

ORDINANCE NO. 2009-09-103

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS**

(Revisions to Table VIII-3, "Widths for Access Drives", and Section VIII-4, "Location of Parking Facilities", Pertaining to Widths of Access Drives Serving Individual Townhouse Units - Plan Case No. 2113-T-09)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, Table VIII-3, "Widths for Access Drives", and Paragraph VIII-4.F.1 currently limit access drive widths to 45% of the total lot width for single-family, duplex, and townhouse properties; and

WHEREAS, current development practices and expectations for most townhouse units include a two-car garage and access drive; and

WHEREAS, the Urbana Zoning Administrator is proposing a text amendment to the Urbana Zoning Ordinance in order to allow for access drives to be up to 45% of the lot width, or 18 feet, whichever is greater; and

WHEREAS, said text amendment is consistent with the goals and objectives of the Urbana Comprehensive Plan; and

WHEREAS, said text amendment was presented to the Urbana Plan Commission as Plan Case No. 2113-T-09; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing to consider the case on August 20, 2009 and September 10, 2009; and

WHEREAS, the Urbana Plan Commission voted 7 ayes to 0 nays on September 10, 2009 to forward the proposed text amendment set forth in Plan Case No. 2097-T-09 to the Urbana City Council with a recommendation for approval.

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. Table VIII-3, Widths for Access Drives is hereby amended to read as follows:

TABLE VIII-3. WIDTHS FOR ACCESS DRIVES

	<i>Minimum Width (in feet)</i>		<i>Maximum Width (in feet)¹</i>	
	<i>One-Way</i>	<i>Two-Way</i>	<i>One-Way</i>	<i>Two-Way</i>
Single-family and duplex buildings	9	9	Primary drive - 35 feet. Secondary drive - 15 feet	
Rowhouse or townhouse unit with individual access drive	9	9	35 feet	
Lots with three or more dwelling units without individual drives	12	20	24 feet, or one-third of the minimum lot width for the zoning district, (as specified on Table VI-3), whichever is greater If a zoning lot has a linear street frontage greater than 150 feet, the maximum width shall be 50 feet.	
Public and quasi-public, business, and industrial uses	12	22		

Notes: 1) Per VIII-4.F.1, access drives serving single-family homes and duplexes shall not exceed 45% of the total lot width. Access drives serving individual townhomes shall not exceed 45% of the total lot width or 18 feet, whichever is greater.

Section 2. Paragraph VIII-4.F.1, Yards is hereby amended to read 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.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 21st day of September, 2009.

PASSED by the City Council this 21st day of September, 2009.


AYES: Bowersox, Gehrig, Lewis, Marlin, Stevenson

NAYS: Roberts

ABSTAINS:

APPROVED by the Mayor this 30th day of September

2009.



Phyllis D. Clark
Phyllis D. Clark, City Clerk
by [Signature]
[Signature]
Laurel Lunt Prussing, Mayor