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# Exhibit C - City Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

**Section 1. Amend Chapter 21 - Zoning, Section 21-400 Residential Districts, only as follows, leaving all other sections and subsections not specifically referenced unchanged:**

## **Sec. 21-400 RESIDENTIAL DISTRICTS**

### **~~GENERAL AGRICULTURAL~~**

**Sec. 21-401 through 21-407 are removed in their entirety and replaced with:**

### **Sec. 21-401 through 21-407 Reserved.**

### **~~SUBURBAN RANCH (SR-43 AND SR-35)~~**

**Sec. 21-408. Suburban Ranch (SR-43 and SR-35) ~~Intent.~~**

The purpose of the Suburban Ranch Districts (SR-43 and SR-35) is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

### **Sec. 21-409. Permitted Principal Uses.**

- A. Single-Family Dwelling.
- B. Publicly owned and operated parks, recreation areas, and centers.
- C. Soil Crops.
- D. Group Homes, in accordance with Section 21-~~330~~812.C
- E. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
- F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities.
- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

### **Sec. 21-410. Permitted Conditional Uses.**

- A. Commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any property line.
- B. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.
- C. Kennels, for the boarding and breeding of dogs and cats.
- D. Plant Nurseries, including on-site retail sales, for the propagation, cultivation, sales and distribution of plants.
  - 1. Development of the plant nursery area shall require Site Plan Review.
  - 2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery areas and adjacent properties.

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3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
  4. Retail Sales shall be limited to plants grown in the ground or pots on the premises.
- E. Public buildings providing cultural, educational, administrative, fire, or police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
- F. Colleges or University Facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited.
- G. Golf Courses - including clubhouses, provided that:
1. All direct vehicular access shall be from abutting arterial or collector streets.
  2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district.
  3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
  4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.
- H. Group Care Facility or Community Residential Setting Facility in accordance with Section 21-[330812.C](#)
- I. Day Care Group Homes with five (5) or more children, in accordance with Section 21-[330812.B](#). and provided that the residence is a single-family detached dwelling.
- J. Bed and Breakfast Inn, subject to the following:
1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.
  2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.
  3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days in any calendar year.
  4. Meals shall be restricted to registered guests.
- K. Preschool centers or day care centers in conjunction with a non-residential permitted principal or conditional use:
1. The use shall be in accordance with State Department of Health Services regulations.
  2. All vehicular access shall be from an existing arterial or collector street.
  3. No on street parking or drop-off shall be permitted.
  4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
  5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
    - a. Solid masonry wall no shorter than four feet, six inches (4'-6") or
    - b. Wrought-iron view fence no shorter than four feet, six inches (4'-6") with vertical members no greater than four inches (4") apart; or

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- c. Other fencing method approved by the Planning and Zoning Commission.
6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.
7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

### ~~SINGLE FAMILY RESIDENTIAL R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, AND R1-6~~

#### **Sec. 21-415. Single-Family Residential (R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, AND R1-6) Intent.**

These districts comprise single-family residential areas and certain land areas where such development is desirable. They provide for a range of single-family lot sizes and establish minimum property development standards directly related to such lot sizes. Each district is restricted to the same principal, accessory and conditional uses and affords each residential property a uniform degree of protection from encroachment and adverse influence, regardless of its price class or lot size. Regulations are designed to stabilize and protect the single-family character of the districts, to promote and encourage creation of a favorable environment for family life where most families include children and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards, which assure their compatibility with the character of the district.

#### **Sec. 21-416. Permitted Principal Uses.**

- A. One detached single-family dwelling per lot.
- B. Publicly-owned and operated parks and recreation areas and centers.
- C. Group Homes, in accordance with provisions of Section 21-~~330812.A~~.
- D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited.
- E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer.
- F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

#### **Sec. 21-417. Permitted Conditional Uses.**

Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Section and Section 21-~~155321~~.

