

(Draft Version Showing Proposed Modifications)

**Amendment for Adoption to the
Peoria City Code, Chapter 21 - Zoning**

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text~~. Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

Exhibit 1 – Accessory Buildings and Uses: Text Amendment (TA23-01)

Section 1. Amend Chapter 21 - Zoning, Section 21-200 Definitions, as follows:

Sec. 21-202. Definitions.

- A. The word occupied and the word used shall be considered as meaning the same as the words intended, arranged, or designed to be used or occupied.
- B. The word dwelling includes the word residence; the word lot includes the words plot or parcel.
- C. Terms not herein defined shall have the meanings customarily assigned thereto.
- D. For the purpose of this Zoning Ordinance, certain words are hereby defined as follows:

A

Accessory Building means a subordinate building on the same lot with a principal building, which is customarily accessory and incidental to the principal building.

Accessory Use means a subordinate use customarily incidental to and conducted on the same lot with the principal use.

B

Building means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind, including, but not limited to, tents, awnings, carports, ramadas, mobile homes or vehicles situated on private property and used for purposes of a building.

- ~~1. Principal building means a building, or where the context so indicates, a group of buildings, within which is conducted the principal use of the lot on which the building is situated.~~
- ~~2. Accessory building means a subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for purposes of setback and yard regulations.~~

P

Principal Building(s) means a building, or a group of buildings, where the principal use on a lot is conducted.

Principal Use means the primary or predominant use of property.

Exhibit 1 – Accessory Buildings and Uses: Text Amendment (TA23-01)

Section 2. Amend Chapter 21 - Zoning, Section 21-400 Residential Districts, as follows:

21-422 Property Development Standards for Permitted Accessory Buildings

~~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 or other applicable City standards.~~

- ~~A. **Maximum Height.** The height of an accessory building shall not exceed twenty (20) 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.~~
- ~~B. **No accessory building shall be located in any front yard.**~~
- ~~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.**~~
- ~~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.**~~
- ~~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.**~~
- ~~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.**~~
- ~~G. **All structures shall be located in accordance with any applicable City building and/or fire code.**~~

A. **Detached Accessory Buildings.** When detached from the principal building, accessory buildings shall comply with the development standards identified in the requirements of this subsection. Play structures, or similar appurtenances as determined by the Zoning Administrator, are exempt from the provisions of this subsection.

1. **The height of an accessory building shall not exceed twenty-five (25) feet.**

2. **No detached accessory building shall be located in any front yard.**

3. **The aggregate square footage of the principal building and all accessory building(s) on a lot shall not exceed the maximum lot coverage of the applicable zoning district.**

4. **Side and Rear Setbacks:**

a. **Eight (8) feet or less in height: No setback required from rear or side property line.**

Exhibit 1 – Accessory Buildings and Uses: Text Amendment (TA23-01)

- b. Greater than eight (8) feet in height: Any portion of the accessory building above eight (8) feet in height shall be set back from the rear and side property line at a one-to-one ratio of height to setback, until such point where the accessory building complies with minimum principal building side and rear setbacks of the applicable zoning district.

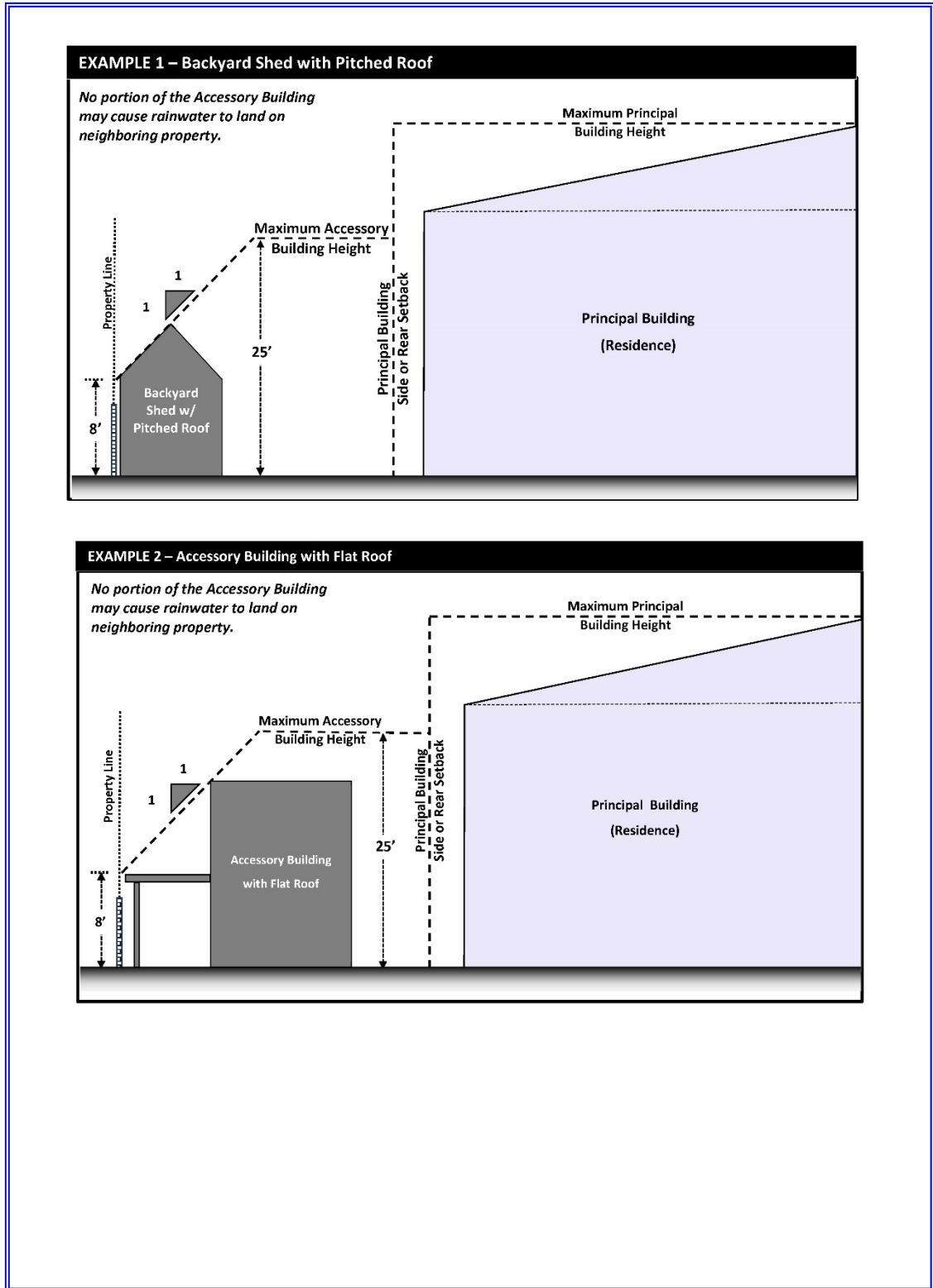


Exhibit 1 – Accessory Buildings and Uses: Text Amendment (TA23-01)

21-423 ~~Exceptions~~ Reserved

- ~~A. Side yards, interior lots of record. On each lot or 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 guesthouses or servant's quarters. Detached guesthouses and servant's quarters are permitted in any R1-35 and R1-18 districts; provided, however, that they shall conform to all yard requirements applicable to the accessory building.~~