land use.

Section 31. Paragraph XIII-1.R.1.b is hereby amended as follows:

Antennas with towers in any Zoning District, except R-6B, B-3, B-3U, or IN-1.

Section 32. Paragraph XIII-1.R.1.c is hereby amended as follows:

Antennas with towers in the IN-1, Light Industrial/Office, IN-2, Heavy-Industrial, or B-3 General Business, Zoning Districts if towers are less than 250 feet from residential land use or zoning.

Section 33. Paragraph XIII-1.R.1.d is hereby amended as follows:

Equipment enclosures in any Zoning District, except R-6B, B-3, B-3U, IN-1 or IN-2, which are not located on an existing structure as allowed herein and if the enclosure is less than 100 feet-from residential zoning or land use. Special use permits may be granted for equipment enclosures as part of a special use permit allowing a tower.

Section 34. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities.

Section 35. 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 21st day of February, 2011.

PASSED by the City Council this _____ day of _____, 2012.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

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 _____, 2012, 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 (Industrial Districts Text Amendment - Plan Case No. 2167-T-12)" 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 _____, 2012, 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 _____, 2012.

Exhibit 1: 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
Agriculture																				
Agriculture, Cropping	P	P	P	P	P	P	P		P								P		P	P
Agriculture, General									P								P			
Artificial Lake of one (1) or more acres	C	C	C	C	C	C			C								C			C
Commercial Breeding Facility									P											C
Farm Chemicals and Fertilizer Sales Including Incidental Storage and Mixing of Blending Fertilizer																			P	P
Farm Equipment Sales and Service									P			P							P	C
Feed and Grain (Sales only)									C			P	P	C	C					
Garden Shop									C	P	P	P	P	P	P			P		
Grain Storage Elevator and Bins									C											C
Livestock Sales Facility and Stockyards									C											C
Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities									S								S			C
Plant Nursery or Greenhouse									P	C	C	P	C	P	P		S	P		
Roadside Produce Sales Stand									P			P	P							
Public and Quasi-Public																				
Church, Temple or Mosque	S	S	S	P	P	P	P	S	S	P	P	S	P	P	P		S	P	S	
Correctional Institution or Facility												S		S	S				S	S
Electrical Substation	S	S	S	C	C	C	C		S	C	C	P		P	P				P	P
Elementary, Junior High School, or Senior High School	P	P	P	P	P	P			P					S			P			
Fairgrounds									S											
Hospital or Clinic					S	P			S			P	P	P	P				P	

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
Institution of an Educational or Charitable Nature	S	S	S	P	P	P	P		S	P	P	P	P	P	P		S	P	C	
Library, Museum or Gallery	S	S	S	P	P	P	P			P	P	P	P	P	P		P	P		
Methadone Treatment Facility					S	P			S			P	P	P	P				P	
Municipal or Government Building	C	C	C	P	P	P	P		C	P	P	P	P	P	P		P	P	P	P
Nonprofit or Governmental, Educational and Research Agencies												C	C	C	C	S	P		P	P
Park	P	P	P	P	P	P	P		S	P	P	P	P	P	P		P	P	P	P
Police Station or Fire Station			S	S	S	S	S		S	P	P	P	P	P	P	S			P	P
Principal Use Parking Garage or Lot				S	S	S	S				P	P	P	P	P			S	P	P
Public Maintenance and Storage Garage												P					P		P	P
Public or Commercial Sanitary Landfill									S											C
Radio or Television Tower and Station									S			C	C	S	S				C	C
Sewage Treatment Plant or Lagoon									S								S			C
University/College												P	P	P	P	P	P		P	
Utility Provider											S	P	P	P	P				P	P
Water Treatment Plant									S										S	C
Business																				
<i>Adult Entertainment</i>																				
Adult Entertainment Uses												P		P						
<i>Food Sales and Service</i>																				
Bakery (Less than 2,500 square feet)							P			P	P	P	P	P	P	S			C	C
Café or Deli							C			C	P	P	P	P	P	S			P	C
Confectionery Store							P			P	P	P	P	P	P	S			P	
Convenience Store							C			S	P	P	P	P	P	S			P	P
Fast-food Restaurant										C	C	P	P	P	P					C

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
Meat and Fish Market										P	P	P	P	P	P	S		S		
Restaurant							C			C	P	P	P	P	P	S		C	C	
Liquor Store											C	P	P	P	P					
Supermarket or Grocery Store							C			P/S**	P	P	P	P	P					
Tavern or Night Club												P	P	P	P				C	
Wholesale Produce Terminal																			P	P
<i>Personal Services</i>																				
Ambulance Service												P	P	P	P				P	P
Barber/Beauty Shop							P			P	P	P	P	P	P	S		P	P	
Dry Cleaning or Laundry Establishment										S	P	P	P	P	P	S			P	C
Health Club/Fitness							C			P/C*	P	P	P	P	P	S		P	P	
Laundry and/or Dry Cleaning Pickup							P			S	P	P	P	P	P	S			P	
Massage Therapist										P	P	P	P	P	P			P		
Medical Carrier Service												P	P	P	P				P	P
Mortuary					C	C	C			C	P	P	P	P	P			P		
Pet Care/Grooming							P			P	P	P	P	P	P			P		
Self-Service Laundry							C			P	P	P	P	P	P					
Shoe Repair Shop							P			P	P	P	P	P	P	S		P		
Tailor and Pressing Shop							P			P	P	P	P	P	P	S		P		
<i>Professional and Financial Services</i>																				
Bank/Savings and Loan Association							P			P	P	P	P	P	P	S		P	P	P
Check Cashing Service							P			C	P	P	P	P	P			P	P	P
Copy and Printing Service							P			P	P	P	P	P	P	S		P	P	
Express Package Delivery Distribution Center																			P	P
Packaging/Mailing Service										C	P	P	P	P	P	S			P	
Professional and Business Office				S	C	C	P			P	P	P	P	P	P	S		P	P	P

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
Vocational, Trade or Business School									C			P	P	P	P	S		P	P	C
<i>Retail Trade</i>																				
Antique or Used Furniture Sales and Service										P/C*		P	P	P	P	S		P		
<i>Retail Trade (Continued)</i>																				
Clothing Store							P			P/C*	P	P	P	P	S			P		
Art and Craft Store and/or Studio							P			P/C*	P	P	P	P	P	S		P		
Bicycle Sales and Service							C			P/C*	P	P	P	P	P	S		P		
Building Material Sales (All Indoors Excluding Concrete or Asphalt Mixing)												P	P	P	P				P	P
Department Store												P	P	P	P					
Drugstore							P			S	P	P	P	P	P	S		P		
Appliance Sales and Service										P	P	P	P	P	P					
Electronics Sales and Service							P			P	P	P	P	P	P	S		P		
Florist							P			P	P	P	P	P	P	S		P	P	
Office Supplies/Equipment Sales and Service												P	P	P	P			P	P	
Hardware Store										P	P	P	P	P	P			P	P	
Heating, Ventilating, Air Conditioning Sales and Service										C	P	P	P	P	P				P	P
Jewelry Store							P			P	P	P	P	P	P	S		P		
Monument Sales (Excluding Stone Cutting)												P	P	P	P					
Music Store							P			P	P	P	P	P	P	S		P		
Pawn or Consignment Shop														P	P					
Pet Store										P/C*	P	P	P	P	P			P		
Photographic Studio and Equipment Sales and Service							P			P/C*	P	P	P	P	P	S		P	P	P
Shoe Store							P			P/C*	P	P	P	P	P	S		P		
Sporting Goods							C			P/C*	P	P	P	P	P	S		P		

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
Stationery, Gifts, or Art Supplies							D			D	D	D	D	D	D	S		D		
Tobacconist							P			P	P	P	P	P	P			D		
Variety Store							P			P	P	P	P	P	P	S		P		
Video Store							P			P/S**	P	P	P	P	P	S		P		
<i>Recreation</i>																				
Athletic Training Facility							C					P	P	P	P			P		
Bait Sales									C			P		P	P		C			
Pool Hall												P	P	P	P	S		P		
Bowling Alley												P	P	P	P					
Camp or Picnic Area									P									C		
Commercial Fishing Lake									C									C		
Country Club or Golf Course	P	P	P	P	P	P	P		P									C		
Dancing School										P/C*		P	P	P	P	S		P		
Driving Range									P			P						C		
Lodge or Private Club	C	C	C	C	P	P			C	C	C	P	P	P	P			C	C	
Miniature Golf Course									P			P						C		
Outdoor Commercial Recreation Enterprise (Except Amusement Park)									C			P	P	P	P			C		
<i>Recreation (Continued)</i>																				
Private Indoor Recreational Development									C			P	P	P	P	S	C	P		
Resort or Organized Camp									C									C		
Riding Stable									P									C		
Theater, Indoor										S		P	P	P	P				P	
Theater, Outdoor									C		C									
<i>Transportation</i>																				
Airport									C										C	C
Air Freight Terminal									S										C	C
Heliport									C										C	S
Motor Bus Station												P		P	P				P	P

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
Railroad Yard and Freight Terminal																			C	P
Truck Terminal/Truck Wash																			P	P
Taxi Service											C	P	C	C	P				P	P
<i>Vehicle Sales and Service</i>																				
Automobile Accessories (New)							C			C	C	P	P	P	P					
Automobile Salvage Yard (Junkyard)																				S
Automobile, Truck, Trailer or Boat Sales												P							P	P
Automobile/Truck Repair												P							P	P
Car Wash												P	P						P	C
Gasoline Station										S	C	P	C	C	C				P	P
Mobile Home Sales												P								
Towing Service												S							C	P
Truck Stop												S								P
<i>Miscellaneous Business</i>																				
Auction Sales (Non-Animal)												P	P	P	P					
Aviation Sales, Service or Storage									C										P	P
Cemetery									C								C			
Commercial Planned Unit Development											D	D	D	D	D	D			D	D
Construction Yard									C										C	P
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C		P	P	P	P				P	P
Crematorium									C			C	C							
Day Care Facility (non-home based)	C	C	C	C	C	C	C			C	C	C	C	C	C			P	C	C
Kennel									C										P	P

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
Lawn Care and Landscaping Service										C			D	D	D				D	D
<i>Miscellaneous Business (Continued)</i>																				
Lumber Yard									C			C							P	P
Mail Order Business (less than 10,000 square feet of gross floor area)										C	P	P	P	P	P				P	P
Mail Order Business (greater than 10,000 square feet of gross floor area)												P	S						P	P
Mixed-Use Planned Unit Development				D	D	D	D	D		D	D	D	D	D	D	D		D	D	
Radio or TV Studio									C	C	C	P	P	P	P				P	P
Shopping Center - Convenience							S			S	S	P	S	S	S	S			P	P
Shopping Center - General												P	S	S	S	S				
Self-Storage Facility												C							P	P
Warehouse																			P	P
Wholesale Business												P	P	C	C				P	P
Veterinary Hospital - Large Animal									C										C	C
Veterinary Hospital - Small Animal									C			C	C						P	C
Residential																				
Bed and Breakfast Inn										P	P	P	P	P	P				P	
Bed and Breakfast, Owner Occupied	C	C	C	C	C	C	C	C		P	P	P	P	P	P				P	
Boarding or Rooming House				P	P	P	P	P			P		P	P	P				P	
Dormitory				P	P	P	P	P			P		P	C	C				P	
Dwelling, Community Living Facility, Category I	P	P	P	P	P	P	P	P	P	C	P		P						P	
Dwelling, Community Living Facility, Category II		C	P	P	P	P	P	P		C	P	P	P	P	P				P	
Dwelling, Community Living Facility, Category III				P	P	P	P	P		C	P	P	P	P	P				P	
Dwelling, Duplex***		C	P	P	P	P	P			C	P		P						P	

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
Dwelling, Duplex (Extended Occupancy)***		C	D	D	D	D	D			C	D		D					D		
Dwelling, Home for Adjustment				S	P	P	P	S			P	P	P	P	P			S		
Dwelling, Loft							P			P	P	P	P	P	P	S		P		
Dwelling, Multifamily				P	P	P	P			C	P	S	P	P	P	S		P		
Dwelling, Multiple-Unit Common-Lot-Line***				P	P	P	P	P		S	C		P	P	P					
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	P		P					P		
Dwelling, Single-Family (Extended Occupancy)	P	P	P	P	P	P	P		P	C	P		P					P		
Dwelling, Two-Unit Common-Lot-Line***		C	P	P	P	P	P				P							P		
Home for the Aged				C	P	P	P				P	C	P	C	C			P		
Hotel or Motel									C			P	P	P	P				P	
Mobile Home Park (See Section VII-4)									S											
Mobile Home in approved Mobile Home Park									P											
Nursing Home				C	P	P	P				P	C	P	C	C					
<i>Residential Continued</i>																				
Residential Planned Unit Development		D	D	D	D	D	D	D									D		D	
Industrial																				
Bookbinding											C	C	C	C	C				P	P
Building Paper, Paper Containers and Similar Products Manufacturing																				P
Chemicals and Allied Product Manufacturing																				S
Confectionery Products Manufacturing and Packaging											C	C	C	C	C				P	P

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
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																			C	P
Electronics and Related Accessories - Applied Research and Limited Manufacturing												C	P	C	C				P	P
Engineering, Laboratory, Scientific, and Research Instruments Manufacturing												C	C	C	C				P	P
Grain Mill Products Manufacturing and Packaging																				P
Household and Office Furniture Manufacturing																			P	P
Industrial PUD																			D	D
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing																			C	P
Light Assembly Manufacturing, 50,000 gross square feet or less																			P	P
Light Assembly Manufacturing, more than 50,000 gross square feet																			C	P
Manufacturing and Processing of Athletic Equipment and Related Products														C					C	P
Manufacturing and Processing Apparel and Related Finished Products Manufacturing																			C	P

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	
Manufacturing and Processing of Plastic Products, including Blow-Molding or Injection-Molding																					P
Mechanical Measuring and Controlling Instruments Manufacturing																			C		P
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products																			C		P
Motion Picture Production Studio										S	C	C	C	C	C				C		P
Motor Vehicles Parts and Accessories Manufacturing																			C		P
Musical Instruments and Allied Products Manufacturing																			C		P
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																			P		P
Optical Instruments and Lenses Manufacturing																			C		P
<i>Industrial (Continued)</i>																					
Photographic Equipment and Supplies Manufacturing																			C		P
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing												C	C	C	P				P		P
Recycling Center																			S		S

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
Signs and Advertising Display Manufacturing														C	C				C	P
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing												C	C	C	C				C	P
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the Following: Drugs, Chemicals Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products																			P	P
Watches, Clocks and Clockwork Operated Devices Manufacturing																			C	P
Wool, Cotton, Silk and Man-made Fiber Manufacturing																			C	P
All Other Industrial Uses																			S	S

* Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Conditional Use when the gross square footage is greater than 3,500 square feet per floor.

** Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Special Use when the gross square footage is greater than 3,500 square feet per floor.

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units

ORDINANCE NO. 2012-05-050

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

(Rezoning of 127 properties from
IN, Industrial to IN-1, Light Industrial/Office - Plan Case 2168-M-12)

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Official Zoning Map of the City of Urbana by rezoning a number of properties in the IN, Industrial zoning district; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 10, 2012 concerning the petition filed in Plan Case No. 2168-M-12; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from IN, Industrial to IN-1, Light Industrial/Office; and

WHEREAS, the findings of the City Council indicate that approval of the rezoning 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. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to reclassify the following described properties, and as illustrated in Exhibit 1, from IN, Industrial to IN-1, Light Industrial/Office:

PIN:	Address:
912104100016	O'BRIEN DR R.O.W.
912105276007	302 E ANTHONY DR
912105276008	304 E ANTHONY DR
912105276006	308 E ANTHONY DR
912105277012	502 E ANTHONY DR
912104151011	802 E ANTHONY DR
912105276009	403 E BEESON DR
912105251002	101 W BEESON DR
912105251001	103 W BEESON DR
912105353010	1606 N BEVERLY DR
912105353009	1608 N BEVERLY DR
912105354008	801 W BEVERLY DR
912105353008	802 W BEVERLY DR
912105354007	803 W BEVERLY DR
912105354006	805 W BEVERLY DR
912105354005	807 W BEVERLY DR
912105354016	809 W BEVERLY DR
912105353016	704 W BRADLEY AV
912105353019	706 W BRADLEY AV
912108460003	302 N BROADWAY AV
912109404002	1211 E BUTZOW DR
912109404001	1212 E BUTZOW DR
912109402011	1214 E BUTZOW DR
912109402012	1304 E BUTZOW DR
912109402013	1402 E BUTZOW DR
912109402004	1602 E BUTZOW DR
912106401007	1304 W CARDINAL CT
912106401008	1311 W CARDINAL CT
912106401006	1406 W CARDINAL CT
912107430005	1111 W CHURCH ST
912107430001	1115 W CHURCH ST
911533402006	3007 N CUNNINGHAM AV
911533452001	3008 N CUNNINGHAM AV
911532426005	FARMLAND
911532476013	FARMLAND
911533100013	FARMLAND
911533100019	FARMLAND
911533476012	FARMLAND
912104100011	FARMLAND
912106401009	1807 N FEDERAL DR
912106402006	1812 N FEDERAL DR

912106402005	1906 N FEDERAL DR
912106402004	1910 N FEDERAL DR
912106402003	2002 N FEDERAL DR
912106401005	2007 N FEDERAL DR
912106402002	2008 N FEDERAL DR
922116178011	410 S GLOVER AV
922116178012	500 S GLOVER AV
922116178025	602 S GLOVER AV
922116182007	704 S GLOVER AV
922116182008	706 S GLOVER AV
922116182009	810 S GLOVER AV
912107412001	611 N GOODWIN AV
912108481006	620 E GRAVEL RD
911533300005	906 E ILLINI AIRPORT RD
912115226009	101 S INDUSTRIAL CIR
912115226008	102 S INDUSTRIAL CIR
912115226027	201 S INDUSTRIAL CIR
912115226026	207 S INDUSTRIAL CIR
912115226025	213 S INDUSTRIAL CIR
912106402008	1201 W KENYON DR
912106402007	1201 W KENYON RD
912106401010	1405 W KENYON RD
912106326007	1519 W KENYON RD
912105352001	711 W KETTERING PARK DR
912105353004	803 W KETTERING PARK DR
912105304001	801 W KILLARNEY ST
911533100020	LANDLOCKED
912108481013	LANDLOCKED
912108481013	LANDLOCKED
912109352015	LANDLOCKED
912109451010	LANDLOCKED
912115226010	LANDLOCKED
912108481008	LANDLOCKED
912109404004	505 N LIERMAN AV
912109404003	509 N LIERMAN AV
912107430004	601 N LINCOLN AV
912105354015	1604 N LINCOLN AV
912105301012	1900 N LINCOLN AV
912105304008	1908 N LINVIEW AV
912105301021	1909 N LINVIEW AV
912105304005	2002 N LINVIEW AV
912105304004	2004 N LINVIEW AV
912105304900	2006 N LINVIEW AV

912105304002 2008 N LINVIEW AV
912108481015 510 E MAIN ST
912108481009 600 E MAIN ST
912109379016 1308 E MAIN ST
912109379017 1402 E MAIN ST
912109452004 1502 E MAIN ST
912109452005 1502 E MAIN ST
912109452005 1502 E MAIN ST
912108481011 202 N MAPLE ST
922116179011 709 S POPLAR ST
922116179012 801 S POPLAR ST
922116178022 RAILROAD R.O.W.
922116178022 RAILROAD R.O.W.
912108503002 RAILROAD R.O.W.
912108504002 RAILROAD R.O.W.
912108504003 RAILROAD R.O.W.
912109505001 RAILROAD R.O.W.
912109505003 RAILROAD R.O.W.
912115226021 2903 E TATMAN CT
912115226022 2904 E TATMAN CT
912115226020 3003 E TATMAN CT
912115226023 3004 E TATMAN CT
912115226019 3009 E TATMAN CT
912115226024 3010 E TATMAN CT
912115226007 3100 E TATMAN CT
912115226900 3103 E TATMAN CT
912115226013 3109 E TATMAN CT
912115226006 3110 E TATMAN CT
911533300001 1402 E TRIUMPH DR
912109376011 1207 E UNIVERSITY
912109351022 801 E UNIVERSITY AV
912109351018 901 E UNIVERSITY AV
912109376010 1201 E UNIVERSITY AV
912109376007 1209 E UNIVERSITY AV
912109451011 1211 E UNIVERSITY AV
912109404900 1212 E UNIVERSITY AV
912109404006 1212 E UNIVERSITY AV
912109451007 1509 E UNIVERSITY AV
912109477006 1705 E UNIVERSITY AV
912109353020 116 N WEBBER ST
912104100019 2400 N WILLOW RD
912105276010 2401 N WILLOW RD
911532476014 3001 N WILLOW RD

912108362015 312 N COLER AV

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities.

Section 3. 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 _____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

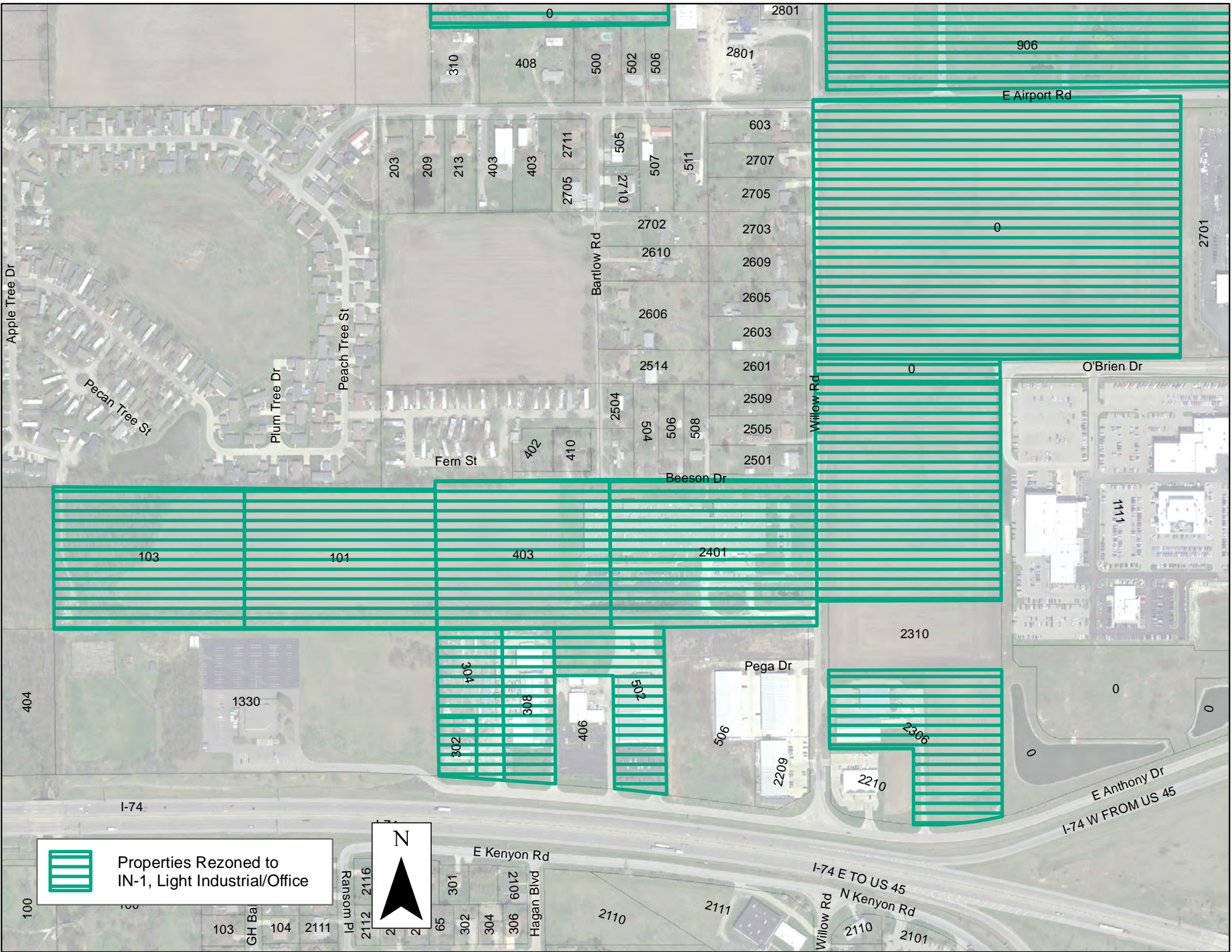
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ___ day of June, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 127 properties from IN, Industrial to IN-1, Light Industrial/Office - Plan Case 2168-M-12), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2012, 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 _____, 2012.

(SEAL)