- A. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
- B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
- C. Non-commercial recreational uses provided that all direct vehicular access is from an arterial or collector street.
- D. Golf courses, including clubhouses, provided that:
  1. All direct vehicular access shall be from abutting arterial or collector streets.
  2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property

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line adjoining any residential district.

3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.
- E. Day Care Group Homes with five (5) or more children, in accordance with provision of Section 21-~~330812.B.~~, and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general:
- F. Group Care Facility or Community Residential Setting Facility in accordance with provision of Section 21-~~330812.C.~~
- G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that:
  1. The use shall be in conjunction with a non-residential principal or conditional use within this Section.
  2. All vehicular access shall be from an existing arterial or collector street.
  3. No on street parking or drop-off shall be permitted.
  4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
  5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
    - a. Solid masonry wall no shorter than 4'-6"; or
    - b. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or
    - c. Other fencing method approved by the Planning and Zoning Commission.
  6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission
  7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

### **Sec. 21-419. General Property Development Standards.**

- A. On any lot, no structure shall exceed three (3) feet in height above grade within the required front setback area.
- B. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment can be justified.
- C. All Flag Lots, except as provided under Section 21-~~643.713~~, shall be subject to the following standards:
  1. The access portion of the flag lot ("flag pole") must be under the same ownership as the flag portion
  2. Each flag lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet

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- of width for the entire length of the flagpole.
3. The area of the flag pole portion of the flag lot shall not be included in the calculation of minimum lot area.
  4. For flag lots, the ~~Zoning Administrator~~ **Planning Manager** shall determine which property line(s) shall constitute the front and rear lot lines for the purposes of compliance with yard and setback provisions of this ordinance.
  5. Flag lots shall have the street address clearly visible from the street to identify a dwelling that is set back from the street.
  6. The driveway providing access to the flag lot shall be placed as close as possible to an existing driveway on adjacent property.
  7. The number of flag lots shall be limited per parcel or subdivision pursuant to the following schedule. No more than two (2) flag lots may be contiguous.

Table 21-419 Maximum Number of Flag Lots	
Size of Subdivision or Minor Land Division	Maximum Number or Percentage (%) of Flag Lots
10 or fewer lots	1 lot
11—50	10%
50+	5%

### Sec. 21-420. Property Development Standards for Permitted Principal Uses.

- A. The following property development standards shall apply in zoning districts R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, R1-7, and R1-6:

Property Development Standards	R1-43	R1-35	R1-18	R1-12	R1-10	R1-8	R1-7 ◆	R1-6
Minimum Lot Area (acreage)	43,560	35,000	18,000	12,000	10,000	8,000	7,000	6,000
Minimum Lot Width (FT)	145	125	90	70	70	70	70	50
Minimum Lot Depth (FT)	100	100	100	100	100	100	100	100
Maximum Lot Coverage (percentage)	30%	35%	35%	40%	45%	45%	45%	45%
Maximum Building Height FT	30	30	30	30	30	30	30	30
Front Setback (FT)								
Side-entry garage (◆◆)	35	30	20	10●	10●	10●	10●	10●
Front-facing garage (○)	35	30	20	20	20	20	20	20
Interior Setback (min/total FT)	10/30	10/20	5/15	5/15	5/15	5/15	5/15	5/ <del>8</del> /13
Rear Setback (FT)	30	20	15	15	15	15	15	15
Corner Setback (FT) (◆◆◆)	10	10	10	10	10	10	10	10

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### Notes

- Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.
- Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.
- ◆ Residential District R1-7 shall only apply to property zoned R1-7 on or before February 13, 1991. No property shall be re-zoned to the R1-7 district after February 13, 1991.
- ◆◆ Side-entry garages shall be prohibited on corner lots.
- ◆◆◆ [If a tract of land is present between the right of way and the side property line for landscaping or other purposes, the tract shall not be considered a corner yard for setback purposes](#)

### Sec. 21-421. Property Development Standards for Permitted Conditional Uses.

- A. *Maximum height of principal buildings conditionally permitted.* Two stories of not more than thirty (30) feet, except as provided in Section 21-~~304808~~ of this Ordinance.
- B. *Minimum setbacks.* Every conditionally permitted principal and accessory building shall maintain required setbacks.

