

Chair
Tony Feiter

Vice-Chair
Joysaphine
Waitman-
Powell

Secretary
Jeff Nelson

Member
Nate Cottrell

Member
Thomas
Konkowski

Member
Doug Myers

Member
Layla
Villasenor

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 5, 2024
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene
Opening Statement
Roll Call
Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C [Disposition of Absence](#)

Discussion and possible action to approve/excuse the absences of Vice-Chair Joysaphine Waitman-Powell and Commissioner Doug Myers from the November 14, 2024 special meeting.

2 C **Minutes**

Discussion and possible action to approve the minutes of the November 14, 2024 special meeting.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R **Code Amendment: Downtown (TA24-04)**

Discussion and possible action on a city-initiated Code Amendment amending Sections 21-200, 21-600 and 21-700 of the Zoning Ordinance regarding regulations and sign standards within Downtown Peoria.

4 R **Development Activity Update**

Presentation and possible discussion regarding development activity over the course of 2024 as well as the Planning Department's 2024 Work Plan. This item is for discussion only, no action will be taken.

5 R **2025 Commission Meeting Schedule**

Presentation and possible discussion regarding the Planning and Zoning Commission meeting dates for the upcoming 2025 year. No action will be taken on this item.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

6 R **Reports**

A. **Upcoming Commission Meetings**

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 14, 2024

A special meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 West Monroe Street, Peoria, AZ in open and public session at 6:01 p.m.

Members Present: Chair Tony Feiter, Secretary Jeff Nelson, Commissioner Nate Cottrell, Commissioner Thomas Konkowski and Commissioner Villasenor

Members Absent: Vice-Chair Joysaphine Waitman-Powell and Commissioner Doug Myers

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Director, Cody Gleason – Planning Manager, Mike Dynes – Assistant City Attorney, and Della Ernest – Management Specialist.

Audience: none

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Commissioner Thomas Konkowski and Commissioner Doug Myers from the October 17, 2024 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the October 17, 2024 meeting.

COMMISSION ACTION:

Secretary Nelson moved to approve the consent agenda as presented. The motion was seconded by Commissioner Villasenor and upon vote, passed unanimously 5-0.

REGULAR AGENDA

3R **Code Amendment: Administrative and Procedures (TA24-01)**

Discussion and possible action on a city-initiated Text Amendment amending Sections 21-100, 21-300, 21-400, 21-500, 21-600, 21-700 and 21-800, and establishing 21-900 within the Zoning Ordinance. Revisions to these sections are in response to State Senate Bill 1162; and to enhance ease of use through modernization of the Zoning Ordinance.

The staff report was presented by Ms. Lorie Dever, Deputy Director.

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 3R TA24-01. The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

4R **Code Amendment: Accessory Dwelling Units and Backyard Fowl (TA24-02)**

Discussion and possible action on a city-initiated Code Amendment pertaining to Sections 21-200, 21-300, 21-400, and 21-600 of the Zoning Ordinance regarding accessory dwelling units and backyard fowl in response to HB2325 and HB2720.

The staff report was presented by Ms. Lorie Dever, Deputy Planning Director. Staff presented two options for the Planning & Zoning Commission to consider in their deliberation and action. Option 1 would align the ADU and accessory building standards; and Option 2 would just introduce standards for ADU's and leave existing standards intact for accessory buildings.

Discussion ensued regarding definitions of accessory dwelling unit and accessory buildings, possible limitations on the number of occupants and setbacks.

COMMISSION ACTION:

Commissioner Villasenor moved to approve Option 2 within item 4R TA24-02. The motion was seconded by Secretary Nelson and upon vote, passed unanimously 4-1 with Commissioner Cottrell casting the dissenting vote.

5R **Code Amendment: Multi-Family Adaptive Reuse (TA24-03)**

Discussion and possible action on a city-initiated Code Amendment regarding Sections 21-400 and 21-500 of the Peoria Zoning Ordinance pertaining to the adaptive reuse of commercial, office or mixed-use buildings for multi-family residential in response to the passage of House Bill HB2297.

The staff report was presented by Ms. Lorie Dever, Deputy Planning Director.

Commissioner Villasenor suggested that the definition of "economically or functionally obsolete" be clarified so that vacancy refers to the time that building floor area is not occupied. Staff agreed that the clarifying language as suggested improved the definition.

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 5R TA24-04 with stated

modification to the definition for “economically or functionally obsolete” regarding “the vacancy shall mean the total leasable floor area of the building is unoccupied for a period of no less than 24 months.” The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

6R **Project Update: Downtown Code Amendment (TA24-04)**

Presentation and possible discussion regarding city-initiated Text Amendment pertaining to Sections 21-200, 21-600 and 21-700 of the Zoning Ordinance regarding regulations and sign standards within Downtown Peoria. This item is for discussion only, no action will be taken.

The following proposed strategic changes to the code will be presented to the Commission

1. Creating Distinction through Signage
2. Simplifying naming for the District and sub-zones
3. Refining Land Use to modernize land use categories, add clarity, and encourage business diversity
4. Be respectful of existing residences and businesses

Staff will be seeking a recommendation at the December 5th meeting. It will then be before City Council for possible action in January.

Call to the Public (Non-Agenda Items): None

7R **Reports from Staff**

The next meeting is December 5, 2024. There is no meeting on December 19, 2024.

Planning and Zoning Commission Updates and Report of Current Events:

Commissioner Villasenor requested a presentation from the government relations department as it relates to land planning and zoning.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:39pm.

Tony Feiter, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting December 5, 2024

Date:

Agenda Item: 3R

Case Name: Code Amendment: Downtown (TA24-04)

General Application Information

Proposal:

A city-initiated Code Amendment amending Sections 21-200, 21-600 and 21-700 within the Zoning Ordinance. Revisions to these sections enhance signage regulations in Downtown Peoria, unites Downtown into two zoning districts, modernizes the land use table for Downtown, and updates associated definitions within the Zoning Ordinance.

Location:

City-wide Ordinance, with strategic changes focused on creating a vibrant Downtown

Project Acreage:

City of Peoria

Applicant:

City of Peoria

ATTACHMENTS:

Description

Staff Report

Exhibit A - Proposed Code for Section 21-200 Definitions

Exhibit B- Proposed Code for Section 21-600 Special Uses, Districts and Overlays

Exhibit C - Proposed Code for Section 21-700 Sign Code



PLANNING & ZONING COMMISSION STAFF MEMORANDUM

Meeting Date: 12/05/2024

Agenda Item: 3R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Lorie Dever, Deputy Director
Sarah Dircks, Senior Planner

SUBJECT: Code Amendment: Downtown Code (TA24-04)

PURPOSE

This is a city-initiated Zoning Ordinance Text Amendment to Sections 21-200 “Definitions”, 21-600 “Special Uses, Districts and Overlays”, and 21-700 “Signage” of the Zoning Ordinance. The purposed modification to each section is summarized below:

- Add and update existing definitions within Section 21-200 to align with modernized land use categories identified within Section 21-600;
- Within Section 21-600; rename the Old Town Mixed Use (OTMU) District as the Downtown (D) District, and integrate parks and open space into the two updated mixed-use subdistricts within the Downtown (D) District, along with modernize the land use matrix; and,
- Within Section 21-700 update sign related definitions and sign allowances within the downtown area to allow for distinct signage, encourage sidewalk canopies, to recognize existing conditions downtown.

If approved, staff believe these code modifications will support and further advance the City’s Economic Development and Revitalization efforts to activate Downtown Peoria.

BACKGROUND

Downtown has long been identified as an important revitalization and redevelopment priority for the City of Peoria. Over the last several years, the city has continued to make meaningful investments and improvements to reposition Downtown for redevelopment by strategically assembling land and refining redevelopment concepts. These efforts have been informed through community input and have helped shape the development opportunities on the horizon within the Downtown. To this end, it is important to ensure the associated land use matrix and sign regulations for Downtown Peoria are recalibrated and restructured appropriately in support of these efforts.

PROPOSED REGULATIONS

The purpose of this city-initiated amendment is to help implement the Peoria General Plan vision for Downtown as a vibrant, walkable, mixed-use area for civic, historic, residential, commercial, and employment uses. In particular, this code amendment seeks to facilitate greater interaction between businesses and the pedestrian realm through the proposed changes to create distinction in signage within Downtown.

Within Section 21-700 of the Peoria Zoning Ordinance the revised code aims to address three (3) existing sign types: Projecting Signage, Canopy Signage, and Temporary Signage (Exhibit C). Through additional definitions, clarity is established distinguishing the function, placement, lighting, and size of various projecting sign types. By

modifying how the maximum sign area allowance is calculated, business owners are incentivized to enhance the pedestrian experience by providing canopies and awnings over sidewalks as a means to take advantage of the additional signage allowance provided. Lastly, acknowledging right-of-way constraints for existing businesses in Downtown, revisions are strategically proposed for temporary A-frame signs, granting businesses in downtown the same allowances to attract and interact with pedestrians along the sidewalk.

Changes within Section 21-600 “Special Uses, Districts and Overlays” focus on simplifying the naming convention, and unify downtown. More specifically renaming the Old Town Mixed Use (OTMU) District as the Downtown (D) District and encapsulating the existing downtown zoning districts into two (2) updated sub-zoning districts Commercial Mixed-Use (D/CM) and Residential Mixed-Use (D/RM). Changes within Section 21-200 “Definitions” seek to modernize and realign definitions with uses and terms established and cross-referenced within Section 21-600 “Special Uses, Districts and Overlays”.

These changes were summarized and presented during the public meetings noted below. The draft code was posted to the city’s website. Feedback received during study sessions has been integrated into the final draft code included in Exhibit A through Exhibit C.

KEY FINDINGS

- Where appropriate, the revised code provides additional allowances for downtown to incentivize businesses to create an inviting pedestrian space keeping with the General Plan vision of Downtown as a vibrant, walkable, mixed-use area for civic, historic, residential, commercial, and employment uses.
- The proposed changes are sensitive to existing business and residents while recognizing existing constraints presented to existing businesses.

COMMUNITY INVOLVEMENT

Public Meetings:

- Planning and Zoning Commission Study Session on April 18, 2024.
- Historic Preservation Commission Study Session on May 8, 2024.
- Planning and Zoning Commission Study Session on June 6, 2024.
- Open House Meeting held on November 7, 2024.
- Planning and Zoning Commission Study Session on November 14, 2024.

Public Noticing:

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes placing a legal ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

No opposition or support for this proposal was received.

POSSIBLE ACTIONS / OPTIONS

- A: Approve as recommended by staff; or
- B: Approve in part or with modifications; or
- C: Deny; or
- D: Continue action to a date certain or indefinitely.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend approval of Case TA24-04 to the City Council as proposed in Exhibit A through Exhibit C.

STAFF CONTACT

Lorie Dever
Deputy Director
(623)773-5168
Lorie.Dever@peoriaaz.gov

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@peoriaaz.gov

Zoning Code Amendment

Downtown Code

TA24-04

Applicable Sections of Chapter 21 Zoning Ordinance:

- 21-200 Definitions and Land Use Classifications
- 21-600 Special Uses, Districts and Overlays
- 21-700 Sign Code

Overview of Revisions:

1. Add and update existing definitions within Section 21-200 “*Definitions*” to align with modernized land use categories identified within Section 21-600 “*Special Uses, Districts and Overlays*”;
2. Within Section 21-600 “*Special Uses, Districts and Overlays*”, rename the *Old Town Mixed Use (OTMU) District* as the *Downtown (D) District* and integrate parks and open space into the two updated mixed-use subdistricts within the Downtown (D) District; and
3. Within Section 21-700 “*Signs*” update sign related definitions and sign allowances within the downtown area to allow for distinct signage, encourage sidewalk canopies, to recognize existing conditions downtown.

HOW TO READ THIS DOCUMENT

Applicable Sections of the Zoning Ordinance are denoted by **highlighted bold text** for ease of readability during the drafting process.

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 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.

Provisions or regulations that are being relocated from one section of the code to another are in bold italic green text, like this: ***Provisions that are being added are shown in bold italic green text.***

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 A - City Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

Section 1: Amend Chapter 21 - Zoning, Section 21-202, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

21-202. Definitions and Land Use Classifications.

B

Banquet and Conference Centers means Facilities that are rented for short-term events such as weddings, receptions, banquets, and conferences, as a principal business activity (not accessory to another use such as a Place of Worship or Community Center).

C

Catering Service Establishment means an establishment where food is sold for consumption off-premises with no counters or tables for consumption of food on the premises. This definition shall not refer to catering services provided as an ancillary use to a restaurant, banquet, conference centers, or similar use.

Commercial Entertainment means the provision of spectator entertainment to the general public including live and motion picture theaters and concert halls. This category excludes cabarets, nightclubs, and similar establishments providing entertainment incidental to food or beverage sales.

Commercial Recreation means the provision of participant or spectator recreation to the general public, excluding public parks and recreation facilities.

- 1) **Small-Scale, Commercial Recreation:** This classification includes small, generally indoor facilities, that occupy less than 50,000 square feet of building area, such as billiard parlors, bowling centers, card rooms, dance studios, exercise studios, health clubs, yoga studios, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.
- 2) **Large-Scale, Commercial Recreation:** This classification includes large, generally outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, driving ranges, golf courses (daily fee), as well as indoor facilities with more than 50,000 square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges; riding stables; campgrounds; stables, etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Community Garden means an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Code Amendment: Downtown Code (TA24-04)

Community Center means any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include youth centers and senior centers. This classification excludes community facilities operated in conjunction with an approved residential or commercial use that are not generally available to the public.

Clubs and Lodges means a meeting space, or recreational or social facilities operated by a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, fraternal organizations and social clubs.

D

~~**Drive-In Restaurant** means a restaurant, which provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises.~~

E

Eating and Drinking Establishments means a business primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

K

Kiosk means a free-standing vendor space or stall located within a public space that is established with the intent to help foster small business development.

M

Microbrewery, Microwinery, or Craft Distillery means an establishment in possession of a valid state license to produce small quantities of alcohol in conjunction with a restaurant or tasting room. All on-site manufacturing and processing of alcohol associated with the microbrewery, microwinery, or craft distillery shall occur wholly within an enclosed building.

Mixed Use Development means ~~a tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, light manufacturing, retail, public, or entertainment.~~ the development of a parcel(s) of land, building(s) or structure(s) with more than one (1) type of land use, such as residential, office, retail, public, or entertainment, where the different land uses on the parcel or parcels form a cohesive development with shared vehicular and pedestrian access and parking areas between the parcels, different land uses or both.

- 1) **Horizontal Mixed-Use**: A project that includes two (2) or more attached or detached single-story buildings with a combination of land uses (e.g. residential and commercial).
- 2) **Vertical Mixed-Use**: A project that includes one or more attached or detached multiple-story buildings containing both non-residential and residential dwelling units which are functionally integrated by the use of shared vehicular and pedestrian access and parking areas.

O

Code Amendment: Downtown Code (TA24-04)

Open-Air Markets, commonly referred to as a *Farmers Market* or *Craft Market*, means a market held in an open area where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, locally produced arts and crafts items (excluding second-hand items). The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items.

Outdoor Display means ~~display of retail merchandise and retail sales outside of an enclosed structure,~~ an outdoor display or sale of goods which is conducted within an adjoining space, or in close proximity to a principally permitted business on the same parcel of property (or within the same commercial center) upon which the outdoor display is located.

R

Reception Center see *Banquet and Conference Centers*. ~~means an indoor or outdoor facility for the purpose of hosting meetings, weddings, receptions and/or luncheons.~~

Recreation and Social Clubs see *Clubs and Lodges definition*. ~~means buildings and grounds used for and operated by membership or fraternal organizations primarily for recreation and service of members and their guests and not primarily for profit, including but not limited to golf clubs, riding clubs, American Legion halls, Elks clubs, and similar facilities.~~

Restaurant, Full Service, means ~~any~~ a restaurant providing sit-down table service to patrons who order and are served food prior to receiving a bill. Carry-Out Services may occur as an accessory use. ~~– (except a drive-in establishment or a convenience food restaurant as defined in this Section), coffee shop, cafeteria, short order cafe, luncheonette, sandwich stand, drugstore, and soda fountain serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.~~

Restaurant, Limited Service, means a Restaurant where patrons order and pay before food or drink is consumed on or off premise.

Restaurant, Walk-Up, means a restaurant with a walk-up service window. Food and drink is customarily carried off-site for consumption.

Restaurant, Drive-In or Drive-Up, means a restaurant that provides food and beverage service directly to patrons within vehicles primarily either for consumption on the premises in a parked vehicle or to take away subsequent to retrieval from a drive-through service.

S

~~**Service Clubs** means buildings and grounds used for and operated by non-profit organizations whose membership is open to any resident of the community, including YMCA, YWCA, Boy Scouts, Girl Scouts, Boys and Girls Club and any similar organization having as its primary objective the improvement of the district, neighborhood or community and its social welfare. Service Clubs shall not include Recreation and Social Clubs as herein defined.~~

Code Amendment: Downtown Code (TA24-04)

Swap Meet, commonly referred to as an *Flea Market* or *Bazaar*, means a marketplace where groups of sellers rent space to display, barter or sell goods to the public. The marketplace is composed of semi-enclosed or outdoor stalls, stands or spaces, and is distinguished from a farmer's market or craft fair in that the principal items sold, displayed or bartered are used or previously owned items, and are not fresh produce items, art items or handicrafts. This definition does not include *Outdoor Displays*, retail sidewalk sales, or garage sales.

T

Tavern, Bar, Lounge means a business ~~that sells beer or intoxicating liquor for consumption on the premises and having a Liquor License with any of the following classifications: Bar License (Series #06) or Beer and Wine Bar License (Series #07) or the equivalent of such license, and excluding restaurants and recreation and social clubs.~~ serving beverages for consumption on the premises as a primary use including on-sale service of alcohol including beer, wine, or mixed drinks, and businesses that do not meet the definition of *Full Service* or *Limited Service Restaurant*.

Exhibit B - City Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

Section 2: Amend Chapter 21 - Zoning, Section 21-619 through 21-624, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-619 through Sec. 21-624 are removed in their entirety and replaced with the following:

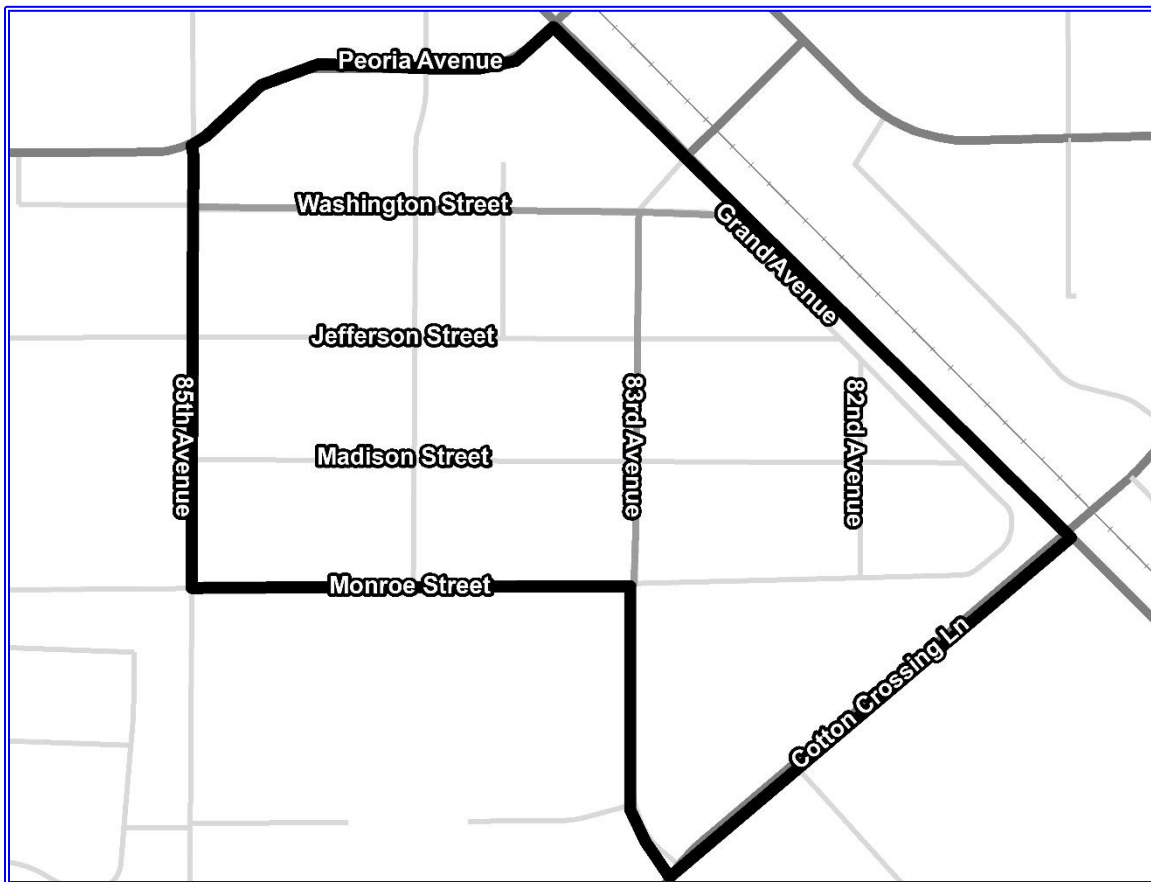
Sec. 21-619.Downtown (D) District.