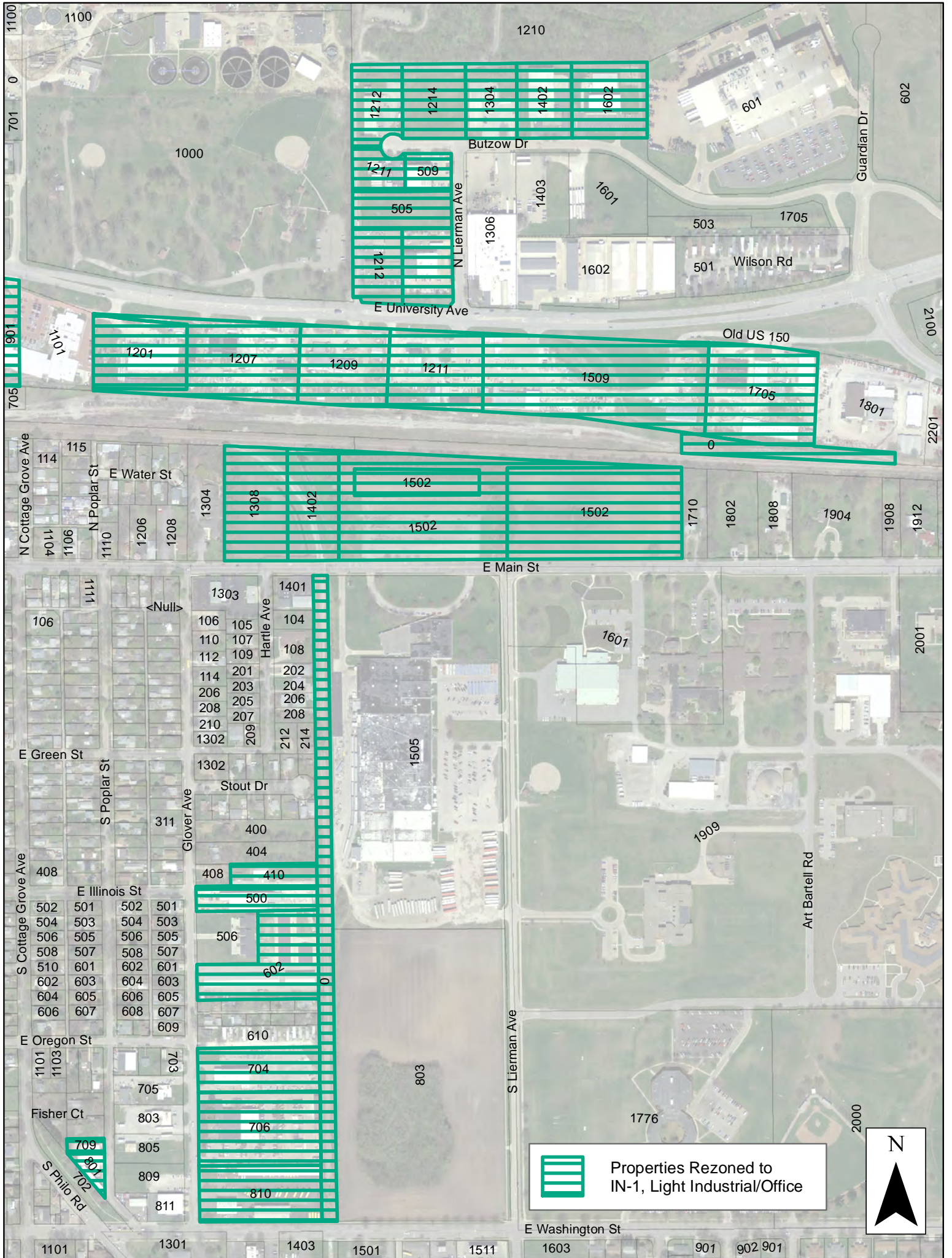
Phyllis D. Clark, City Clerk

EXHIBIT 1: Maps of Properties to be Rezoned



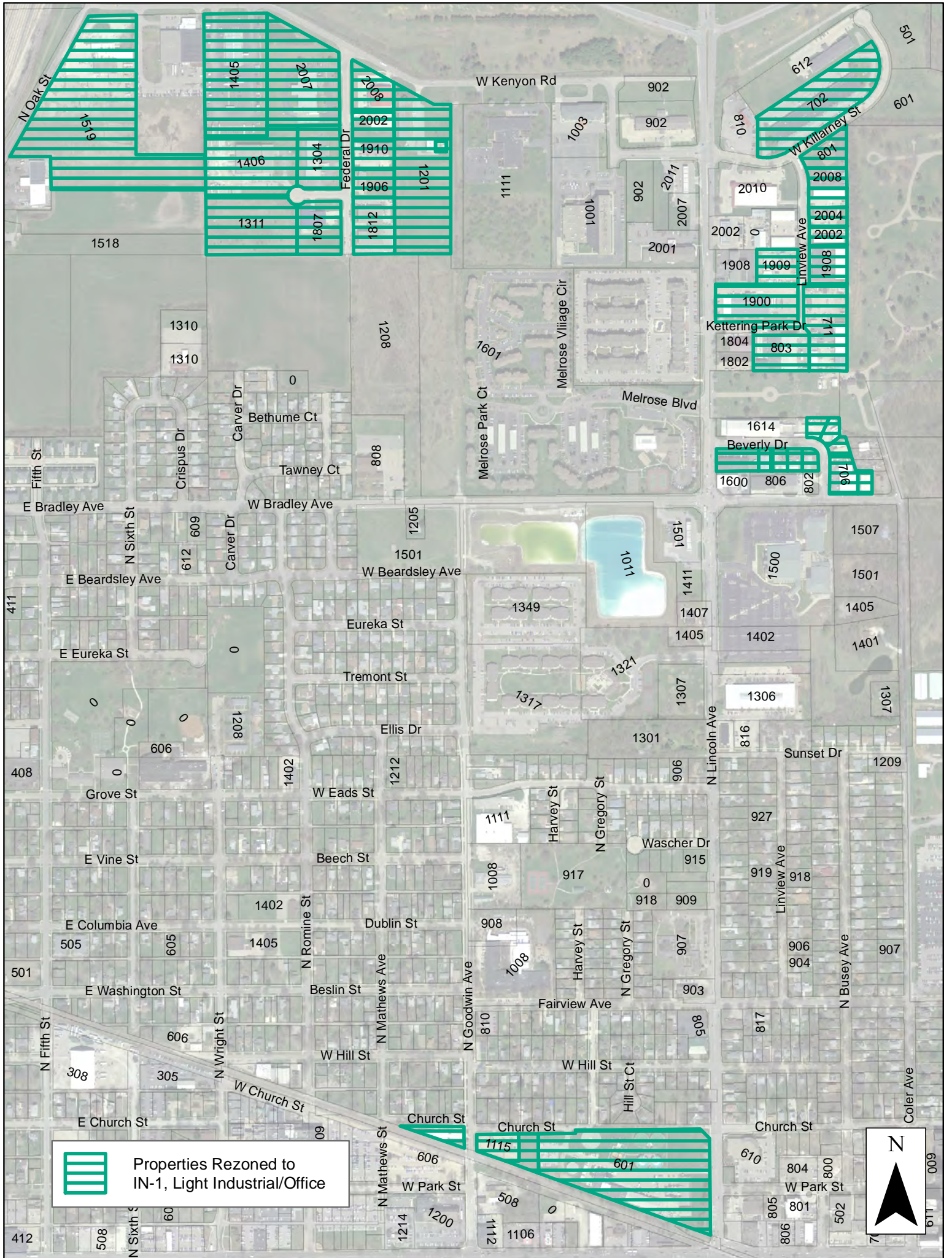
Properties Rezoned to
IN-1, Light Industrial/Office






 Properties Rezoned to IN-1, Light Industrial/Office





 Properties Rezoned to
IN-1, Light Industrial/Office



ORDINANCE NO. 2012-05-051

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

(Rezoning of 55 properties from
IN, Industrial to IN-2, Heavy Industrial - Plan Case 2168-M-12)

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Official Zoning Map of the City of Urbana by rezoning a number of properties in the IN, Industrial zoning district; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 10, 2012 concerning the petition filed in Plan Case No. 2168-M-12; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from IN, Industrial to IN-2, Heavy Industrial; and

WHEREAS, the findings of the City Council indicate that approval of the rezoning 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. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to reclassify the zoning districts of the following indicated properties, and as illustrated in Exhibit 1, from IN, Industrial to IN-2, Heavy Industrial:

PIN:	Address:
912105100010	500 W ANTHONY DR
912105100015	508 W ANTHONY DR
912105100008	606 W ANTHONY DR
912106227001	1112 W ANTHONY DR
912109403005	1403 E BUTZOW DR
912109403006	1601 E BUTZOW DR
912109403007	1705 E BUTZOW DR
912109426014	601 N GUARDIAN DR
912109403008	LANDLOCKED
922116200022	803 S LIERMAN AV
912105100006	2404 N LINCOLN AV
912105100005	2406 N LINCOLN AV
912106228006	2509 N LINCOLN AV
912106226001	2611 N LINCOLN AV
911531400034	2905 N LINCOLN AV
911531400028	3001 N LINCOLN AV
911531400023	3105 N LINCOLN AV
911531400004	3107 N LINCOLN AV
911531400033	3201 N LINCOLN AV
911532300002	3202 N LINCOLN AV
911532300017	3402 N LINCOLN AV
911532156001	3402 N LINCOLN AV
922116200021	1505 E MAIN ST
912106227005	2401 N NORTH SHORE DR
912106228005	2402 N NORTH SHORE DR
912106228004	2404 N NORTH SHORE DR
912106227004	2405 N NORTH SHORE DR
912106228003	2500 N NORTH SHORE DR
912106228002	2504 N NORTH SHORE DR
912106227003	2505 N NORTH SHORE DR
912106228009	2508 N NORTH SHORE DR
912106227006	2509 N NORTH SHORE DR
912106228008	2510 N NORTH SHORE DR
912106201005	2508 N OAK ST
912106201004	2510 N OAK ST
912106201001	2610 N OAK ST
911531400016	2802 N OAK ST
911531400021	3004 N OAK ST
911531400026	3006 N OAK ST
911531400024	3010 N OAK ST
911531400032	3102 N OAK ST

911531280003 901 W SALINE CT
911531280001 915 W SALINE CT
911531200006 1000 W SALINE CT
911531280006 1001 W SALINE CT
911531280007 1001 W SALINE CT
911531226001 1102 W SALINE CT
911531280002 0 SALINE CT LANDLOCKED
911531400036 1001 W SOMER DR
911531400035 1102 W SOMER DR
911531400025 1102 W SOMER DR
912108480015 703 E UNIVERSITY AV
912109351021 705.5 E UNIVERSITY AV
912109403001 1306 E UNIVERSITY AV
912109403004 1602 E UNIVERSITY AV

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities.

Section 3. 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 _____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

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 June, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 55 properties from IN, Industrial to IN-2, Heavy Industrial - Plan Case 2168-M-12), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2012, 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 _____, 2012.

