

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO SHORT TERM RENTALS**

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 adding the following underlined words:

5.0 PERMITTED LAND USES

5.3.3 Commercial Use Performance Standards

B. Short Term Rental

Short Term Rental establishment shall not be permitted unless the following standards are met:

1. In Estate Residential and Single-Family Residential districts, the use is permitted by right where the property is owner occupied by a natural person or persons. Short term rental is a special use in any other property type in the Estate Residential or Single-Family Residential districts.
2. In the Form Districts R-4 Frontage and the West Main Local Frontage, the use is permitted by right where the property is owner occupied by a natural person or persons. The use is not permitted in any other property type in the R-4 Frontage or West Main Local Frontage.
3. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
- ~~34~~. The owner shall comply with the residential property registration code of the City of Peoria.
- ~~45~~. The owner shall obtain and maintain a valid Hotel Motel license from the City of Peoria and the owner shall pay Hotel or Motel Room Rental Use or Privilege tax to the City of Peoria.
- ~~56~~. Additional dwelling units cannot be added to the original design of the dwelling.
- ~~67~~. All provisions of the Unified Development Code with respect to the underlying zoning district shall apply.
- ~~78~~. The Unified Development Code with respect to short term rentals is not intended to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties, this includes Home Owners Association

agreements. If the provisions of this development code impose a greater restriction than imposed by a private agreement, the provisions of this development code will control. If the provisions of a valid, enforceable private agreement impose a greater restriction than this development code, the provisions of the private agreement will control. The City does not enforce or maintain a record of private agreements.

9. In addition to the above standards, a short term rental which requires a special use shall meet the following:

a. An approved Special Use is valid for the Applicant(s) only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

b. No more than 3% of the number of parcels developed with a structure within a Neighborhood, as defined by the City of Peoria Neighborhood Associations Map, may be approved as a special use for a short term rental. If a property does not fall within an area defined by this map, the 3% standard shall apply within a radius of 0.25 miles measured by uninterrupted distances from the subject property line. This standard does not apply to zoning districts and property type where a short term rental is allowed without a special use.

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 _____, 2021

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel