

Exhibit 2

TA20-01

21-422 Property Development Standards for Permitted Accessory Buildings ^{*26 *36 *37}

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building. Nothing herein is intended to relax the building code, fire code, or other applicable City standards.

A. ~~Maximum Height.~~ The height of an accessory building shall not exceed ~~twenty (20)~~ twenty-five (25) feet in height except in the R1-18 and R1-35 zoning districts OR other zoning districts with minimum lot sizes 18,000 square feet or greater. Where a property is located in a zoning district with a minimum lot size of 18,000 square feet or greater, all accessory buildings shall have a maximum height of twenty five (25) feet. ^{*26}

B. The maximum size of any accessory building in any zoning district shall not be greater than 50% of the gross floor area of the principal building, with the exception of accessory buildings related to agriculture and/or the keeping of livestock within the SR-35, SR-43 and AG zoning districts.

~~B.C.~~ No accessory building shall be located in any front yard.

D. The following property development standards shall apply in all zoning districts, except as provided elsewhere in this Zoning Ordinance:

1. Accessory buildings less than eight (8) feet in height and less than two hundred (200) square feet in area shall have no required setbacks.

2. Accessory buildings greater than or equal to eight (8) feet in height or two hundred (200) square feet in area shall meet the required setbacks of the zoning district.

~~C.A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view.~~ ^{*26}

~~D. A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view.~~ ^{*30}

~~E. Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Planning Manager shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building.~~ ^{*26}

~~F. Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City of Peoria Design Review Manual.~~ ^{*26} Refer to the requirements within the Peoria Design Review Manual for applicable design standards. ^{*37}

~~G.E.~~ All structures shall be located in accordance with any applicable City building and/or fire code. ^{*26}

40 21-423 Exceptions ^{*36}*37

41 A. Side yards, interior lots of record. On each lot of record, having a width of fifty (50) feet or less,
42 the least side yard shall have a width not less than three (3) feet, and the other side yard shall
43 have a width not less than seven (7) feet, and the aggregate width of both side yards shall be not
44 less than ten (10) feet upon adoption of this Ordinance.

45 B. Detached guesthouses or servant's quarters. Detached guesthouses and servant's quarters are
46 permitted in any R1-35 and R1-18 districts; provided, however, that they shall conform to all yard
47 requirements applicable to the accessory building.

48 ~~B.C.~~ Accessory buildings in existence after September 1, 2011, shall meet the setback requirements
49 and or design requirements described herein.