### ~~MULTI-FAMILY RESIDENTIAL~~

### Sec. 21-424. [Multi-Family Residential \(RM-1\)](#) ~~Intent~~.

This district is intended to fulfill the need for multi-family residences or attached single-family residences which are compatible with abutting single-family residential districts. Certain essential and complimentary uses are permitted under conditions and standards which assure protection of the character of the district.

### Sec. 21-425. Permitted Principal Uses.

- A. Attached Single-family dwellings.
- B. Two-family dwellings.
- C. Multi-family dwellings.
- D. Group Homes, in accordance with provision of Section 21-~~330812.A~~ provided that the residence is pre-existing single-family detached dwelling or attached dwelling.
- E. Public/charter schools and private schools provided that the facilities have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited.
- F. Religious Institutions such as churches, synagogues, temples, chapels, or mosque, subject to review and approval of vehicular access by the City Engineer.
- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

### Sec. 21-426. Permitted Conditional Uses.

The following uses may be permitted subject to Conditional Use Permit approval by the Planning and Zoning Commission.

- A. Bed and Breakfast Inn, Subject to the following:

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1. Maximum building height shall be thirty feet (30') or two (2) stories, whichever is greater.
  2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.
  3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days within one calendar year.
  4. Meals shall be restricted to registered guests.
- B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
- C. Day Care Group Homes with five (5) or more children, in accordance with Section 21-~~330812.B~~, provided that the residence is a single-family detached dwelling, and upon a finding by the Planning and Zoning Commission that such a home will be operated in a manner that is compatible with, and not detrimental to, adjacent properties or the neighborhood in general.
- D. Group Care Facilities or Community Residential Setting Facility in accordance with Section 21- ~~330812.C~~.
- E. Hospitals, or similar health care facilities, provided access to the site shall be determined by a Traffic Impact Analysis (TIA) approved by the City Engineering Department and that the site contains a net land area totaling at least four (4) acres for the first one hundred beds or less, plus one additional acre for each additional twenty-five beds.
- F. Group Care Facility or Community Residential Setting Facility in accordance with Section 21-~~330812.C~~.
- G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations.
- H. Rooming house provided that the site contains a net land area of at least five hundred (500) square feet per resident.
- I. Reception Center provided that all outdoor events between the hours of 10:00 p.m. and 12:00 a.m. have obtained a temporary use permit.

### **Sec. 21-428. General Regulations.**

- A. All multi-family residential developments in the RM-1 Districts are subject to site plan approval as set forth in the provisions of this Ordinance. All design standards, including on-site parking, traffic circulation, and landscaping, shall be in accordance with the City of Peoria [Community Design Guidelines](#) ~~Review Manual~~ and the Peoria Zoning Ordinance.
- B. All off-site improvements shall be the responsibility of the developer and shall be accomplished in the same manner as is specified and required in the subdivision regulations of the City of Peoria, Chapter 24 of this Code.

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### Sec. 21-429. Development Standards.

A. Development Standard for Permitted Residential Uses shall be as follows:

Development Standards	Attached Single-Family Buildings	Two, Three, Four-Family and Multi-Family Buildings	Multi-Family Buildings (Five-Family Dwelling & Above)
Maximum Lot Coverage by all structures (%)	60	50	50
Minimum Lot Width (FT)	30	N/R	N/R
Maximum Density (du/ac) as calculated by Peoria General Plan)	8●	12●	18○
Maximum Principal Building Height (FT)	30	30	48◆
<b>MINIMUM BUILDING SETBACKS (FT)</b>			
Front Setback	10	20	20
Rear Setback	15	15	15
Side Setback	5◆◆	20◆◆	20◆◆
Corner Side <a href="#"><u>◆◆◆</u></a>	10	15	15

