



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** Urbana Plan Commission

**FROM:** Matt Wempe, Planner I

**DATE:** March 3, 2006

**SUBJECT:** Addendum to Staff Memo for Plan Case 1979-T-06: Omnibus Text Amendment to the Urbana Zoning Ordinance

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The following changes are based on staff input received after the omnibus zoning ordinance packet was sent to the Plan Commission. The underlined text refers to changes made from the packet, not from the current Zoning Ordinance.

***Article II. Definitions***

- Match Commercial PUD definition to sign table

Shopping Center or Commercial Planned Unit Development: A complex of three or more business and commercial establishments, ~~the whole~~ planned, developed, and managed as a unit, sharing common parking facilities.

- Move 'Equipment Enclosure' definition to Article XIII
- The correct 'Occupancy' definition is as follows:

Occupancy: The number of residents (renters or owners) permanently occupying a dwelling unit under the limitations of Section V-11.

***Article V. Use Regulations***

- Replace language in Section V-3.C.3 with the following:
  - In zoning districts which permit multiple family residential uses, no conditional use permit shall be required to allow more than one multiple family residential ~~multiple~~ building on a single lot.
- Amend Section V-11. Residential Occupancy Limits to read:

## **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. 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:
  - 1. Single-family, duplex, common lot line, multiple-family, mobile home or loft dwelling unit.
- D. 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:
  - 1. 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, as specified in the Certificate of Occupancy.

## ***Article VIII. Parking and Access***

- Add Section VIII-3.A.4 as follows:
  - 4. The Champaign-Urbana Urbanized Area Transportation Study (CUUATS) Access Management Guidelines shall be referenced to determine the optimal location and number of access drives.

- Revise Table VIII-3. Widths for Access Drives as follows:

	<i>Minimum Width (in feet)</i>		<i>Maximum Width (in feet)</i>	
	One-Way	Two-Way	One-Way	Two-Way
Single Family Dwelling Units	9	9	Primary driveway - 35 feet; Secondary driveway - 15 feet	
Two or More Dwelling Units	12	20	24 feet or one-third of the minimum lot width for the zoning district, (as specified on Table VI-1) whichever is greater  If a zoning lot has a linear street frontage greater than 150 feet, the maximum width shall be 50 feet	
Commercial or Industrial Uses	12	<u>22</u>		

**Article IX. Sign Regulations**

- Revise Section IX-5.B.3 to read as follows:
  - Residential Identification Signs:* Signs which identify the business, owner, or manager, or resident address and lessor phone number of a building or structure in the R-1, R-2, R-3, R-4, R-5, R-6, R-6B, or R-7 Zoning District, and set forth the address of the premises where the sign is located, and which contain no other material; There may be two such signs per premise, in accordance with Section IX-5.B.12, , the total area of both signs shall not exceed 10 square feet, and the total height of such a sign, if freestanding, shall not exceed five feet.
- Revise Table IX.1 under the maximum number of signs permitted so ‘One per Business’ reads ‘One per Business Frontage’