

# Exhibit 1

TA20-01

## 21-422 Property Development Standards for Permitted Accessory Buildings <sup>\*26 \*36 \*37</sup>

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. The height of an accessory building shall not exceed twenty-five (25) feet.
- 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.
- 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.
- E. Refer to the requirements within the Peoria Design Review Manual for applicable design standards.

## 21-423 Exceptions <sup>\*36 \*37</sup>

- A. Side yards, interior lots of record. On each lot of record, having a width of fifty (50) feet or less, the least side yard shall have a width not less than three (3) feet, and the other side yard shall have a width not less than seven (7) feet, and the aggregate width of both side yards shall be not less than ten (10) feet upon adoption of this Ordinance.
- B. Detached guest houses or servant's quarters. Detached guest houses and servant's quarters are permitted in the R1-35 and R1-18 zoning districts; provided, however, that they shall conform to all yard requirements applicable to the accessory building.
- C. Accessory buildings constructed after September 1, 2011, shall meet the applicable setback and design requirements described herein.