#### Notes

N/R No minimum requirement

- Maximum density may be increased up to two (2) additional units per acre based on finding that the project incorporates additional amount of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.
- Maximum density may be increased up to seven (7) additional units per acre based on a finding that the project incorporates additional amounts of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.
- ◆ Building Height: Maximum thirty (30) feet high within thirty (30) feet of any Single-Family Residential District. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of 48-feet.
- ◆◆ For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall.
- [◆◆◆ If a tract of land is present between the right of way and the side property line for landscaping or other purposes, the tract shall not be considered a corner yard for setback purposes.](#)

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B. Development Standards for Non-Residential Uses shall be as follows:

DEVELOPMENT STANDARDS	NON-RESIDENTIAL BUILDINGS
Maximum Lot Coverage (%)	50
Maximum Principal Building Height (FT) ·	48
<b>SETBACKS (feet)</b>	
Front (street line)	40
Rear	25
Side	25
Corner Side (from edge of pavement)	10

Note

- Provided that the minimum required side and rear setbacks shall be increased by three additional feet (3) for each one (1) foot by which the height of the structure exceeds thirty feet (30').

C. Development Standards for Accessory uses shall be as follows:

1. Accessory building development standards for Attached Single-Family shall conform to the regulations set forth in Section 21-~~315~~**422**.

2. All other residential uses shall conform to the following:

DEVELOPMENT STANDARDS	TWO, THREE, FOUR-FAMILY DWELLING AND MULTI-FAMILY	NON-RESIDENTIAL
Maximum Building Height (FT) ·	20 ·	20
<b>MINIMUM BUILDING SETBACKS (FT)</b>		
Front	10	20
Rear	5	10
Side	8	10

Note

- Thirty feet (30') maximum height for Clubhouse

### MOBILE HOME SUBDIVISION DISTRICT (RMH-1)

**Sec. 21-431. Mobile Home Subdivision District (RMH-1) Intent.**

This district comprises areas suitable for placement and occupancy of mobile homes for residential purposes on individually owned lots in mobile home subdivisions. Regulations are designed to stabilize and protect the residential character of the district and to promote compatibility with adjacent districts.

**Sec. 21-432. Permitted Principal Uses.**

- A. One mobile home per lot.
- B. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. ~~Appeals from the application of these requirements may be made following the provisions of Section 21-320.~~

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### Sec. 21-433. Permitted Conditional Uses.

- A. Any use permitted in any R1-8 single-family residential district, in accordance with all regulations pertaining hereto in such district.
- B. Recreational areas, facilities and buildings; offices; service buildings and yards, subject to approval by the Commission of the proposed site development plans; provided that the primary purpose of any such use is service to residents of the subdivision.
- C. Day Care Group Homes with five (5) or more children, in accordance with Section 21-~~330~~~~812.B~~, and provided that the residence is a single-family detached dwelling.

### ~~RECREATIONAL VEHICLE RESORT DISTRICT (RMH-2)~~

### Sec. 21-438. Recreational Vehicle Resort District (RMH-1) ~~Intent~~.

This district provides for the development of areas designed and intended for use and temporary occupancy as recreational vehicle resorts as defined herein. Regulations are designed to protect and enhance the public health, safety, welfare and the environment by requiring adequate utilities and facilities and proper development standards to ensure the quality of uses within the district, and to promote compatibility with adjacent districts.

***Section 2. Amend Chapter 21 - Zoning, Section 21-500 Non-Residential Districts only as follows, leaving all other sections and subsections not specifically referenced unchanged:***

### Sec. 21-500 NON-RESIDENTIAL DISTRICTS

#### Sec. 21-503. Land Use Matrix.

The following Land Use Matrix (Table 21-503) indicates uses which are permitted outright, conditionally permitted, or prohibited in specific non-residential zoning districts in the City of Peoria. The Land Use Matrix is intended to serve as a guide for the convenience of the user of this Zoning Ordinance. Where the text of this Zoning Ordinance differs from the Land Use Matrix, the text shall prevail. In the event of a specific use not being identified on the matrix, the Zoning Administrator ~~Community Development Director~~ or designee(s) shall determine the closest associated use based on the provisions of this ordinance. The City will permit any accessory use customarily incidental to a permitted principal use in the same zoning district.

#### Sec. 21-505. Limitations on Uses.

- B. Eating & Drinking Establishments.
  - 1. Mobile Food/Merchandise Unit and all accessory equipment ("use") shall be subject to the following additional requirements:
    - a. Location.
      - 1) The vendor shall obtain written permission from the property owner or an authorized agent.
      - 2) The use shall not be located within 250 feet of a single-family residentially zoned lot, not including common area tracts.
      - 3) The use shall not cause the site to fall below minimum required parking for the site.

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- 4) The use shall be located on a dustproof surface.
  - 5) The use shall not obstruct pedestrian or vehicle circulation, or be located within drive aisles, fire lanes, loading zones, or any location that may cause hazardous conditions, or constitute a threat to the public health, safety and welfare.
  - 6) The site shall be restored to its previous condition after each use. Permanent alterations to the site are prohibited.
- b. Operation.
- 1) The use shall not be present at the site or center for a period exceeding eight (8) consecutive hours within a 24-hour period. This period includes for set-up, operation and takedown.
  - 2) Unless a Temporary Use Permit has been issued pursuant to Section 21-~~155322~~, the operation shall not occur between the hours of 10:00 pm and 7:00 am, unless the mobile food unit is acting as an auxiliary kitchen for an existing bar, tavern, or restaurant, in which case the use shall be limited to the hours of operation for that primary business.
  - 3) Mobile restrooms are prohibited.
  - 4) The site shall be properly lit, provided that any temporary lighting be directed downward and shielded in a manner that the illumination source is not be visible from any adjacent property.
2. Restaurants with Drive-Through:
- a. All drive-through lanes, menu boards, speaker box, and other related elements shall be located at least 50 feet from any residentially zoned property or use. Speakers at a drive-through shall not be audible from residentially zoned property. Sound shall be mitigated through the use of sound attenuation walls, landscaping, or other measures.
  - b. The drive-through lane shall be separated from parking areas and driving lanes by a minimum 5-foot wide landscaping island or other alternative as approved by the [Zoning Administrator](#) ~~Planning Manager~~.
  - c. Drive-through canopies and other appurtenances shall be architecturally compatible with the principal building.
  - d. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, relocation of the drive-through, modification of the minimum drive-through stacking requirements, noise and visual mitigation, and other measures appropriate to the relevant circumstances.
3. Outdoor Dining and Seating Areas:
- a. No Conditional Use Permit is required when the exterior wall or area of the patio or seating area is located at least two-hundred (200) feet from the nearest residentially-zoned lot, not including common area tracts
  - b. Such areas shall be located adjacent to the restaurant or establishment to which it is an accessory use.
  - c. The use shall not interfere with pedestrian access, fire lanes, driveways, or traffic visibility at driveways or street intersections.
  - d. Through the Conditional Use Permit (CUP) process, the conditions considered for

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imposition by the Planning and Zoning Commission may include, but is not limited to, a restriction on operating hours, additional screening, re-location of the outdoor dining and seating area, noise and visual mitigation and other measures appropriate to the relevant circumstances.

4. Tavern, Bar, or Lounge:
  - a. The exterior building wall shall not be located within one-thousand (1,000) feet of the property lines of a state designated Local Alcohol Reception Center.
  - b. The exterior building walls of the use shall be located at least two-hundred (200) feet from a residentially zoned property.
  - c. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, relocation of any outdoor patio areas, live entertainment standards, noise and visual mitigation, and other measures appropriate to the relevant circumstances.

**D. General Industrial & Manufacturing.**

1. Mini-storage warehouses, RV, Boat, and Trailer Storage, indoor and/or screened, shall be subject to the following additional requirements:
  - h. A wall with a minimum height of six (6) feet and a landscaping buffer in accordance with Section 21-818.A.3, or as approved by the Planning and Zoning Commission, shall be constructed along the site boundary devoted to such use where abutting a residential use or residentially-zoned vacant property.

**F. Institutional Uses.**

2. Group Care Facility or Community Residential Setting Facility in accordance with Section 21-~~330~~~~812.C~~.

**Sec. 21-506. Property Development Standards.**

- A. The following property development standards shall apply in zoning districts O-1, C-1, PC- 1, PC-2, C-2, C-3, C-4, and C-5:

Property Development Standards	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5
Minimum Lot/site Area (acreage)	N/R	N/R	3	20	N/R	N/R	N/R	10
Minimum Lot Width (FT)	50	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Minimum Lot/Site Depth (FT)	N/R	120	250	660	N/R	N/R	N/R	660
Minimum Frontage on One Arterial (FT)	N/R	N/R	450	660	N/R	N/R	N/R	660
Maximum Lot Coverage (percentage)	N/R	N/R	30%	N/R	N/R	100%	N/R	N/R
Maximum Building Height (FT)	30	30	30	60	48 <sup>a</sup>	48	48 <sup>a</sup>	60
Front Setback (FT)	15	15	60	120	15	N/R	15	40
Corner Setback (FT)	15	15	60	120	15	N/R	15	40
Rear Setback (FT)	20	20	20	60	20	N/R	20	30
Interior Rear/Side Setback (FT)	N/R	N/R	60	60	N/R	N/R	N/R	N/R
Setback from Residential Zones (FT)	30	30	30	120	30	N/R	30	120
Accessory Building Height and Setbacks (FT)	•	•	•	•	•	•	•	•

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N/R No minimum requirements

<sup>a</sup> Building Height: Maximum thirty 30 feet high within thirty 30 feet of any residential district. The height may be increased by one 1 foot per each three 3 feet of additional setback to a maximum of forty-eight 48 feet.

◆ If a tract of land is present between the right of way and the side property line for landscaping or other purposes, the tract shall not be considered a corner yard for setback purposes

- All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-825 of the Zoning Ordinance.

B. The following property development standards shall apply in zoning districts BPI, PI-1, I-1, and I-2:

Property Development Standards	BPI	PI-1	I-1	I-2
<b>Minimum Size of Lot by Use</b>				
Area (acreage)	N/R	N/R	N/R	N/R
Width (FT)	80	80	80	80
<b>Minimum Setbacks for Principal Buildings</b>				
Front Setback (FT)	30	40	20	60
Least Side (FT)	20	0	0	0
Total Sides (FT)	40	20	20	30
Interior Setback (FT)	N/R	N/R	N/R	N/R
Rear Setback (FT)	25	25	25	40
Corner Side (FT) (◆)	20	20	20	30
Setback from Residential Zoning Districts (FT) <sup>a</sup>	30	50	50	50
<b>Maximum Lot Coverage</b>				
Percentage - by all Buildings	N/R	40%	N/R	N/R
<b>Maximum Building Height</b>				
Principal Building Height (FT)	48 <sup>b</sup>	48 <sup>b</sup>	48 <sup>b</sup>	60 <sup>b</sup>
Accessory Building Height and Setbacks (FT)	●	●	●	●

N/R No minimum requirements.

<sup>a</sup> The setback shall be applied to sides which abut or are adjacent to a residential zoning district, as established in Section 21-415.A. or as designated residential on a PAD or PCD. Where a side is adjacent to a residential zoning district, said setback shall be applied when the abutting right-of-way is a collector or lower classification as identified on the Peoria General Plan and Street Classification Map.

<sup>b</sup> Building Height: Where a setback from residential zoning district applies, the building shall be limited to a maximum height of thirty 30 feet at the setback line. The building height may be increased by one (1) foot per each three 3 feet of additional setback to the maximum height as prescribed by the applicable district.

◆ If a tract of land is present between the right of way and the side property line for landscaping or other purposes, the tract shall not be considered a corner yard for setback purposes

- All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-~~900~~**825** of the Zoning Ordinance.