

ORDINANCE 17,630

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO DUPLEXES AND B-1 DOWNTOWN
COMMERCIAL 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

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:

5.0 PERMITTED LAND USES

5.3 USE AND PERFORMANCE STANDARDS

5.3.1 Residential Use Performance Standards

Performance standards for residential uses are applicable irrespective of whether or not work takes place on the property associated with the use.

A. Two Family (Duplex)

A duplex, in the RE, R1, R2, R3, and R4 Districts is permitted only when designated at the time of platting.

D. Apartment

Apartments developed in residential districts shall not exceed the density of the applicable zoning district. Except in the B1, Downtown Commercial District, Apartments developed in non-residential zoning districts shall not exceed the density of 15.02 dwelling units per acre.

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

27TH DAY OF NOVEMBER, 2018

APPROVED:

Jan Beck
Mayor

By: S. Beck
Chairman Pro Tem

ATTEST:

Beck Ball
City Clerk

EXAMINED AND APPROVED:

Donald G. Leist
Corporation Counsel