

COUNCIL BILL NO. 2021-119

AN ORDINANCE

AMENDING SECTIONS 37-162 AND 37-185, AND REPEALING SECTION 37-216 OF THE
CHAMPAIGN MUNICIPAL CODE, 1985, AS AMENDED
(Principal, Accessory, and Temporary Uses – Zoning Ordinance)

WHEREAS, a notice of public hearing before the Plan Commission was published in the
Champaign *News Gazette* on July 4, 2021; and

WHEREAS, the Zoning Ordinance text amendment set forth in this Council Bill was the
subject of a public hearing before the Plan Commission as Case PL21-0019 on July 21, 2021;
and

WHEREAS, the Plan Commission unanimously recommend approval of said text
amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF CHAMPAIGN, ILLINOIS, as follows:

Section 1. That Sections 37-162 and 37-185 of the Champaign Municipal Code, 1985, as
amended, are hereby amended to read as shown in Exhibit A.

Section 2. That section 37-216 of the Champaign Municipal Code is hereby repealed

Section 3. That the City Clerk is hereby directed to publish this Ordinance so that its
effective date is September 1, 2021.

Section 4. If any section, paragraph, or provision of this Ordinance is held to be invalid
or unenforceable, such invalidity or unenforceability of such section, paragraph, or provision
shall not affect any of the remaining provisions of this Ordinance, or the provisions of the Code.

Section 5. The provisions of this Ordinance shall take precedence and be interpreted as
superseding any other ordinance or statute in conflict with the provisions of this Ordinance.

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PASSED: August 17, 2021

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

APPROVED AS TO FORM:

City Attorney

Sec. 37-162. - Principal use and mixed use—Restrictions.

- (a) Two (2) or more principal uses are permitted on a lot for all uses, except single-family dwelling and two-family dwellings.
- (b) Accessory uses are permitted in all districts for all land uses.

Sec. 37-185. - Principal structures on a lot.

- (a) Every principal structure hereafter erected or structurally altered shall be located on a lot, or zoning lot.
- (b) Two (2) or more principal structures are permitted on a lot, or a zoning lot, for all structures except for single-family dwellings and two-family dwellings.
- (c) In the event that a lot, or zoning lot, is to be occupied by a group of two (2) or more principal structures, adequate setbacks and open space shall be provided between all buildings in accordance with the setback and open space standards in this Chapter.

Sec. 37-216. - Reserved.