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ORDINANCE OF AMENDMENT OF THE ZONING  
ORDINANCE OF THE CITY OF URBANA, ILLINOIS OF 1950  
WHICH CREATES THE CLASSIFICATION OF R-4 DISTRICT,  
MULTIPLE FAMILY RESIDENTIAL--HIGH DENSITY

WHEREAS, the City Plan Commission of the City of Urbana, which is the City Zone Commission, did on Friday, the 9th day of June, 1961, at the hour of 3:00 P. M. conduct a public hearing pursuant to the required public notice, in the Community Building at the address of 120 West Elm Street, Urbana, Illinois, to consider the hereinafter described proposed amendment to the Zoning Ordinance, and,

WHEREAS, said Plan Commission at said hearing heard all persons desiring to be heard either for or against said amendment, and found that such proposed amendment is desirable for the public welfare of the City of Urbana, Illinois and that the same is not detrimental to the property owners in the vicinity, and,

WHEREAS, the City Plan Commission recommended the amendment as hereinafter described for adoption of the City Council, and,

WHEREAS, the plan exists to further create and redevelop the downtown central business district and the areas that surround such district, and a plan to create and redevelop a high density apartment district adjacent to the central business district, and to make certain changes and relocations and conditional uses, and provide off-street parking and attractive development and for improved traffic flow and related facilities, and for the best interests for the City of Urbana.

NOW THEREFORE, be it ordained by the City Council of the City of Urbana, Illinois: The zoning ordinance of the City of Urbana, Illinois of 1950 is hereby amended by the insertion of Article VI-B to follow Article VI-A, and to provide as follows and is entitled,

R-4 District-Multiple Family Residential--High Density.

SECTION 1 Use regulations: In the R-4 district, no building of land shall be used and no building shall be hereafter erected, converted, enlarged or structurally altered, except for one or more of the following uses:

1. Apartment and Multiple-Family Dwelling.
2. Group Houses.
3. Two-Family or Duplex Dwelling.
4. Single-Family Dwelling.
5. Church.
6. Public Building.
7. Park and Playground.
8. Home Garden When Produce Thereof Is Not Sold Or Placed On Market.
9. Home Occupation.
10. Accessory Buildings And Uses When Located On The Same Lot And Not Involving The Conduct Of A Business And Including One Private Garage. For Each Family Unit.
11. Temporary Buildings Incidental Only To The Construction Of A Permitted Use.




If a building exceeds two stories in height, the side and rear yards shall be increased in relation to the overall building height by adding 3 feet per story to the minimum yard requirements. In the case of "Group Buildings", if built simultaneously, the side yard between buildings can be waived. The minimum lot area for such "Group Buildings" shall be 3,000 square feet. Lot width shall be at least 30 feet and lot depth, 100 feet. The front yard shall be not less than 30 feet, except that for the terminal unit of "Group Building" the side yard shall be not less than 10 feet and the lot width shall be not less than 35 feet.

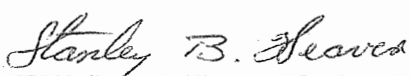
SECTION 5 Signs: no sign shall be permitted except as follows:

1. One Lighted Home Professional Office Announcement Sign For Each Office. Sign Shall Not Exceed 1 Square Foot In Area And Shall Be Placed Flush Against Building.
2. One Lighted Sign Not To Exceed 20 Square Feet In Area At Each Driveway To An Apartment House, Church, School, Or Similar Use, Plus Signs Not To Exceed 4 Square Feet Each In Area Necessary To Provide Direction To Specific Buildings And To Off-street Parking Areas. Such Signs Be So Placed As To Be Clearly Visible And Effective, But Not So Placed As To Be A Hazard To Traffic Or Pedestrians.
3. One Unlighted Real Estate Sign Not Over 8 Square Feet In Area Advertising The Sale, Lease, Or Rental Of The Building Or Lot On Which It Is Maintained.

ADOPTED by the City Council of the City of Urbana, Illinois, this 19th day of June, 1961.

  
CITY CLERK

APPROVED by the Mayor of the City of Urbana, Illinois, this 19th day of June, 1961.

  
MAYOR