

# ORDINANCE 17,681

## AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO OFF-STREET PARKING SCHEDULE AND OVER-PARKED IMPACT FEE

**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

**WHEREAS**, the City of Peoria desires to amend Appendix A, the Unified Development Code;

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

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

### 8.0 GENERAL DEVELOPMENT STANDARDS

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### 8.1 OFF STREET LOADING AND PARKING

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#### 8.1.6 Parking Schedule

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- ~~A. All off-street parking spaces provided required by this development code, except those required for one and two family dwellings, shall be designed in accordance with one of the formulae set forth in the Off-Street Parking Schedule below. Except in the Form Districts, Off-street parking spaces shall be provided in accordance with the Off-Street Parking Schedule below. See 6.9 for parking requirements in Form Districts. In addition to the requirements of the Parking Schedule, a business must also provide one space for each business vehicle parked at the business. Parking spaces for accessory uses not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or special) use requirement. If, for any reason the classification of any use, for the purpose of determining the amount of off-street parking or the number of spaces to be provided by such use is not readily determinable, the parking class of such use shall be established by the Zoning Administrator.~~
- ~~B. In computing required parking spaces, the total number of required spaces shall be based upon use(s) of the zoning lot or portion thereof. Therefore, one principal use may actually contain two or more parking class uses (e.g., retail sales and warehousing).~~
- ~~C. B. In the event this ordinance does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination of the number of spaces required for a proposed use, the Zoning Administrator shall consider the number of parking spaces required for the listed use most similar to the proposed use in terms of parked vehicles which are expected to be generated. In determining the number of parked vehicles likely to be generated by a use, the Administrator shall consider the square footage occupied by the use where appropriate. In the alternative, the Zoning Administrator may consider the number of employees and patrons which are anticipated for the proposed use.~~

- ~~D. C.~~ No required parking spaces are required in the B1 District. However, if parking is provided for uses which do not require parking, other than the number of spaces, all other requirements as set forth in 8.1.5.H above apply as though the spaces were required, with the exception of the number of spaces and landscaping requirements.
- ~~E. D.~~ When determination of the number of off-street parking spaces required below results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more, shall be counted as one parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing or both, on the premises at any one time.

**Off-Street Parking Schedule Minimum Parking Requirements:  
All Zoning Districts (Except B1 and All Form Districts)**

Use	Number of required parking spaces
<b>RESIDENTIAL</b>	
Multi-Family	1.5 per unit
Single and Two Family	2 per unit for units constructed after June 4, 1991 1 per unit + 1 for each permitted gratuitous guest for units constructed prior to June 4, 1991
Family Care Facility and Group Care Facility	1 per employee + 1 per resident (the resident parking requirement may be waived by the Zoning Administrator for those facilities that prohibit ownership or operation of motor vehicles by residents of the facility)
<b>COMMERCIAL</b>	
Vehicle Stacking	Stacking of spaces to be required based on use and site constraints.

**Off-Street Parking Schedule Maximum Parking Allowed:  
All Zoning Districts (Except B1 and All Form Districts)**

The following table outlines the maximum parking number allowed by right; however, the maximum number may be exceeded if a fee is paid for over parking. The fee for over parking is \$250 per space. This is applicable for all parking added after the effective date of this ordinance.

Use	Number of required parking spaces
<b>RESIDENTIAL</b>	
Assisted Living Facility	1 for every 3 residents plus 1 per employee
Bed and Breakfast	2 for the operator and 1 space per guest room
Boarding House, Dormitory, Fraternity, Lodging House, Rooming House	1 space per sleeping accommodation
Hotel/Motel	1.25 spaces per guest room plus 12 spaces per 1,000 sq. ft. for convention facilities
Mobile Home Park	1.25 spaces per unit
<b>COMMERCIAL</b>	
ATM	6 stacking spaces for 1 ATM on a site and 8 stacking spaces for 2 ATMs on a site
Auto Service	3 per service bay
Car Wash	4 stacking spaces per bay or stall, 15 stacking spaces per automated bay or stall plus 1 parking space per employee.
Drive Through Facility, non-ATM	8 stacking spaces for the first window, plus 2 stacking spaces

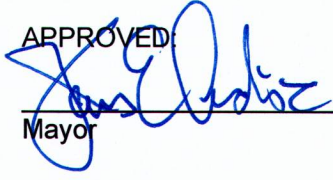
Use	Number of required parking spaces
	for each additional window in addition to the parking required for that specific land use
Durable Goods, Furniture, Appliances, etc.	2 per 1,000 SF of GFA
Eating/Drinking	12 per 1,000 SF of GFA
Retail, freestanding	4 per 1,000 SF of GFA
Shopping Center	4 per 1,000 SF of GLA – 25,000 to 400,000 SF 4.5 to 5 in linear progression per 1,000 of GLA – 400,000 to 600,000 SF 5 per 1,000 SF of GLA – 600,000 + SF (adjustments to these requirements can be considered on a case by case basis pursuant to the Special Use process).
Wholesale	2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining Office area parking requirements shall be calculated separately based on office parking rates.
<b>SERVICE</b>	
Beauty/Barbershop	3 per chair
Funeral Services	1 per 50 SF public access rooms + 1 per vehicle used in connection with the enterprise
Financial	4 per 1,000 SF of GFA
Gym/Health Club	5 per 1,000 SF of GFA + additional for outdoor accessory uses based on their requirements
Hospital	2 per bed + outpatient areas calculated at medical/dental rate
Medical/Dental	6 per 1,000 SF of GFA
Business and Professional Office	4 per 1,000 SF of GFA
Personal Services	3 per 1,000 SF of GFA
Religious Institution	1 per 4 seats
<b>SCHOOLS AND LIBRARIES</b>	
Dance/Music/Vocational/Trade	1 per employee + 2 per 3 students based on the maximum number of students attending classes on the premises at any one time
Day Care/Nursery	4 per 1,000 SF GFA
K–9th Grades	1 per employee + 4 for visitors
Library	3 per 1,000 SF GFA
Senior High School	1 per employee + 1 per 8 students
<b>CULTURE/ENTERTAINMENT</b>	
Amusement Establishment	1 per 3 persons capacity + 1 per employee
Arena/Stadium	1 per 4 seats
Bowling Alley	5 per lane
Club/Lodge	7 per 1,000 SF of GFA
Cultural Institution	1 per 400 SF of GFA
Golf Course	60 per 9 holes
Swimming Pool	1 per 15 SF of shallow water (5 feet or less) or wading area per bather; and 25 SF of deep water (deeper than 5 feet) per bather; and for every fifty 50 SF of deck, 1 bather may be added to overall capacity.
Tennis Court	4 per court
Theater	1 per 4 seats
<b>INDUSTRIAL</b>	
Manufacturing/Utility	1 per 2 employees + 1 per company vehicle
Research and Development	4 per 1,000 SF of GFA

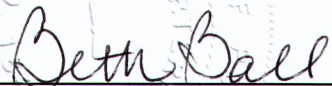
Use	Number of required parking spaces
Warehouse	2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining Office area parking requirements shall be calculated separately based on office parking rates.
Airport	0.75 per airplane tie-down + 1 per 3 passengers whose departure originates from the facility
Bus Facility	1 per 2 employees + 1 per bus
Commuter Train/Bus Station	2 per 3 passengers whose departure originates from facility
Radio/TV Studio	4 per 1,000 SF of GFA

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

7th DAY OF May, 2019

APPROVED:  
  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:  
  
\_\_\_\_\_  
Corporation Counsel