- A. Originally referred to as the Old Town Mixed Use (OTMU) District and the Old Town Core Area, the “Downtown Area” has been envisioned and planned as a vibrant, walkable, mixed-use area for civic, historic, residential, commercial and employment uses. This concentration of complimentary uses and community interests are located within a small geographic area comprised of the sub-districts identified herein.
- B. The purpose of this Downtown (D) District is intended to provide the necessary land use regulations and development standards to implement the goals and policies as set forth in the Peoria General Plan, along with support the principles and guidelines within the Peoria Community Design Guidelines in furtherance of these objectives.
- C. To support the desired high quality, walkable urban development pattern within the “Downtown Area”, the Downtown District regulations and standards provided herein are intended to:
 - 1. Promote and protect the character of the diverse collection of vibrant mixed-use pedestrian-oriented sub-districts;
 - 2. Promote an enhanced, pedestrian-oriented, streetscape environment on key streets within the Downtown Area;
 - 3. Encourage economic niches which may include a variety of commercial and residential uses that activate the streetscape.
 - 4. Encourage development which creates a compacted pedestrian environment and promote pedestrian activities that would balance day and night uses.
 - 5. Incorporate contextually sensitive planning, architecture and urban design;
 - 6. Promote arts and culture as a key component within streetscapes and public gathering areas; and
 - 7. Encourage new development or redevelopment to be compatible with adjacent historic or culturally significant structures in scale, massing, building materials, and orientation.

Sec. 21-620.Applicability

- A. The “Downtown Area” is bounded by 85th Avenue on the west, Peoria Avenue on the north, and Grand Avenue on the east. The southern boundary follows along Monroe Street from 85th Avenue to 83rd Avenue, where it then proceeds southward on 83rd Avenue until it meets Cotton Crossing. From there, the boundary proceeds northeasterly until it reaches Grand Avenue. Refer to Exhibit 21-620.A which graphically illustrates the “Downtown Area”
- B. The Downtown (D) District regulations and standards shall only be applied to property located within the “Downtown Area” as defined above and illustrated within Exhibit 21-620.A.
- C. All uses shall be subject to the applicable provisions of the Zoning Ordinance. However, where the regulations and standards established by the Downtown District conflict with other provisions of the ordinance, the regulations and standards set forth in the Downtown District shall govern.

Exhibit 21-620.A Downtown Area



Sec. 21-621. Zoning Sub-Districts.

The Downtown District is composed of the following sub-zoning districts:

A. Downtown / Commercial Mixed-Use (D/CM)

The Downtown/Commercial Mixed-Use designation allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, entertainment uses. Architecturally enhanced parking structure, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged.

B. Downtown / Residential Mixed-Use (D/RM)

The Downtown / Residential Mixed-Use designation allows for primarily single-family and multi-family residential uses. Limited types of non-residential uses adapted to the residential structures are permitted in the Residential Mixed-Use area. Non-residential uses may include small-scale entrepreneurial, pedestrian-oriented goods and services, family-owned business, bed and breakfast establishments, and small professional or home business whose business is primarily oriented to users in the Downtown area.

Sec. 21-622. Downtown Land Use Matrix.

Table 21-622.A indicates land uses allowed within the base Downtown Zoning District. Specific uses are further defined in Section 21-200, Definitions.

A. Explanation of Table Abbreviations.

1. Permitted Uses.

- a. "P" indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance, including the use-specific standards, along with compliance with the Peoria Community Design Guidelines.
- b. "PA" indicates that the use is allowed by right, unless it is located within two hundred (200) feet of a residential use, then it shall be deemed as a "Conditional Use" which shall be permitted upon receiving a Conditional Use Permit (CUP) as defined below.

2. Conditional Uses.

- a. "C" indicates that in the respective zoning district, the use is allowed only if reviewed and approved in accordance with the procedures of Section 21-321, Conditional Use Permits. Conditional uses are subject to all other applicable regulations of this Zoning Ordinance, including the use-specific standards, along with compliance with the Peoria Community Design Guidelines.
- b. The "C" designation in Table 21-503 does not constitute an authorization or an assurance that such use will be permitted. Rather, each conditional use permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied pursuant to the procedures in Section 21-321, Conditional Use Permits.

3. Prohibited Uses. "-" indicates that the use is prohibited in the respective zoning district.

4. Accessory and Temporary Uses. The "A" designation indicates the use is permitted within the zoning district as an accessory to a primary use. In those instances where a permanent use is not defined or present, the "T" designation indicates the subject use may be installed on a temporary basis, subject to applicable specific standards.

5. Use-Specific Standards. Regardless of whether a use is allowed by right or as a conditional use, there may be additional standards that are applicable to the use. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to Section 21-505 Use-Specific Standards and apply to all districts unless otherwise specified.

A. Table Organization.

In Table 21-622, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. Therefore, the "use categories" are intended merely as an indexing tool and are not regulatory.

B. Use for Other Purposes is Prohibited.

Approval of a use listed in Table 21-622, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 21-622 is prohibited.

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- C. Classification of New and Unlisted Uses. When application is made for a use category or use type that is not specifically listed in Table 21-622, the following procedure shall be followed:
1. The Zoning Administrator shall provide an interpretation of the Ordinance in accordance with Section 21-311 as to the use category and/or use type into which such use should be placed. In making such interpretation, the Zoning Administrator shall consider its potential impacts, including but not limited to: the nature of the use; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.
 2. Appeal of the Zoning Administrator's decision may be made to the Board of Adjustment following procedures under Section 21-162 of this Zoning Ordinance.

Table 21-622 Downtown Land Use Matrix			
LAND USE CLASSIFICATIONS	D/CM	D/RM	USE SPECIFIC STANDARDS
A. Residential Uses			
Multi-Family Residential	P	P	See 21-623.A
Single-Family Residential	-	P	See 21-623.A
B. Commercial and Retail Uses			
Automobile / Vehicle Repair, Minor	C	-	See 21-623.B
Commercial Service Establishments	P	-	See 21-505.H
Eating & Drinking Establishments			
Catering Service	P	-	See 21-200
Microbrewery, Microwinery, or Distillery	P	-	See 21-623.B
Outdoor Dining and Seating Areas	P/A	-	See 21-623.B
Restaurants, Drive through / Drive-up	-	-	See 21-623.B
Restaurants, Full Service	P	P	See 21-623.B
Restaurants, Limited Service	P	-	See 21-623.B
Restaurants, Walk-Up	P / A	-	See 21-623.B
Tavern, Bar, Lounge	P	-	See 21-505.B
Entertainment And Recreation			
Banquet and Conference Centers	PΔ	C	See 21-505.C
Commercial Entertainment, Small-Scale	P	-	See 21-623.B
Commercial Recreation, Small-Scale	P	P	See 21-623.B

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Table 21-622 Downtown Land Use Matrix <i>(continued)</i>			
Financial Institution and Services	P	-	See 21-623.B
General Retail, Indoor	P	P	See 21-623.B
Kiosk	T	-	See 21-623.B
Lodging			
Bed And Breakfast Inn	P	P	See 21-505. I
Hotel Or Motel	P	-	See 21-505. I
Maintenance and Repair Services, Indoor	P	P	See 21-623.B
Personal Services			
Body Piercing and Tattoo Studios	C	-	See 21-505. K
Dry Cleaning or Laundry Service	P	-	See 21-623.B
General Personal Services	P	-	See 21-623.B
Office and Business Services			
Business or Professional Offices	P	P	
Business Services	P	P	
Medical or Dental Offices	P	P	See 21-505.J
Open-Air Market	P / T	-	See 21-623.B
C. Public, Civic and Institutional Uses			
Clubs and Lodges	P	P	See 21-505.C
Community Garden	A / T	A / T	See 21-623.C
Cultural and Educational Institutions	P	P	See 21-505.F
Day Care Centers and Pre-School Centers	C	C	See 21-505. F
Government Buildings and Public Facilities	P	P	See 21-505
Group Care Facility	C	C	See 21-812.C
Group Homes, Less Than 10 Residents	P	P	See 21-812.C
Park / Open Space	P	P	
Parking Lot, Garage, and Parking Structure	P / T	P / T	See 21-623.C
Places of Worship	P	P	See 21-505.F
D. Accessory Uses			
Outdoor Sales and Display Area	A	A	See 21-623.C

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Sec. 21-623. Use Specific Standards for Downtown

In the D/CM and D/RM Zoning Sub-Districts, uses identified in Table 21-622 are subject to limitations outlined in Sections 21-505 of the Peoria Zoning Ordinance except as modified herein:

A. Residential Land Uses

1. Residential uses are prohibited on the first floor of all buildings located along or abutting Washington Street and 83rd Avenue.
2. Accessory buildings for single-family residences shall be subject to the limitations contained in Section 21-315 of this Ordinance.

B. Commercial and Retail Uses

1. Within the D/CM and D/RM district, all of the following shall apply:

- a) All Drive Through and/or Drive-Up Services are prohibited. Drive Through and/or Drive-Up Services include, but are not limited to services offered by a Restaurant, Financial Institution, Pharmacy, Dry Cleaning or Laundry Service, Convenient Stores, etc.
- b) Warehousing or indoor storage of goods and material beyond that normally incidental to permitted uses shall be prohibited.

2. Automobile Related

- a) Automotive Uses shall be limited to developments with arterial street frontages and to properties having a Certificate of Occupancy as of July 1, 2005.

3. Eating & Drinking Establishments

a) Microbrewery, Microwinery, or Distillery

- i. The restaurant or serving area operating in conjunction with the *Microbrewery or Distillery* shall occupy a minimum of 25% of the total floor area.

b) Outdoor Dining and Patio Areas are subject to the following additional provisions:

- i. Hours of operation shall be limited to the hours of operation of the associated primary use.
- ii. A four (4) foot unobstructed walkway containing at least seven (7) feet of vertical clearance shall be maintained at all times.
- iii. Outdoor seating areas shall not obstruct pedestrian circulation, 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.

c) Restaurant, Full Service

- i. Full Service and Limited Service Restaurants located in Downtown / Residential Mixed-Use (D/RM) shall not exceed 2,000 square feet of gross floor area for kitchen preparation, serving area, and outdoor dining.
- ii. Drive-through services are not permitted as referenced herein (see Sec. 21-623.B.1).

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d) Restaurant, Limited Service

- i. Full Service and Limited Service Restaurants located in Downtown / Residential Mixed-Use (D/RM) shall not exceed 2,000 square feet of gross floor area for kitchen preparation, serving area, and outdoor dining.
- ii. Drive-through services are not permitted as referenced herein (see Sec. 21-623.B.1).

e) Restaurant, Walk-up

- i. The maximum floor area of the restaurant shall be limited to 250 square feet when operating as a stand-alone business.
- ii. The maximum floor area of the Walk-Up restaurant does not apply when operating as an accessory use to an existing Full Service or Limited Service Restaurants.