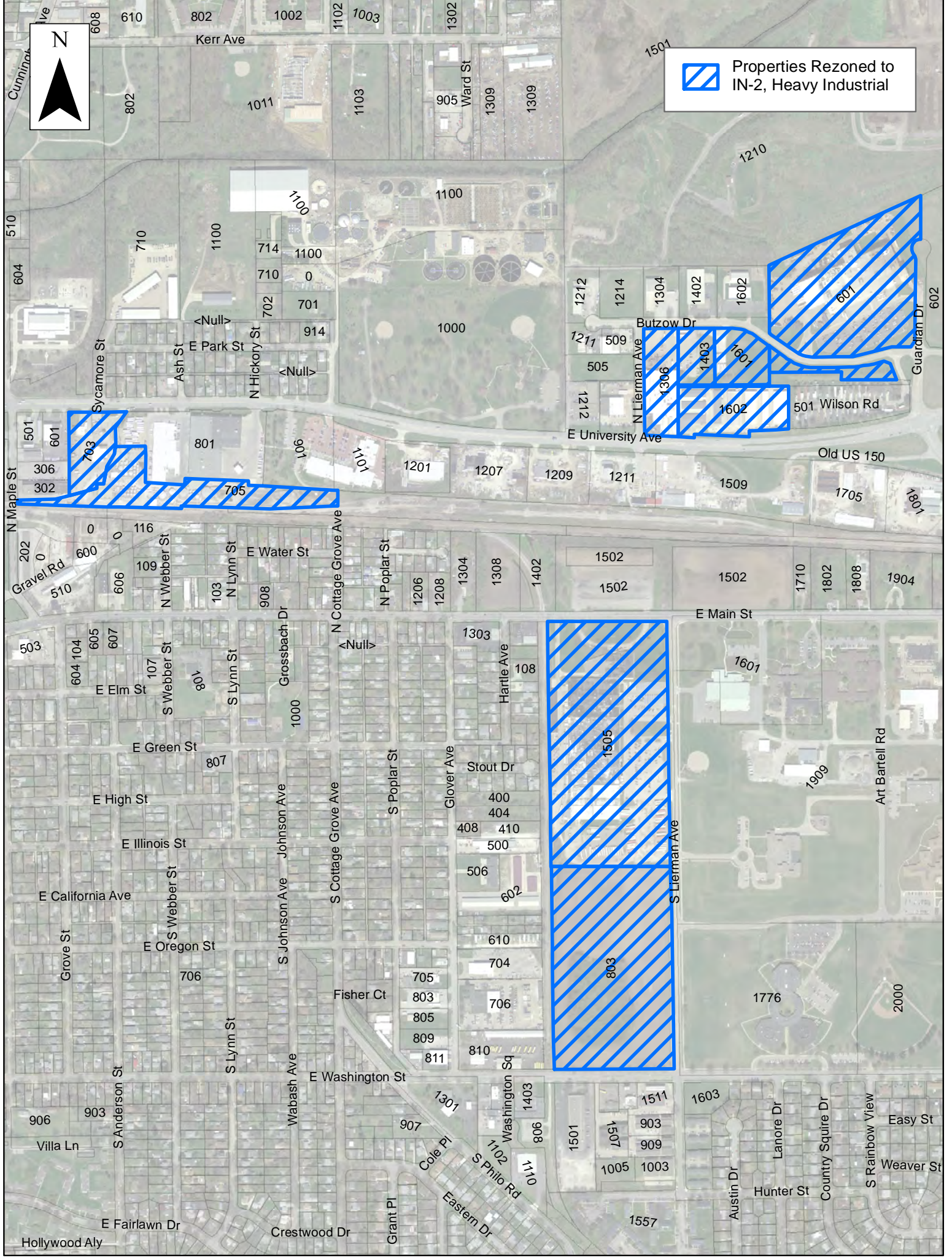
(SEAL)

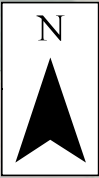
Phyllis D. Clark, City Clerk

EXHIBIT 1: Maps of Properties to be Rezoned

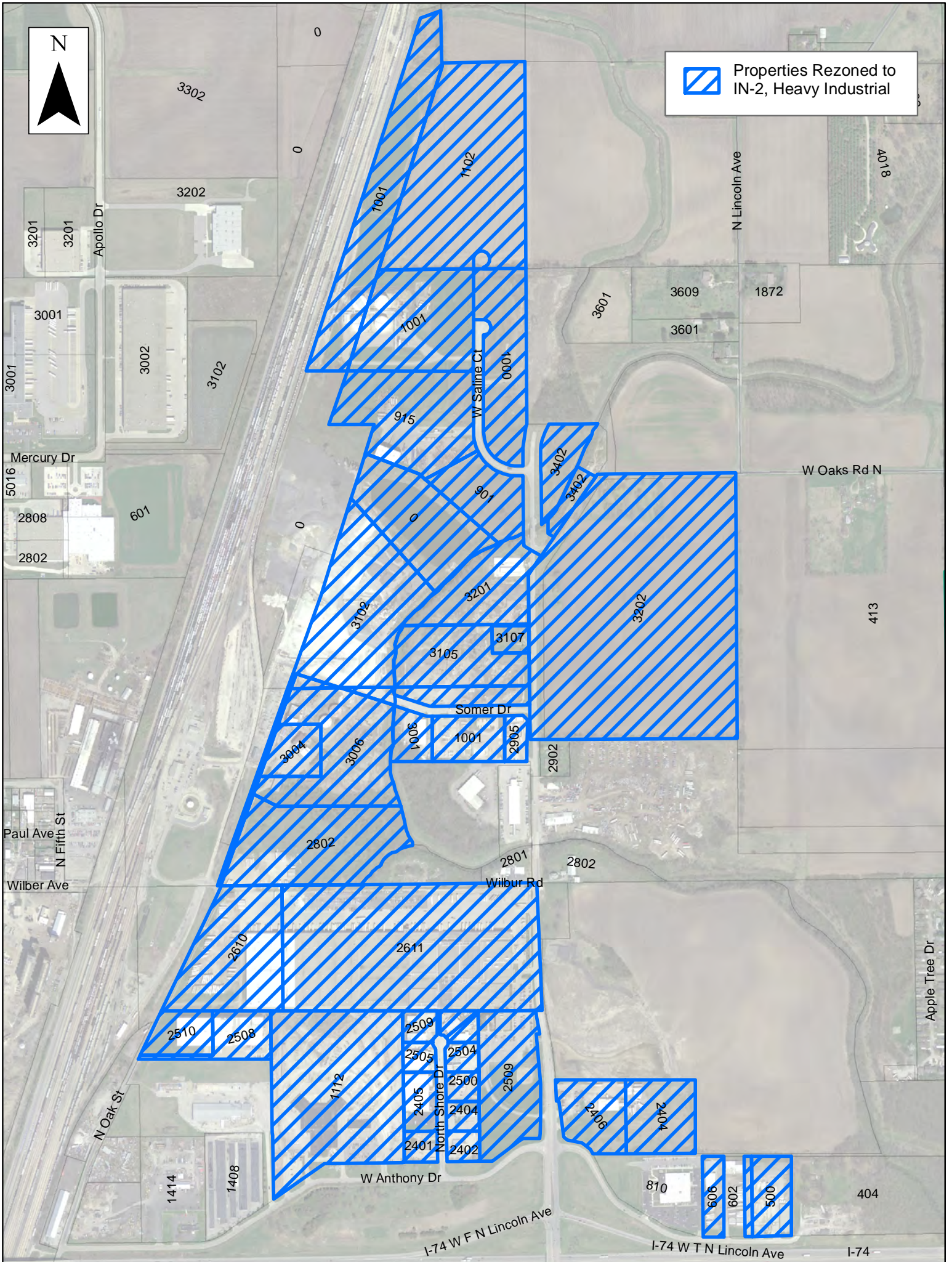


 Properties Rezoned to IN-2, Heavy Industrial





 Properties Rezoned to IN-2, Heavy Industrial



ORDINANCE NO. 2012-05-052

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

(Rezoning of 9 properties from IN, Industrial to B-3, General Business -
Plan Case 2168-M-12)

