

**ORDINANCE AMENDING APPENDIX B OF THE CODE OF THE CITY OF PEORIA RELATING TO VET'S OFFICE – HOUSEHOLD PETS IN THE O1 – ARTERIAL OFFICE DISTRICT**

**WHEREAS**, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix B of the Peoria City Code, being Ordinance No. 13,225 as adopted on June 4, 1991 and thereafter amended, is hereby amended by adding the following underlined words:

**10.2. O1 Arterial Office District.**

*10.2.a. Purpose Statement.* The O1 District is designed to function as an office and related employment use area along major roadway corridors. The intent is to encourage high-quality office development that serves as a transitional use between the arterial roadway and adjacent residential areas of the City.

Transition areas adjacent to residential districts and areas at or near major intersections are identified as having a significant impact on the City. This is due to the need to protect the integrity and environment of the City's residential neighborhoods, traffic safety conditions and the land use character of key intersections. Therefore, all development proposed within these districts shall be subject to site plan review and approved as specified in Section 2.3 of this ordinance.

*10.2.b. General Requirements.* All development in the O1 Arterial Office District shall be subject to the general requirements of Site Plan Review, as provided for in Section 2.3.

*10.2.c. Permitted Uses.* The following uses are permitted in the O1 District:

- (1) Accessory uses.
- (2) Churches, temples, synagogues.
- (3) Computer services.
- (4) Financial institutions.
- (5) Medical and dental clinics.
- (6) Offices, business, government, professional.
- (7) Residential—Above ground floor.
- (8) Social services, individual and family.
- (9) Park—Passive recreation.
- (10) Park—Active recreation, which is designated at the time of platting and subject to plan review for elements including, but not limited to, location of structures or activities, lighting, fencing, and parking, and approval of the City Planning Commission and City Council.

(11) Vet's Office – Household Pets, no exterior runs

*10.2.d. Special Uses.* The following special uses may be allowed in the O1 District:

(1) Reserved.

(2) One or more mobile home or demountable temporary structures may be permitted for the purpose of providing space auxiliary to the use for which the site has been zoned. This use of a mobile home or temporary demountable structure may be granted for periods of up to six months, which time may be extended by a condition or amendment to the special use. All requirements of Chapter 38 [Chapter 19] of the City Code relating to mobile homes must be met by any mobile home or structure installed under this regulation. Construction facilities for uses auxiliary to construction activities on construction sites for the period during which a building permit issued by the City is in force, are exempt from this requirement for a special use.

(3) Parking lot, garage.

(4) Public, private schools.

(5) Public safety buildings.

(6) Day care center.

(7) Financial institutions with drive-up.

(8) Park—Active recreation.

(9) Schools for the arts.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_

Corporation Counsel