4. Entertainment and Recreation

- a) The total gross floor area of a Commercial Entertainment or Commercial Recreation use shall not exceed 5,000 square feet in the D/CM and D/RM sub-district. The area restriction excludes a Public, Civic and Institutional uses and amenity areas for a multi-family residential development.

5. Financial Institution and Services

- a) Automated Teller Machines (ATMs) are permitted as a walk-up or walk-in ancillary use to principally permitted use. Standalone ATMs are not permitted.
- b) As referenced in Sec. 21-623.B.1, drive-through services are not permitted.

6. General Retail, Indoor

- a) Refer to Sec 21-505.E for special limitations on General Retail except as modified herein.

7. Kiosk

- a) Operators shall secure a lease agreement to operate on City property.

8. Maintenance and Repair Services, Indoor, means the on-site maintenance or repair of office machines, household appliances, furniture, and similar items.

- a) This classification excludes maintenance and repair of vehicles or boats and personal apparel (See Personal Services).

9. Personal Services

- a) Refer to Sec 21-505.K for special limitations on Body Piercing and Tattoo Studios
- b) Pursuant to Sec. 21-623.B, drive-through services are not permitted.

10. Open-Air Markets

- a) Open-air market shall occur wholly within a property (or properties) without interference of fire lanes, creation of a cause hazardous conditions, or constitute a threat to the public health, safety and welfare.

C. Public, Civic and Institutional Uses

1. Clubs and Lodges

- a) Refer to Sec 21-505.C for special limitations on Recreation, Social Clubs

2. Community Garden.

- a) Mobile restrooms are prohibited.
- b) Community Garden may operate as an Accessory Use in conjunction with a non-residential or multi-family residential principal use on the subject site or adjoining lot.
- c) When operating as a temporary use, a Community Gardens shall secure a Temporary permits from the City.
 - i. Temporary Use permits for a Community Garden shall be limited to a maximum duration of twelve (12) months per approval.
 - ii. Temporary Use permits for a Community Garden may be renewable provided the Community Garden is in good-standing and the cumulative allowance of gardening operation on the lot does not exceed three (3) consecutive years.
 - iii. Each renewal requires a new Temporary Use Permit application and fee.

3. Day Care Centers and Pre-School Centers

- a) Refer to Sec 21-505.F for special limitations.

4. Group Care Facility

- a) The identified provisions in Sec 21-812.C for special limitations that shall similarly be applied within the D/RM and D/CM zoned districts.

5. Group Homes, Less Than 10 Residents

- a) The identified provisions in Sec 21-812.C for special limitations that shall similarly be applied within the D/RM and D/CM zoned districts.

6. Parking Lot, Garage or Structure.

- i. A street frontage landscape buffer with a minimum width of 15 feet is required for any parking structure.
- ii. Parking spaces within the front setback areas are discouraged.

D. Accessory Uses

1. The following uses are prohibited as Accessory Uses within the D/CM and D/RM sub-district:

- i. Permanent Outdoor Storage. Permanent and/ or persistent outdoor storage of goods and materials is prohibited.
- ii. Storage or parking of recreational vehicles and utility trailers.
- iii. Moving Truck, Trailer, and Equipment Rental.
- iv. Donation/Recycling Drop-Off Boxes.

2. Within the D/CM and D/RM sub-district, uses that are customarily incidental to a permitted principal use on the site are allowed to occur as an Accessory Use on the site when operating in compliance with all other applicable city requirements.

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3. Outdoor Displays and Sales Area are permitted accessory uses to subject to the special limitations identified in Section 21-505, and as modified herein:

- a. No merchandise shall be located beyond eight (8) feet from the building frontage.
- b. A four (4) foot unobstructed walkway containing at least seven (7) feet of vertical clearance shall be maintained at all times.
- c. 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.
- d. The site shall be restored to its previous condition after each use. Permanent alterations to the site are prohibited.

Sec. 21-624. Property Development Standards

- A. Parking Facilities.** There is no minimum requirement for parking spaces in the Downtown Area. To promote the urban form outlined in Section 21-619, developments are encouraged to locate parking facilities behind buildings and structures, and/or offer shared or joint parking arrangements.
- B. Landscape Requirements.** There are no minimum on-site landscape requirements. However, all portions of the development not occupied by buildings, structures, vehicular access, and parking shall be landscaped in accordance with Section 21-818.
- C. Downtown District Standards:** The development standards provided herein are applicable to all subzones within the Downtown District.

Table 21.624.D.1 is applicable when only non-residential uses are proposed, or they are proposed in combination with residential uses. For residential (only) projects, utilize Table 21.624.D.2.

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Table 21-624.D.1 Non-Residential Uses and Mixed-Use Projects

<u>Development Standard</u>	<u>All Districts</u>
<u>Setbacks (FT)</u>	
<u>Front, Minimum</u>	<u>0 FT</u>
<u>Front, Maximum</u>	<u>15 FT</u>
<u>Rear, Minimum</u>	<u>0 FT</u>
<u>Side, Minimum</u>	<u>0 FT</u>
<u>Corner, Minimum</u>	<u>0 FT</u>
<u>Maximum Building Height (FT)</u>	<u>60 FT</u>

Table 21-624.D.2 Residential Projects

<u>Development Standard</u>	<u>Multi – Family Residential</u>	<u>Single – Family Residential</u>
<u>Minimum Setbacks</u>		
<u>Front</u>	<u>10 FT</u>	<u>10 FT</u>
<u>Rear</u>	<u>5 FT</u>	<u>5 FT</u>
<u>Side</u>	<u>5 FT</u>	<u>5 FT*</u>
<u>Corner</u>	<u>8</u>	<u>8 FT</u>
<u>Maximum Building Height</u>	<u>30</u>	<u>30 FT</u>
<u>Maximum Lot Coverage</u>	<u>=</u>	<u>45 %</u>
<u>Notes:</u>		
<u>*</u>	<u>Not required along common wall for attached product.</u>	

Exhibit C - City Code Amendment

Amendment for Adoption to the Peoria City Code, Chapter 21

Section 3: Amend Chapter 21 - Zoning, Section 21-827 through 21-837, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-700.SIGNS.

Sec. 21-~~701~~827. Applicability

Any sign erected, altered, or maintained after the effective date of this Section, referred to herein as the Sign Code or Section, shall conform to the following regulations within Sections 21-827 through 21-837 of the Zoning Ordinance. Where other regulations apply, such as property located within an approved Planned Area Development (PAD) or Planned Community District (PCD), or where property is subject to an approved Comprehensive Sign Plan (CSP) existing at the time of the adoption of this Ordinance, the time, place and manner provisions of said PAD, PCD, or CSP shall apply. Whenever an approved PAD, PCD or CSP is silent on a matter relating to signage, the provisions of this Section shall apply to the extent that such provisions are not in conflict with the provisions of the approved PAD, PCD, or CSP.

Sec. 21-~~702~~828. Purpose

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public; however; they may obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.

- A. The purpose of this Section is to regulate the size, color, illumination, movement, materials, location, height and condition of signs placed on private property for exterior observation, thus ensuring the stability of the community, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens, and encouraging economic development. This Section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This Section must be interpreted in a manner consistent with the First Amendment guarantee of free speech.
- B. The intent of this Section is to regulate signs within the City of Peoria to ensure that they are appropriate for their context, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare. These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City of Peoria.
- C. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this Section is to establish limitations on signs in order to ensure they are appropriate to the building, use, or status of the land to which they are appurtenant and are adequate for their intended purpose while balancing individual and community interests.
- D. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- E. These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City of Peoria. Rather, they are intended

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to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

- F. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
- G. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the government of the United States, the State of Arizona, or the City of Peoria. The inclusion of “government” in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation.
- H. Graphical representations are often used throughout this Section to further clarify the intent of the text and serve as examples. However, whenever there is a conflict between the text and the illustration, the language of the text shall prevail.

Sec. 21-~~703~~⁸²⁹. Severability

- A. If there is a conflict between provisions of this Section and other provisions of the Zoning Ordinance or other regulations/ordinances of the City of Peoria, the more restrictive provisions shall apply.
- B. The provisions of this Section shall apply to the erection, design, construction, alteration, use, location and maintenance of all signs within the City of Peoria, except as specified in this Section.

Sec. 21-~~704~~⁸³⁰. Nonconformity and Modification

A sign lawfully in existence on the date of adoption of this Section, and which does not conform to the provisions of this Sign Code, but which was in compliance with applicable regulations at the time it was constructed, erected, affixed or maintained shall be regarded as a legal nonconforming sign.

- A. Reasonable repairs may be made to legal nonconforming signs. However, to the extent any legal nonconforming sign is: 1) damaged in any manner and that damage exceeds fifty percent (50%) of the reproduction cost according to an appraisal by licensed appraisers or fair market cost, 2) is destroyed, or 3) is removed by any means whatsoever, including acts of God or other calamities, then such sign may be restored, reconstructed, or altered only in conformance with the provisions of this Sign Code.
- B. Any sign which does not fall within the provisions of 21-830 shall be brought immediately into compliance with all provisions of this Sign Code.

Sec. ~~705~~⁸³¹. Definitions

Words and terms used in this Sign Code shall have the meanings given here, or in Section 21-202, Definitions if not defined herein. Unless expressly stated otherwise, any pertinent word or term not part of this listing or Section 21-202, but vital to the interpretation of this Section, shall be construed to have its legal definition, or in absence of a legal definition, their commonly accepted meaning, unless its context makes clear otherwise.

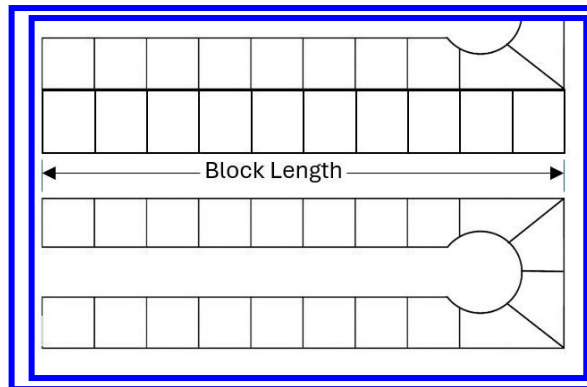
List of Defined Terms

A – B

Awning Sign. See “Canopy Sign” Definition.

Backlit Sign. Also described as a sign that is internally illuminated, or has indirect lighting. A sign that is illuminated by a light source hidden by the sign itself so that illumination shines from behind the sign, creating a halo around the sign. Reverse pan-channel letters are an example of a backlit sign.