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Official Zoning Map of the City of Urbana by rezoning a number of properties in the IN, Industrial zoning district; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 10, 2012 concerning the petition filed in Plan Case No. 2168-M-12; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from IN, Industrial to B-3, General Business; and

WHEREAS, the findings of the City Council indicate that approval of the rezoning 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. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to reclassify the following described properties, and as illustrated in Exhibit 1, from IN, Industrial to B-3, General Business:

PIN:	Address:
912107408012	CHURCH ST R.O.W.
912107402003	1401 W HILL ST
912107402002	1403 W HILL ST
912107402001	1407 W HILL ST
912107430003	303 N LINCOLN AV
912105353021	1804 N LINCOLN AV
912108376016	405 W UNIVERSITY AV
912108376025	411 W UNIVERSITY AV
912108376037	505 W UNIVERSITY AV

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities.

Section 3. 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 _____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

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 June, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 9 properties from IN, Industrial to B-3, General Business - Plan Case 2168-M-12), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2012, 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 _____, 2012.

(SEAL)

Phyllis D. Clark, City Clerk

EXHIBIT 1: Maps of Properties to be Rezoned



ORDINANCE NO. 2012-05-053

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

(Rezoning of 702 West Killarney from
B-3, General Business to IN-1, Light Industrial/Office - Plan Case 2168-M-12)

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Official Zoning Map of the City of Urbana by rezoning a number of properties in the IN, Industrial zoning district; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 10, 2012 concerning the petition filed in Plan Case No. 2168-M-12; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the property herein described below from B-3, General Business to IN-1, Light Industrial/Office; and

WHEREAS, the findings of the City Council indicate that approval of the rezoning 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. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification from B-3, General Business to IN-1, Light Industrial/Office for the following described property:

Legal Description:

Lot 2 of the Replat of Lot 2 of Lincoln Centre, Champaign County, Illinois, as per Plat recorded as Document Number 1997R23323, in the Office of the Recorder of Deeds, Champaign County, Illinois.

PIN: 91-21-05-302-007

Address: 702 West Killarney Street

Section 2. 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 _____ day of _____, 2012.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2012.

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 June, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** ((Rezoning of 702 West Killarney from B-3, General Business to IN-1, Light Industrial/Office - Plan Case 2168-M-12), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2012, 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 _____, 2012.

(SEAL)

Phyllis D. Clark, City Clerk

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: May 10, 2012

TIME: 7:30 P.M.

PLACE: Urbana City Building – City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Michael Pollock, Mary Tompkins

MEMBERS EXCUSED: Carey Hawkins Ash, Bernadine Stake, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Tom Clarkson, Shirley Flynn, Ernest Mosley, Brenda Owens, Char Pekoz, Greg & Denise Reynolds, Susan Taylor, Melinda Wellick

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chairperson Pollock called the meeting to order at 7:33 p.m. The roll was called and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

Mr. Fitch moved that the Plan Commission approve the minutes from the April 5, 2012 meeting as presented. Mr. Fell seconded the motion. The minutes were approved by unanimous voice vote.

4. COMMUNICATIONS

- 2012 Official Zoning Map
- 2012 Official Zoning Ordinance

Regarding Plan Case No. 2167-T-12

- Zoning Ordinance Pages reflecting changes being proposed.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. OLD BUSINESS

There was none.

7. NEW PUBLIC HEARINGS

Plan Case No. 2167-T-12: A request by the Zoning administrator to amend the Urbana Zoning Ordinance to remove the IN, Industrial, and OP, Office Park Zoning Districts and to create the IN-1, Light Industrial/Office District and the IN-2, Heavy Industrial District.

Plan Case No. 2168-M-12: A request by the Zoning Administrator to rezone multiple properties:

- B-3, General Business District, to IN-1, Light Industrial/Office District (1 property)**
- IN, Industrial District, to IN-1, Light Industrial/Office District (128 properties)**
- IN, Industrial District, to IN-2, Heavy Industrial District (54 properties)**
- IN, Industrial District, to B-3, General Business District (8 properties)**

Jeff Engstrom, Planner II, presented both cases to the Plan Commission. He discussed information from the written staff report. He began with a brief explanation noting the purpose of each case. He stated that the main purpose is to create a more modern and flexible set of industrial zoning districts.

Concerning public and property owner outreach, City staff held an open house on March 14, 2012 to present the proposed industrial zoning reclassification to industrial property owners. After that, City staff conducted the standard legal notice process by posting signs and by mailing out over 1,300 notices to property owners, tenants and neighboring property owners within 250 feet of the subject properties. City staff posted more than 50 public notice signs in public rights-of-way in areas to be rezoned.

He discussed how the proposed cases relate to the goals and objectives and to the future land uses shown in the 2005 Comprehensive Plan. He defined "*Light Industrial/Office*" and "*Heavy Industrial*". He talked about the number of properties being used for specific uses according to a Land Use Survey that City staff completed in the spring of 2012. He noted four corrections to Exhibit A (Properties to be Rezoned) which are as follows:

- 500, 508 and 606 West Anthony Drive are proposed to be rezoned to IN-2 and not IN-1.
- 803 South Lierman Avenue is proposed to be rezoned to IN-2 and not IN-1.

He showed photos characterizing current business and development types in existing IN Industrial zoning districts.

He referenced the text amendment distributed to the Commission before the meeting as the final text City staff is asking the Plan Commission to act upon. It contains a strikeout and underline version showing all the changes in the proposed text amendment. He reviewed the development regulations of each proposed new district.

Concerning nonconformities, Mr. Engstrom stated that City staff conducted both a land use survey and analysis of lot widths for all properties. The proposed rezoning would not knowingly create any new nonconformities. Conversely, a few existing nonconforming properties would become conforming to zoning standards.

Mr. Engstrom reviewed the factors from the LaSalle National Bank case as they pertain to a comparison of the existing zoning with that proposed by the Zoning Administrator. He asked that the Plan Commission consider the two cases in sequential order with the text amendment being first. He, then, presented City staff's recommendation for approval for each case.

Chairman Pollock opened the meeting to questions for City staff by the Commission.

Mr. Fitch questioned whether a recycling center is suitable for the proposed IN-1 Zoning District? In the case of Mervis Industries where they are not processing materials, it may be appropriate; however, if a recycling center processes materials, would they be considered a heavy industrial use? Mr. Engstrom agreed. City staff is proposing that recycling center use be allowed as a special use permit in both the IN-1 and the IN-2 Zoning Districts. Since the property's future land use is designated as Light Industrial, City staff is proposing to rezone it to Light Industrial.

Mr. Fitch asked about a non-contiguous property which is proposed to be rezoned to IN-1 along East Anthony Drive. The properties surrounding it were recently rezoned to B-3, General Business. He feels that some of the uses (i.e. an indoor sports facility) in this specific B-3 zoned area could be permitted uses in the IN-1 Zoning District. Mr. Engstrom responded by saying that to the west of Pega Drive there is a new facility with about five buildings that really defines the Light Industrial Zoning District.

