



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** February 3, 2022  
**CASE NO:** PZ 623-2021  
**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of the Rick Ellis to amend Appendix A, the Unified Development Code, relating to Manufactured/Modular Building Sales

## SUMMARY OF PROPOSAL

Manufactured/Modular Building Sales includes prefabricated buildings such as sheds, garages, mobile homes, tiny homes, and shipping containers, placed and displayed for sale. Currently, this use is permitted in the Industrial zoning districts (I-1, I-2, and I-3) only.

At the January PZ Commission meeting, staff was directed to bring back an ordinance proposing this use as a special use in the C-2 (Large Scale Commercial) district as shown below:

		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	Use Performance Standard
USE CATEGORY	SPECIFIC USE	KEY: Blank cell = Not Permitted												■ = Permitted			□ = Special Use							
COMMERCIAL		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	
Retail Sales and Service (see 5.6.4.G)	Manufactured/modular building sales																			□	■	■	■	

## DEVELOPMENT REVIEW BOARD RECOMMENDATION

At the request of the Planning & Zoning Commission, the following is a list of performance standards that should be included as part of the special use requirement:

1. Where this use is adjacent to any residential district, there shall be a 100 percent opaque eight-foot high visual barrier or screen on the property line abutting the residential zoning lot, provided such barrier or screen shall not restrict clear sight at any intersection or driveway. Or a planted transitional buffer yard in accordance with Section 8.2.9 is also allowed.
2. Building display area must be depicted on a site plan subject to Development Review Board approval.
3. All buildings and structures in the display area must be marked for sale, situated in an orderly manner and be placed on a hard surface.
4. Buildings displayed for sale cannot exceed 150 sq. ft. in size.
5. On-site staff is required during standard business hours.

Without the above performance standards, the Development Review Board recommends DENIAL of this request with concern for the character of the commercial area or adjacent residential neighborhood, especially in older commercial neighborhoods.