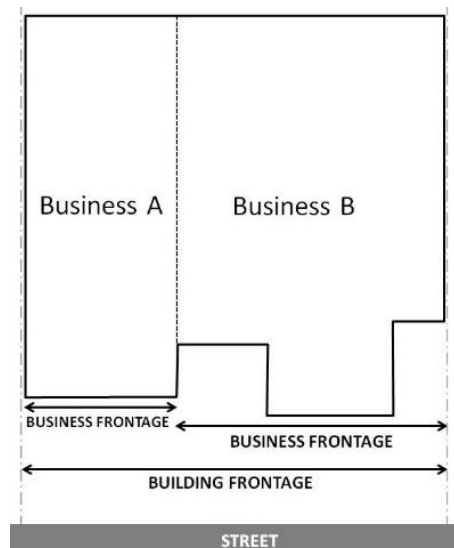
Block Length. The distance along a street between the centerline of two intersecting through-streets. Intersecting alleys or cul-de-sacs shall not be considered through streets.



Blade Sign. A sign attached to a thin or narrow architectural feature of a building façade that projects from the building façade, typically at a ninety-degree (90°) angle. Blade signs are generally used as a tenant signage.

Business. The word “business” includes organizations and other entities, whether for-profit or non-profit that may occupy a building or suite within a building.

Building Frontage. Means the total linear business frontage associated with multiple “in-line” suites or business that are attached by sharing one or more walls, but have a separate entrance for each business.



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Business Frontage. Means the lineal distance of the building space (suite or whole building) occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the frontage shall be measured along the exterior of the building space occupied by the particular business or use.

C – D

Canopy Sign. A sign installed, attached, or otherwise applied to or located directly on the roof of a canopy or awning.

Cabinet Sign. A sign that contains all sign copy within a single enclosed cabinet that is mounted to a wall or other surface.

Changeable Copy Sign. A sign that is static and changes messages by any means, including electronic process or remote control.

Commercial Campus. Refer to “Commercial Center” definition.

Commercial Center. Means one or more parcels which contains a combination of individual pads, and/or multi-tenant buildings, that together have a common branding or location specific name which is generally understood by the public to refer that specific group of properties and/or buildings. Characteristics that define the Commercial Center may include shared ingress and egress driveways, parking areas, and /or common street frontage.

1. **Commercial Center, Small** means a Commercial Center that occupies less than 20 acres. Typically these centers may contain a collection of smaller commercial or retail uses, which may be anchored by a single medium to large sized commercial / retail user.
2. **Commercial Center, Large** means a Commercial Center that occupies 20 acres or larger. Typically these centers may contain a combination of small, medium and up to multiple large sized commercial, retail or employment users.

E – F

Electric Sign. Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.

Electronic Message Center or Board. A sign that is static and changes messages by any electronic process or remote control.

Flag. A piece of fabric or other flexible material attached to a permanently installed pole, which may be ground mounted or affixed to a building or other structure.

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Flashing Sign. Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Sign Code, a message change no more frequently than twice per day is not considered flashing for electronic message boards.

Freestanding Sign. A sign erected and maintained on its own self-supporting permanent structure or base, not attached to any building.

Freeway Monument Sign. A freestanding sign with a monument base (width of base is at least 50% width of the sign) that is erected and maintained on property adjacent to and within the view of motorists who are driving on a freeway recognized by the City of Peoria.

G – H

Government Sign. A sign that is constructed, placed, maintained, or required by law by the federal, state, county, or city government either directly or to enforce a property owner's rights.

Graffiti. Any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by any graffiti implement, to the extent that the graffiti was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is otherwise deemed a public nuisance by the City.

Grand Opening/New Business Sign. A sign displayed at a new business, store, shopping center, office, or other use, or one that has changed ownership, within the first six months of receiving a valid business license.

Hanging Sign. A sign that is attached to and suspended entirely under a covered porch, covered walkway, or awning. Hanging signs are generally used as tenant storefront signage and hung perpendicular or parallel to the face of the building.

I – L

(None)

M – N

Monument Sign. A freestanding sign with a base that is at least 50 percent of the width of the sign.

Mural. See "Original Art Display" definition.

O – P

Original Art Display. A hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner. An original art display does not include mechanically produced or computer generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

Permanent Sign. Any sign that is intended to be, and is constructed to remain unchanged in character and position and affixed to features such as the ground, a wall, or building for one (1) year or more. A temporary sign left in place for one (1) year or more does not become a permanent sign.

Portable Sign. Any structure without a permanent foundation or otherwise not permanently attached to a fixed location. This does not include Vehicle Signs.

Projecting Sign. A sign that is attached to ~~and~~or supported by a building or other structure, column, awning, or other building feature. ~~which projects more than 14 inches beyond the building.~~ The primary sign faces of a projecting sign are generally perpendicular and are not parallel to the wall from which it projects.

Q – R

Roof-Mounted Sign. A sign located on or above the roof of any building, but does not include a false mansard roof, canopy, or other fascia. Signs located on these elements shall not project above the roof or the roofline.

S – T

Sign. A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, shall not be considered a sign. Each display surface of a sign or sign face shall be considered to be a sign.

Sign Area. The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure. Where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design, including any background panel or distinctively painted area installed as a background for the sign.

Sign Area Calculation

Sign Copy. The words, letters, symbols, illustrations, or graphic characters used to convey the message of a sign.

Sign Face. The entire display surface area of a sign upon, against or through which copy is placed.

Sign Walker. A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A “costume sign” is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats, and other aspects of personal appearance are not costume signs.

Street Frontage. See “Lot Line” definition in Section 21-202 of the Zoning Ordinance.

Temporary Sign. A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the code official to be displayed for a limited period of time.

U – Z

Vehicle Sign. A sign that can be carried, towed, hauled or driven and is primarily designed to be mobile rather than be limited to a fixed location regardless of modifications that limit its mobility. This includes, but is not limited to signs mounted, attached, or painted on trailers, boats, or vehicles, or any sign attached to or displayed on a vehicle.

Sec. ~~21-706~~832. Prohibited Signs

The following signs are unlawful and are prohibited unless constructed pursuant to a valid building permit when required under this Sign Code, or are otherwise specifically authorized under this Sign Code:

- A. All signs mounted on, or applied to trees, utility poles, rocks, or City owned property, except as otherwise provided [herein this Section](#).
- B. Any sign placed on private property by someone other than the property owner or their authorized representative without the property owner's written approval.
- C. Billboards.
- D. Cabinet signs over six (6) square feet in area, unless cabinet is a stylized, non-rectangular shape to accommodate the sign copy.
- E. Changeable copy signs, except as otherwise specifically permitted by this ordinance.
- F. Any exposed light bulbs or unshielded tube lighting such as neon, [unless otherwise permitted herein this Section](#). Light Emitting Diodes (LEDs) are not considered to be light bulbs.
- G. Freestanding signs within public utility easements, unless otherwise approved by the City Engineer.
- H. Portable signs that do not comply with the location, size, or use restrictions of this Sign Code.
- I. Pylon or pole signs (without pole cover) over 3 feet in height.
- J. Roof mounted signs.
- K. Signs in the existing and future public right-of-way, as defined in the Peoria General Plan or the Peoria Street Classification map, whichever is more restrictive, except as may otherwise be provided in this Ordinance.
- L. Signs that have blinking, flashing or fluttering lights, or other illuminating devices that exhibit movement.
- M. Signs of a size, location, movement, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which hide from view any traffic or street sign or signal.
- N. Signs which contain or consist of balloons, banners, beacons, flags, inflatable signs, pennants, posters, ribbons, search lights, strobe lights, streamers, strings of light bulbs, spinners, or other similarly moving devices or signs which may move or swing as a result of wind pressure, except as otherwise provided. These devices when not part of any sign are similarly prohibited, except as otherwise specifically permitted by this ordinance.
- O. Vehicle signs. Vehicle signs are exempt if the vehicle is consistently used in the normal daily conduct of the business (e.g. delivery or service vehicle). The vehicle shall be operable, properly licensed, and parked in a lawful manner. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the

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City's built environment and promote the effectiveness of permitted signs as provided for in this Section.

Sec. 21-~~707~~⁸³³. Authorized Signs, All Zoning Districts – No Permit Required

The following signs are authorized within the City:

- A. Government Signs. The signs described herein, are an important component of measures necessary to protect the public safety and serve the compelling governmental interest of protecting traffic safety, serving the requirements of emergency response and protecting property rights or the rights of persons on property. Government signs, including, but not limited to the following:
 - 1. Address Signs. Numerals that identify the street address of a property for public safety purposes as required and regulated by applicable Building and Fire Codes adopted by the City of Peoria.
 - 2. Emergency or Warning Signs. Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property.
 - 3. Government Flags. Flags that have been adopted by the federal government, this State, or the City of Peoria may be displayed as provided under the law that adopts or regulates its use.
 - a. The flags described in this Section are permitted to serve a compelling governmental interest in promoting the rule of law by establishing symbolic representations of the governments who pass, protect and preserve those laws.
 - 4. Traffic Signs. Traffic signs and traffic control devices installed and maintained in compliance with the regulations of an authorized public agency.
 - 5. Official Notices or advertisements posted or displayed by or under the direction of any public or court officer in performance of official or directed duties; provided that all such signs must be removed by the property owner no more than ten (10) days after their purpose has been accomplished or as otherwise required by law.
- B. Grave markers, headstones, statuary, or similar remembrances of persons.
- C. Holiday and Seasonal Decorations. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season. Such decorations shall be displayed for a maximum of 60 days total during the relevant season, and must be maintained in good condition (e.g. not torn, soiled, or faded). Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
- D. Interior Signs. Signs located inside a building, or other enclosed facility, which are not intended to be viewed from the outside.
- E. Memorials, public monuments, or historical identification signs installed in accordance with all applicable regulations, including historical markers up to three (3) sq. ft. in area.
- F. Original Art Displays approved by the Peoria Arts Commission or other authorized City of Peoria department or agency.
- G. Signs not located in an enclosed building and not visible to the naked eye from a street or public right of way so long as the signs do not pose a hazard.
- H. Temporary Signs for Exterior Sales where the property is one (1) acre or greater in size. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area in compliance with all City Codes. For this allowance, temporary signs may include banners,

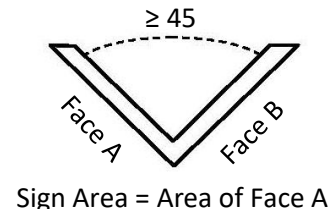
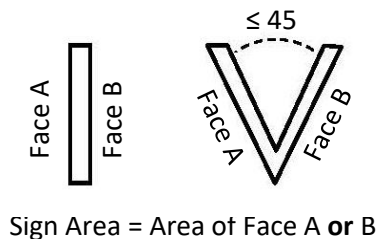
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balloons (under 24 inches in diameter), flags, streamers, or pennants. These signs shall be limited in duration from Friday through Sunday, and on recognized holidays. Such signs shall meet all other General Requirements for Temporary Signs (Section 21-836.A).