Referring to Exhibit D-4, Mr. Fitch inquired about the property located along North Vine Street and borders on Courtesy Road that is currently zoned Industrial. Mr. Engstrom explained that this property is shown on the Future Land Use Map in the 2005 Comprehensive Plan as being designated as B-4, Central Business Zoning District. But because the property owner needs to preserve his land use options at this time, City staff is proposing to keep it zoned for industrial use.

Lastly, Mr. Fitch noticed in Table V-1 (Table of Uses) that under the Industrial category of uses some uses permitted as special or conditional uses in the B-3 Zoning District are not allowed at all in the IN-1, but are allowed by right in the IN-2. He recommended that City staff make these uses to be allowed in the IN-1 Zoning District.

Mr. Otto commented that the proposed two cases do not seem to be controversial. He asked how satisfied City staff is about land owners being alerted to the proposed rezoning. Mr. Engstrom replied that he had received phone calls and talked with about 20 property owners and/or tenants inquiring about the effect the proposed rezoning would have on their properties. With all the public outreach and noticing that was done, City staff feels satisfied that the public has been notified of the proposed rezoning.

Mr. Pollock wondered if there were any negative responses from the property owners involved in the proposed rezoning. Mr. Engstrom stated that the majority of the phone calls received were from residents within 250 feet of the subject properties calling to find out the impact that the rezoning would have on their properties.

Chair Pollock recalled that Mr. Engstrom mentioned allowing some retail uses in the IN-1 to service the people who work in the district. However, there are some uses not allowed or only allowed as a conditional use that would make sense to be permitted, such as *Bakery, Café or Deli, Confectionary Store, Fast Food Restaurant, and Restaurant*. He noticed that a business at 702 Killarney makes candy. What if they wanted to turn the front part of their business into a store to sell what they make? Mr. Engstrom explained that City staff was trying to stay true to what had been mentioned in the 2005 Comprehensive Plan to provide limited commercial uses so as not to go overboard and turn the IN-1 district into another commercial district. However, if the Plan Commission would like to allow these uses either as special or conditional uses that is possible.

With no further questions for City staff, Chair Pollock opened the meeting up for public input.

Char Pekoz, 1714 Wilson Road, stated that she lives in Wilson Mobile Home Park and is there to represent these residents. She was initially concerned that the proposed rezoning of industrial properties nearby would have a negative impact on her neighborhood. After listening to Mr. Engstrom's report to the Plan Commission, she is no longer concerned about the proposed rezoning. Chair Pollock assured her that the proposed rezoning would cause no changes to Wilson Mobile Home Park. The neighboring Flex-N-Gate property is already zoned IN, Industrial. The proposed IN-2 zoning for that property is really the same as the current IN zoning.

Ms. Pekoz said that she heard rumors of Flex-N-Gate building an office between Wilson Mobile Home Park and Flex-N-Gate. Mr. Engstrom pointed out that any use of the undeveloped space between the two buildings would have to comply with the proposed IN-2 zoning, which is really the same as the existing IN zoning.

Ms. Pekoz said this is her first experience in attending a public hearing and has found it to be both informational and enjoyable.

With no further comments or questions from the audience, Chair Pollock closed the public hearing.

Mr. Fitch believes it is a good idea to make the industrial zoning districts more flexible for development. He has some possible amendments to the Table of Uses for consideration. Chair Pollock suggested that the Plan Commission address changes to the Table of Uses as part of discussion after a motion.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2167-T-12 and Plan Case No. 2168-M-12 to the City Council with a recommendation for approval. Mr. Fitch seconded the motion.

The Plan Commission discussed changes to the Table of Uses. Mr. Fitch specifically questioned uses which would be allowed as a conditional use in the B-4, Central Business Zoning District, and by right in the IN-2, Heavy Industrial Zoning District, but not allowed at all in the IN-1, Light Industrial Zoning District. It would make sense to allow these as a conditional use in the IN-1 Zoning District. Following discussion, the following changes were agreed upon by acclamation.

- Page 53 – Allow “*Manufacturing and Processing of Athletic Equipment and Related Products*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Signs and Advertising Display Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 55 – Allow “*Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing*” as a Conditional Use in the IN-1 Zoning District

The Commission discussed the advisability of having so many narrow land use categories under industrial zoning. Could some of these narrowly defined uses be instead classified as “*Light Assembly Manufacturing*”? Chair Pollock felt this would involve redefining uses. There are many gray areas that would be partially addressed by adding the IN-1 Zoning District and making them a conditional use, which would allow additional review as to whether a use would fit in a specific area.

Robert Myers, Planning Manager, commented that City staff understands that the industrial land use categories are messy and that improvements could be made. However, doing so should happen as part of a separate study and Plan Commission consideration. City staff would want to conduct a rigorous industrial business survey and use a national industrial classification system to help redefine categories and eliminate overlap and holes in the classification.

Chair Pollock added that in the meantime, if there are uses that the Plan Commission feels should be added in the IN-1 Zoning District with some review abilities, then they could add them as conditional uses.

Following is a list of specific additional changes that were agreed upon by the Plan Commission:

- Page 53 – Allow “*Electrical and Electronic Machinery, Equipment and Supplies Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 53 – Allow “*Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing*” as a Conditional Use in the IN-1 Zoning District

- Page 53 – Allow “*Manufacturing and Processing Apparel and Related Finished Products Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Mechanical Measuring and Controlling Instruments Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Musical Instruments and Allied Products Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Optical Instruments and Lenses Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 54 – Allow “*Photographic Equipment and Supplies Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 55 – Allow “*Watches, Clocks and Clockwork Operated Devices Manufacturing*” as a Conditional Use in the IN-1 Zoning District
- Page 55 – Allow “*Wool, Cotton, Silk and Man-made Fiber Manufacturing*” as a Conditional Use in the IN-1 Zoning District

Other changes made to other categories in Table V-1 – Table of Uses other than the Industrial uses are as follows:

- Page 46 – Allow “*Bakery (Less than 2,500 square feet)*” as a Conditional Use in the IN-1 Zoning District
- Page 46 – Allow “*Fast-food Restaurant*” as a Conditional Use in the IN-1 Zoning District

These uses should be included to service employment hubs such as office and industrial parks that are allowed in the IN-1 Zoning District.

- Page 46 – Allow “*Institution of an Educational or Charitable Nature*” as a Conditional Use in the IN-1 Zoning District

Allowing this as a Conditional Use would allow a foundation or Salvation Army type of store to locate in an IN-1 Zoning District.

Having concluded discussion of the original motion, Mr. Hopkins withdrew his motion. Mr. Fitch agreed.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2167-T-12 to the City Council with a recommendation for approval including the specific changes agreed upon in discussion. Mr. Fitch seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Mr. Pollock	-	Yes	Ms. Tompkins	-	Yes

The motion was approved by unanimous vote.

Mr. Fitch moved that the Plan Commission forward Plan Case No. 2168-M-12 to the City Council with a recommendation for approval, including the corrections to Exhibit A as mentioned by City staff. Ms. Tompkins seconded the motion. Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Mr. Pollock	-	Yes
Ms. Tompkins	-	Yes	Mr. Fell	-	Yes

The motion was approved by unanimous vote.

These two cases will be forwarded to the Urbana City Council on Monday, May 21, 2012.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Myers reported on the following:

- OMA Training – Reminder to take the training online. Commission members may take the training at home or set up a time to come to the City Building to take the training.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Robert Myers, AICP, Secretary
Urbana Plan Commission