- I. Utility Signs. Signs installed or required by utilities, including traffic, safety, railroad crossings signs, as well as, identification or directional signs for public facilities [and public parking](#).
- J. Vending Machine Signs. Signs integral to a legally located vending machine.

Sec. 21-708~~834~~. General Provisions

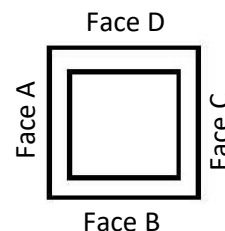
- A. Noncommercial Speech. Signs containing noncommercial speech are permitted anywhere that other signs are permitted, and are subject to the same regulations applicable to such signs.
- B. Sign Area Calculations.
 - 1. Building Wall Signage. A building owner may choose to have the entirety of a building used for computing sign area, even if it is divided into multiple suites occupied by separate tenants. In this case, it is the responsibility of the building owner to determine the percentage of total allowable signage that shall be allocated to every business/tenant. Signage for individual businesses/tenants in buildings where signage is approved on a whole-building basis may be placed on any facade otherwise meeting the regulations of this Sign Code, regardless of the location of the tenant's main entrance. Whole building calculations shall afford a minimum of 20 SF of signage to each business/tenant.
 - 2. Multiple Sign Faces. Calculating the sign area shall be based on the number of sign faces as described below. Architectural embellishments are not considered as sign area, so long as they do not constitute an area that is more than twenty percent (20%) of the total sign area.
 - a. One (1) face - Area of the single face only.
 - b. Two (2) faces - If the interior angle between the two faces is 45 degrees or less, the area will be the area of one (1) face only; if the interior angle between the two (2) sign faces is greater than 45 degrees, the sign area will be the sum of the areas of the two (2) faces.



- c. Three (3) or more faces - The sign area will be the sum of the areas of each of the faces.



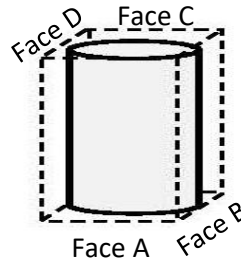
Sign Area =
Area of Face A + B + C, etc



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- d. Spherical, free-form, sculptural, other non-planar signs - Sign area will be the sum of the area using only the four (4) vertical sides of the smallest cube that will encompass the sign.

$$\text{Sign Area} = \text{Area of Face A} + \text{B} + \text{C} + \text{D}$$



C. Sign Height Calculations, Freestanding Signs.

1. The height of freestanding signs shall be measured from the existing grade within two (2) feet of the proposed sign location to the top of the sign structure.
 2. In instances where the existing grade of the proposed sign location is lower than the adjacent roadway, the sign height shall be measured from the top of curb, or crown of roadway where no curb exists, to the top of the sign structure.
- D. Street Designations. When the sign standards refer to a specific street, or the functional classification of street (e.g. Parkway), this shall mean the corresponding street alignment or street classification as designated on the City's Street Classification Map.
- E. Signage Placement, Multi-Story Buildings. The building owner(s) shall be responsible for designating the allowable areas where signs may be placed on the building façade. For multi-story buildings, the allowable areas may be located anywhere on the building façade, so long as the signage does not project above the roof of the building.
- F. Signage Projection. Building Wall Signage may be extend up to fourteen (14) inches away from the building. For buildings constructed on or near a property line that abuts a public right-of-way or public access easement (e.g where no building setback exists), the projection may encroach into the public right-of-way or public access easement provided such signs are located higher than eight (8) feet above ground level.

21-709835. Permanent Sign Types

General Standards:

- A. Authorized Signs. Authorized Permanent Signs are noted on the following pages, and comprise of the following Tables:
- Table 1: Building Sign Specifications
 - Table 2: Freestanding Sign Specifications
 - Table 3: Other Sign Type Specifications
- B. Accessory Use. All permanent signs are considered ancillary, or accessory, uses. As such, a principal use must be legally established and developed on a property in order for a permanent sign to be allowed on the property.
- C. Changeable Copy. Electronic message centers may be utilized for permanent signs where changeable copy is permitted.

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- D. Design and Integration. All permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials and landscape elements of the project.
1. The means of integrating freestanding monument signs within the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture and other elements exhibited in the building design.
 2. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not an integral part of the sign.
 3. Signs shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
- E. Illumination:
1. In residential zoning districts, illuminated signs for permitted non-residential uses within two hundred (200) feet of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of 10 pm and 5 am or when the establishment is closed, unless otherwise permitted within this Section.
 2. All signs with exposed LED illumination shall be limited to a brightness of 0.3 foot candles above ambient lighting. All other internally illuminated signs shall be limited to a brightness of 0.6 foot candles above ambient lighting.
 3. Signs allowed to be illuminated may utilize internal illumination (direct or backlit) or external illumination, unless otherwise specified in Tables 1 and 2.
 4. External illumination shall be compliant with Dark Sky light control requirements, including the requirements in Chapter 20 of the Peoria City Code.
 5. Within the Downtown / Commercial Mixed Use (D/CM) District, signage with neon shall:
 - i. Be equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
 - ii. Where signs directly face properties zoned D/RM or a single-family residential use, whether directly adjacent or across a road, the sign shall be equipped with a sensor or other device that automatically adjusts the brightness of the lighting to comply the limitation of 0.3 foot candles above ambient light between the hours of 11 pm and 5 am, or when the establishment is closed, whichever is more restrictive.
 - iii. The lighting level shall have a smooth transition at a constant rate between daylight to nighttime brightness.
 - iv. At no time shall lighting on the sign blink, flash or flutter.
- F. Landscaping. All permanent freestanding signs shall be located with the base of the sign in a landscape area. This landscape area shall be equal to a minimum of 4 square feet for each square foot of sign area.
- G. Location. All design and structural components of a freestanding sign (e.g. the footer, base, etc) shall be setback a minimum of one (1) foot from the edge of the street right-of-way.
- H. Monument Sign Base Material. All permanent freestanding signs greater than three (3) feet in height shall have a masonry base (e.g. brick, CMU, stone) that is consistent with the site's architectural/thematic design.

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- I. Standard Abbreviations. Standard abbreviations used within the tables are identified below:

Standard Abbreviations

Adj.	Adjacent	Rd.	Road
FT	Feet or Foot	Pkwy.	Parkway
IN	Inches	Min	Minimum
LF	Linear Feet or Linear Foot	Max	Maximum
N/A	Not Applicable or Not Allowed	>	Greater Than
SF	Square Feet or Square Foot	≥	Greater Than or Equal To
SVT	Sight Visibility Triangle	<	Less Than
ROW	Right-of-Way	≤	Less Than or Equal To

Table 1: Building Sign Specifications

A. ADDRESS SIGN		Permit: No	
	Description	Numerals that identify the street address of a property for public safety purposes	
	Residential Uses & Non-Residential Uses	Permitted in compliance with Building and Fire Code requirements	
	Notes: None		
B. AWNING AND ATTACHED CANOPY SIGN		Permit: Yes	
	Description:	A sign which is printed, painted, or affixed to an awning or canopy which is attached to a building	
	Residential Uses	Total Sign Area Allowed	N/A
	Non-Residential Uses	Max Quantity	N/A
		Max Height	1 st Floor awnings only #
		Illumination Allowed	Internal, backlit, external
		Max Sign Area Allowed	2 SF per 1 LF of an awning Business Frontage ♦
	Notes:		
	# Signs may be mounted on or extend above attached canopy as long as they do not extend above the roof line.		
♦ Sign allowance includes all Awning and Building is in addition to the total area permitted for all Wall Signs.			

Code Amendment: Downtown Code (TA24-04)

Table 1: Building Sign Specifications (*continued*)

C. BLADE AND HANGING SIGNS			Permit: Yes	
	Description	A pedestrian-oriented sign that is attached to and supported by a building or other structure. (See Blade Sign and Hanging Sign Definition)		
	Residential Uses	N/A		
	Non-Residential Uses	Min Height	8 FT above adjacent sidewalks and/or ground level	
		Min Projection	14 IN from Building	
		Max Projection #	3 FT from wall or less than awning/ canopy depth if attached	
		Illumination Allowed	Externally illuminated and backlit only	
		Max Sign Area Allowed	12 SF♦	
Notes:				
# Maximum projection is based on attachment type.				
♦ Sign allowance is in addition to total area permitted for all Wall Signs				

D. BUILDING WALL SIGN (e.g. Band Signs)			Permit: Yes	
	Description	A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia.		
	Residential uses	N/A		
	Non-Residential Uses	Max Quantity	N/A	
		Max Projection	14 IN	
		Illumination Allowed	Internal, backlit, external	
		Max Sign Area Allowed (Per Sign)	Based on Business Frontage • Ratio is 2 SF per 1 LF, up to Max If Business Frontage LF is: <20,000SF = 125 SF Max 20,000-50,000 = 250 SF Max >50,000SF = 400SF Max	
Notes:				
• Sign allowance included in the total area permitted for all Awning and Building Wall Signs.				

Code Amendment: Downtown Code (TA24-04)

Table 1: Building Sign Specifications *(continued)*

D. ENTRY SIGN		Permit: No	
	Description	A sign located adjacent to an entry door.	
	Residential Uses & Non-Residential Uses	Max Quantity	1 per dwelling unit or 1 per business
		Max Height	15 FT from door threshold
		Max Projection	4 IN
		Illumination Allowed	External or backlit illumination only
		Max Sign Area Allowed	2 SF per sign
Notes: None			
E. FREE STANDING CANOPY SIGN		Permit: Yes	
	Description	Signs on freestanding canopies, such as fuel canopies, and shade structures.	
	Residential Uses	N/A	
	Non-Residential Uses	Max Quantity	N/A
		Illumination Allowed	Internal, backlit, external
		Max Sign Area Allowed	12 SF per side
Notes: None			

Table 1: Building Sign Specifications (*continued*)

F. PROJECTING SIGN (e.g. Blade/Shingle Signs)		Permit: Yes		
 	Description	A pedestrian-oriented sign that is attached to and supported by a building or other structure. (See <u>Projecting Sign</u> in 21-833 Definitions)		
	Residential Uses	N/A		
	Non-Residential Uses	Min Height	8 FT above adjacent sidewalks and/or ground level	
		Min Projection	14 IN from Building	
		Max Projection #	None ♦ 3 FT from wall or less than awning/ canopy depth if attached	
		Illumination Allowed	Internal, Externally illuminated, and backlit, only ▲	
		Max Sign Area Allowed ●	Outside Downtown (D) District ≡ 12 SF	
In D/CM facing D/RM or single-family residential use = 16 SF				
In D/CM not facing D/RM or single-family residential use = 36 SF				
Notes: # — Maximum projection is based on attachment type. ● Sign allowance included in total area permitted for all Wall Signs. ♦ Projection signs shall not extend past the property line, unless within the Downtown (D) District when approved as part of a license agreement. ▲ Neon in D/CM is allowed subject to provisions of Section 21-709.E.				

Code Amendment: Downtown Code (TA24-04)

Table 2: Freestanding Sign Specifications

Sign Type Option				
Residential Uses				
Single-Family		N/A		
Multi-Family		Either Primary Monument Sign OR Perimeter Wall Sign		
Non-Residential Uses *		Allowed either Primary/Secondary Monument(s) OR Perimeter Wall Sign		
A. FREEWAY SIGN				Permit: Yes
	Description	A freestanding monument sign located on property adjacent to a freeway (See <u>Freeway Sign</u> in 21-833 Definitions) #		
	Residential uses	N/A		
	Non-Residential Uses	Max Quantity (Based on Freeway Frontage)	≥ 660 LF	= 1
			> 1,320 LF	= 2
			> 2,640 LF	= 3
		Illumination Allowed	Internal, backlit, external	
		Max Height	60 FT + 3 FT for architectural detail	
		Max Sign Area Allowed	250 SF	
Notes: # Sign must be located along the qualifying freeway frontage. Signs are only permitted for non-residential zoned properties Base of sign must be at least 35% of the full sign width. Minimum Separation: 200 feet separation from other Freeway Signs, 50 feet from non-freeway lot lines, and 200 feet from residentially zoned property.				
B.1 PRIMARY MONUMENT SIGN (Residential Uses)				Permit: Yes
	Description	A freestanding monument sign adjacent to a residential development (See <u>Freestanding Sign</u>).		
	Residential uses			
	Single-family	N/A		
	Multi-family #	Max Quantity	1 per street frontage	
		Max Height	A designated pkwy., Bell Rd. & Grand Ave	12 FT
			Other Major Arterials	10 FT
			All Other Roads	8 FT
		Max Sign Area Allowed	48 SF	
Notes # Only allowed either Primary Monument(s) or Perimeter Wall Sign				

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Table 2: Freestanding Sign Specifications (*continued*)

B.2 PRIMARY MONUMENT SIGN (Non-Residential Uses)			Permit: Yes	
	Description	A freestanding monument sign within Large Centers located adjacent to a non-residential development (See Freestanding Sign and Large Center).		
	Non-Residential Uses * <i>Standards are based on the entire center or campus where applicable #</i>	Max Quantity ♦ (Based on length of street frontage)	0 - 599 LF	= 1
			600 LF - 1,000 LF	= 2
			> 1,000 LF	= 3
			LF calculated separately for each street where property has frontage	
		Max Height	A designated pkwy, Bell Rd. & Grand Ave.	16 FT
			Other Major Arterials	12 FT
			All Other Roads	8 FT
		Max Sign Area Allowed ●	A designated pkwy., Bell Rd. & Grand Ave.	72 SF
	Other Major Arterials		60 SF	
All Other Roads	48 SF			
Notes				
♦ Sign must be located along the qualifying street frontage.				
# Only allowed either Primary Monument(s) OR Perimeter Wall sign				
● All Primary Monument Signs shall be located a minimum of 60 FT away from all other Primary and Secondary Monument signs.				

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Table 2: Freestanding Sign Specifications *(continued)*

C. SECONDARY MONUMENT SIGN

Permit: Yes



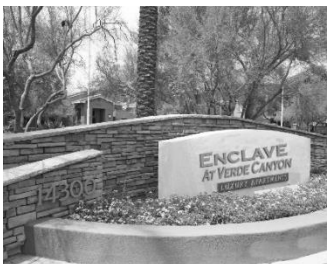
Description	A freestanding monument sign for a Small Center or at secondary entrances of a Large Center located adjacent to a non-residential development (See <i>Freestanding Sign</i> and Large Center).		
Residential uses	N/A		
Non-Residential Uses <i>Standards are based on the entire center or campus where applicable</i>	Max Quantity (Based on amount of street frontage)	0 LF - 599 LF	= 1
			= 1 for every 300 LF
		> 1,000 LF	> 1,000 LF
		LF calculated separately for each street where property has frontage	
	Max Height	Designated Pkwy	12 FT
		Major Arterials	8 FT
		All Other Roads	6 FT
	Max Sign Area ●	A designated pkwy., Bell Rd. & Grand Ave.	48 SF
Other Major Arterials		32 SF	
All Other Roads		24 SF	

Notes:

- All Secondary Monument Signs shall be located a minimum of 60 FT away from all other Primary and Secondary Monument signs located in the same center or parcel.

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Table 2: Freestanding Sign Specifications *(continued)*

D. INTERNAL CENTER SIGN		Permit: No	
	Description	Internal freestanding signage within a non-residential center.	
	Residential uses	N/A	
	Non-Residential Uses	Max Quantity	1 sign per parcel, or 1 sign per acre, whichever is greater. Individual parceled pads within a center <u>are</u> eligible for internal center signs.
	Standards are based on the entire center or campus where applicable	Max Height	3 FT
		Max Sign Area Allowed	6 SF
Notes: Must be located internal to a site, outside of all street frontage landscape areas and buffers.			
E. PERIMETER WALL / SCREEN WALL SIGNS		Permit: Yes	
	Description	A sign consisting of individually mounted characters on a perimeter or screen wall surrounding a development.	
	Residential Uses Single-Family Developments (2 or more lots) And Multi-Family Developments	Max Quantity	2 per street frontage providing direct access to development.
		Max Height	8 FT or wall height, whichever is less.
		Max Projection	14 IN
		Illumination Allowed	External or backlit illumination only
		Max Sign Area Allowed	32 SF per sign
	Non-Residential Uses *	Max Quantity	1 per street frontage
		Illumination Allowed	External or backlit illumination only
		Max Sign Area Allowed	48 SF per sign or < 50% of wall area, whichever is less.
Notes: * Only allowed either Primary Monument, Secondary Monument(s) OR Perimeter Wall sign.			

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Table 3: Other Sign Type Specifications

A. DRIVE-THROUGH SIGN			Permit: Yes
	Description	Signage for uses with a drive-through. #	
	Residential uses	N/A	
	Non-Residential Uses	<i>Max Quantity</i>	2 signs per drive-through lane
		<i>Max Height</i>	6 FT
		<i>Max Sign Area Allowed</i>	36 SF per sign
	Notes: # Must be located adjacent to drive-through lanes. Changeable copy is permitted.		
B. GAS STATION MONUMENT SIGN			Permit: Yes
	Description	Monument sign for a property containing a gas station/fuel service station. #	
	Residential uses	N/A	
	Non-Residential uses	<i>Max Height</i>	8 FT
		<i>Max Sign Area Allowed</i>	32 SF, including 16 SF changeable copy
	Notes: # In accordance with Arizona Administrative Code, gas station monument signs shall be permitted in lieu of a primary or secondary monument for stand-alone gas stations, maximum 1 per frontage. Commercial centers containing gas stations shall be allowed Gas Station Monuments in addition to Primary and Secondary Monuments.		
C. FLAGS			Permit: No*
	Description	See Definitions.	
	Residential uses	<i>Max Quantity</i>	3 Flags, 1 pole
		<i>Max Height #*</i>	30 FT
		<i>Max Sign Area Allowed</i>	24 SF per flag
	Non-Residential uses	<i>Max Quantity</i>	1 flag per 25 LF street frontage, up to 6 total per premises
		<i>Max Height #*</i>	50 FT
		<i>Max Sign Area Allowed</i>	36 SF
	Notes: # Flags must meet minimum principal building setbacks and shall not be located in any required utility easements. * Depending on the height, a building permit may be required.		

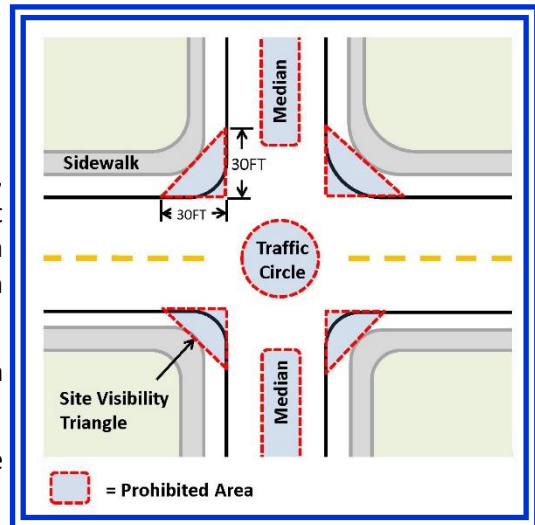
Table 3: Other Sign Type Specifications *(continued)*

D. WINDOW SIGN		Permit: No	
	Description	Signs placed on or within 3 FT of windows so as to attract the attention of persons outside of the building where the sign is placed.	
	Residential uses	Limitations	No limit, non-commercial messages only
	Non-Residential Uses #	Max Sign Area Allowed*	25% of the total window area on any one side of a building.
		Illumination Allowed	Max of 2 signs may be internally illuminated, up to 2 SF per sign
	Notes: # Window signage is prohibited above the ground floor of the building. * When window signage is displayed on two or more sides of a building, each side shall comply with the maximum sign area provisions.		

Sec. ~~21-701827~~ 21-836 Temporary Sign Types

A. General Requirements

1. In order to ensure structural stability and safety, freestanding signs seven (7) feet or greater in height shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.
2. Signs seven (7) feet or greater in height require a sign permit.
3. Temporary Signs shall be located outside of the visibility triangles, as shown in Figure 1.
4. Signs shall be maintained in good condition and shall be removed if torn, soiled, or faded.
5. Signs shall be weighted and/or secured to resist displacement by wind or similar disturbances.
6. Temporary signs shall not be illuminated.
7. Contact information of the party responsible for the sign shall be listed on the back of all temporary signs, except those located on developed single family residential lots.
8. Such signs which are deemed to be unsafe, defective, or which create an immediate hazard to persons or property, or are not in compliance with the provisions of this Section, shall be declared to be a public nuisance and subject to removal by the City in accordance with state statutes.

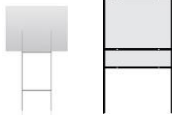
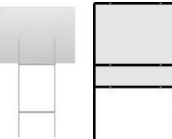


B. Duration: The following temporary signs are authorized for the durations noted in Table 4.

C. Standard Abbreviations. The standard abbreviations for Tables 1-3 are applicable to Table 4.

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Table 4: Temporary Sign Type Specifications

A. UNDEVELOPED PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
1. Parcels ≤1 ac 	1	Residential Use: 6 SF Non-Residential Use: 16SF	Residential: 5 FT Non-Residential: 8 FT	Up to 1 Year	Yes, if ≥7 FT in Height
Limitations: N/A					
2. Parcels >1 acre 	1 sign + 1 additional sign for every 600 LF of street frontage	32 SF	8 FT	Up to 1 Year, and may be renewed 2x for 3 years total	Yes
Limitations: Placed > 30 FT from any intersection or driveway, and 100 FT from all signs > 6 SF.					
B. RESIDENTIAL PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
1. Yard Sign 	1	6 SF	5 FT	Up to 3 Months	No
Limitations: Located on a developed residential lot					
2. Neighborhood 	1 sign per neighborhood entrance	6 SF	5 FT	Up to 2 Weeks	No
Limitations: Located within neighborhood common area					
3. New Subdivision 	1 sign per street frontage	32 SF/sign* *Development ≥150 AC: Interior Streets = 32 SF Perimeter Streets = 96SF	16 FT	Up to 3 years	Yes
Limitations: Must be removed once all lots in subdivision are sold					
4. Subdivision Flags 	6 flags	15 SF / flag	30 FT	Up to 3 years	No
Limitations: - For new subdivisions and/or new developments only. - Max Quantity is per new development or per model complex - Must be identified in Model Home Complex Building Permit					

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Table 4: Temporary Sign Type Specifications *(continued)*

B. NON-RESIDENTIAL PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
1. Entry A-Frame / T-Frame 	1 A-frame or T-frame sign <u>per business</u>	6 SF	3 FT	Only during business hours	No <u>Yes*</u>
Limitations: <u>Signs shall not be allowed with a public right-of-way, unless the business is located within the D/CM District.</u> - Signs shall be located within <u>eight (8) FT</u> of the business entry <u>unless the business is located within the D/CM Zoning District, then the sign may be located along the Building Frontage.</u> - A minimum of <u>four (4) FT</u> must be maintained to allow unobstructed pedestrian access, and vehicular circulation, <u>and a minimum of one (1) FT shall be maintained between the sign and the edge of the street curb.</u> - Signs cannot be placed within required parking. <u>A minimum separation of twenty (20) FT shall be provided between all A-Frame or T-Frame signs.</u>					
Notes: <u>* Signs located within the D/CM District and within the public right-of-way require a permit be obtained prior to installation of the sign.</u>					
2. Grand Opening/ New Business 	Includes Banners, Balloons, Flags, Pennants and, Streamers	N/A	N/A	60 days	No
Limitations: - See Definition for <i>Grand Opening/ New Business</i> - Must be obtained within 6 months of receiving a valid business license - Not permitted for Home Occupations. - Merchandise may be displayed adjacent to business if a minimum of 4 FT clearance is maintained, allowing unobstructed pedestrian access and vehicular circulation.					

Code Amendment: Downtown Code (TA24-04)

Table 4: Temporary Sign Type Specifications *(continued)*

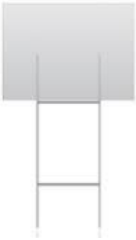
C. NON-RESIDENTIAL PROPERTIES (continued)					
3. Special Promotion 	2 Wall-Mounted Banners	32 SF Total	N/A	Maximum 30 days per installation Maximum 4x per year	Yes, For Each Install
	2 Pole Mounted Banners "Swooper Signs"	32 SF per sign	15 FT		
	1 A-frame or T-frame sign portable sign	6 SF	3 FT		
	Limitations: Maximum Width is 3 FT for Pole Mounted or Swooper Signs				
	D. SPECIAL CONDITIONS – In addition to temporary signage permitted by use/development character, the following signs are allowed when special conditions occur.				
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
1. Property Offered For Sale, Lease, or Rent					
a. Parcels ≤ 1 acre 	1 Sign *See Limitations For Quantity	6 SF	Freestanding: 5 FT Other: *See Limitations For Placement	*See Limitations	No
	Limitations: - Quantity: A residential property abutting an arterial or collector roadway may have one (1) additional sign, maximum four (4) SF in size. The additional sign shall be placed in a manner where it is visible from the abutting roadway. - Placement: Where freestanding signage is not possible or prohibited, the sign may be displayed within a window of the subject property. - Duration is limited to while the property is offered for sale, lease or rent until 10 days after completion or execution of a lease, sale, or rental transaction.				

Code Amendment: Downtown Code (TA24-04)

Table 4: Temporary Sign Type Specifications *(continued)*

C. SPECIAL CONDITIONS (continued)					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
b. Parcels > 1 acre 	1 sign + 1 additional sign for every 600 LF street of frontage	32 SF	Freestanding Sign: 8 FT Other Signs: N/A	While property is offered.	Yes, if ≥7 FT in Height
Limitations: Minimum spacing of 150 LF between signs.					
2. Property Under Construction					
	1	32 SF	8 FT	From Issuance until Close of 'Building Permit'	No
Limitations: An active Building Permit is required.					
3. Temporary Use					
	1 Banner and 3 A-frame or T-frame Portable Signs	Banner: 24 SF A-frame: 6 SF	Banner: N/A A-Frame: 3 FT	For the duration of the approved Temporary Use Permit	Temp. Use Permit
Limitations: An active Building Permit is required.					
4. Right-of-Way Signage					
a. Residential Roadway Signs 	1 sign per turning movement within radius * See Limitations	6 SF	3 FT	3 hours before and 3 hours after an event	No
Limitations: - Radius: These signs are only allowed in right-of-ways adjacent to residential zoned property, and shall be located a maximum one (1) mile radius from the subject owner's/resident's property within the City of Peoria. - Signs may be placed by owners of residential property in Peoria, residents of Peoria, or agents of either party. - Subject to same Placement Limitations as noted in Election Season Signs below.					

Table 4: Temporary Sign Type Specifications *(continued)*

D. SPECIAL CONDITIONS <i>(continued)</i>					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
b. Election Season, Non-Commercial Messages 	Not limited	Adjacent to Rural or Local Road: 16 SF Other: 32 SF	< 7 FT	90 days prior to Primary Election and up to 15 days after General Election	No
Limitations: - Signs can be placed in the public right-of-way, and on private property if the owner or their appointed agent grants permission. - Except as provided herein, such signs shall not be located on City-owned property, buildings, or structures. - Contact information of the party responsible for the sign must be listed on the back of the sign. - Placement Limitations. Per ARS § 16-1019, such signs may be located within the City right-of-way provided they are not: - Hazardous to public safety; - Within a roadway median or traffic circle; - Affixed to any City-owned utility pole, traffic control device or safety barrier; - Located in a manner that interferes with the requirements of the Americans with Disabilities Act; - Located in a designated commercial tourism, commercial resort, and hotel sign-free zone designated by the City Council pursuant to ARS §16-1019 including the Sports Complex Commercial Tourism Zone pursuant to Resolution 2012-39 ; and - Otherwise in violation of a requirement found in this Section.					

Code Amendment: Downtown Code (TA24-04)

D.SPECIAL CONDITIONS <i>(continued)</i>					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
5. Sign Walker 	N/A	12 SF	6 FT	Daylight hours	No
Limitations: - Maximum width shall be 6 feet. - Shall not be located adjacent to local or collector roads in Residential Zoning Districts. - Shall be at least thirty (30) feet away from any street intersection or driveway entrance. - Shall not be located in any drive aisle, parking stall, driveway, or on sidewalks in a manner that provides less than a four (4) foot free and clear pathway for pedestrians. - Shall not be located within a median or on a street. - Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure. - Shall not compromise public safety in any manner.					

Sec. ~~21-710827~~ 837 Administration

- A. Permit Application. For signs requiring permits as described in this Section, a Sign Permit application shall be submitted to the Department, together with the required materials, and applicable fee, on an official form provided by the Department. The application shall satisfy the submittal requirements of the associated Process Guide for the appropriate sign type.
- B. Permit Expiration. Permits issued by the City under the provisions of this Sign Code shall expired and become void if the work authorized by such permit is not completed within 180 days from the date of issuance of said permit.
- C. Permit Revocation. The Department Director or designee shall have continuing jurisdiction over all permits issued under the provisions of this Sign Code and may revoke a permit if it was obtained by fraud or misrepresentation.
 1. Notice of the City's decision to revoke a sign permit shall be provided to the property owner by first class mail, or delivered in person to any person responsible for the premises on which the sign is located, or if no responsible party can be identified, by affixing a copy of the notice in a conspicuous location at the entrance to the premises.
- D. Nuisance. No permit issued under the provisions of this Sign Code shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall such permit constitute a defense in an action to abate a nuisance.



PLANNING & ZONING COMMISSION

STAFF MEMORANDUM

Meeting Date: 12/5/2024

Agenda Item: 4R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Lorie Dever, Deputy Director
SUBJECT: Development Activity Update

Discussion:

Every year, the Planning Department reviews and refines the Department's Work Plan to ensure it remains reflective of organizational priorities, and responsive to evolving development trends and projections. To that end, staff has made various presentations over the last several years in an effort to keep the Commission apprised of upcoming Planning Department projects, and development cases anticipated to move forward in the near future.

During tonight's meeting, staff will brief the Planning and Zoning Commission on progress made on the Planning Department's 2024 Work Plan related to:

- Various Zoning Ordinance Amendments;
- Upcoming Major Development Cases; and
- Development Process Improvements.

Additionally, staff will provide Commission an update on development activity over the course of the 2024.



PLANNING & ZONING COMMISSION

STAFF MEMORANDUM

Meeting Date: 12/5/2024

Agenda Item: 5R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Lorie Dever, Deputy Director
SUBJECT: 2025 Commission Meeting Schedule

Discussion:

Peoria City Code allows *each* board and commission to establish a meeting schedule that is appropriate to the specific needs of that board/commission. As such, the Planning and Zoning Commission can meet on an “as needed” basis to address business before the Commission. In previous years, the Commission established the standing meeting day for Regular Meetings to be the 1st and 3rd Thursday of the month. At tonight’s meeting, staff will outline the draft Commission Meeting Schedule for the upcoming year as shown below.

January 2, 2025	No Meeting
January 16, 2025	Regular Meeting
February 6, 2025	Regular Meeting
February 20, 2025	Regular Meeting
March 6, 2025	Regular Meeting
March 20, 2025	Regular Meeting
April 3, 2025	Regular Meeting
April 17, 2025	Regular Meeting
May 1, 2025	Regular Meeting
May 15, 2025	Regular Meeting
June 5, 2025	Regular Meeting
June 19, 2025	No Meeting - Holiday
July 3, 2025	No Meeting
July 17, 2025	Regular Meeting
August 7, 2025	Regular Meeting
August 21, 2025	Regular Meeting
September 4, 2025	Regular Meeting
September 18, 2025	Regular Meeting
October 2, 2025	Regular Meeting
October 16, 2025	Regular Meeting
November 6, 2025	Regular Meeting
November 20, 2025	Regular Meeting
December 4, 2025	Regular Meeting
December 18, 2025	Regular Meeting