

ORDINANCE NO. 17,248

**AN ORDINANCE AMENDING APPENDIX B OF THE CODE OF THE CITY OF PEORIA
RELATING TO PARKING REQUIREMENTS**

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 and deleting the following stricken words:

15.2. Off-Street Parking.

15.2.a. General Requirements.

(1) No parking is required for non-residential uses; however, if parking is provided it must meet all Code requirements.

~~(2)~~ (2) Location of Parking Spaces. All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same zoning lot as the building or use served, except that parking spaces to serve business, commercial, industrial, and office buildings or uses may be located within 300 feet of such use if said spaces are located in a business, commercial or industrial or office district.

Buildings or uses existing on the effective date of this ordinance which are subsequently altered or enlarged so as to require the provision of parking spaces under this ordinance, may be served by parking facilities located on land other than the zoning lot on which the building or use served is located, provided such facilities are within 300 feet of such use. Owners of property, nonconforming as to parking, who elect to provide parking and become conforming may locate such parking on land other than the zoning lot on which the building or use is located, as allowed in this Section.

Off-street parking spaces, open to the sky, may be located in any yard except the required front yard or corner side yard. Enclosed buildings and carports containing off-street parking shall be subject to applicable yard requirements.

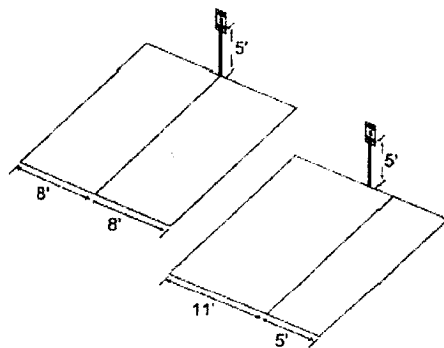
~~(2)~~ (3) Control of Off-Street Parking Facilities. In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.

Private possession may be either by deed or long-term lease, the term of such lease to be approved by the Zoning Administrator; and such deed or lease shall be filed with the Zoning Administrator. The deed or lease shall require such owner or his or her heirs or assigns to maintain the required number of parking facilities for the duration of the use served or the deed or lease, whichever ends first.

(3) (4) *Size of Parking Stalls.* Except for parallel parking spaces, each required off-street parking space shall be at least eight and one-half (8½) feet in width and at least eighteen and one-half (18.5) feet in length, exclusive of access drives or aisles, ramps, columns, or office work areas. Such space shall have a vertical clearance of at least seven (7) feet, and shall be measured at right angles to the axis of the vehicle. For parallel parking, the length of the parking space shall be increased to twenty-two (22) feet. All other requirements as to size shall be as hereinafter set forth in the attached Off-Street Parking Chart.

(4) (5) *Handicapped/Accessible Parking.* Any required parking area shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Said markings shall include yellow striping on the pavement designated as the accessible parking space and shall provide a clearly posted sign as provided by Section 11-301 of the Illinois Vehicle Code. Said sign shall clearly announce the fine for illegal parking in the accessible space as \$350.00. Handicapped/accessible parking spaces shall be designated nearest the accessible entrance (exit) to the facility. For the first 25 (or less) parking stalls required on a site one shall be a handicapped/accessible space. When more than 25 stalls are required handicapped/accessible parking shall be provided at the rates indicated in the schedule of parking requirements 15.2.b. Such schedule of handicapped/accessible parking rates shall be applicable to all zoning districts.

Handicapped/Accessible Parking Stall Requirements. Each stall shall be 16 feet in width, including either an eight-foot or five-foot diagonally striped access aisle, by 18.5 feet in length. The access aisle can be located on either side of the vehicle portion of the accessible space. Any adjacent accessible parking space shall not share a common access aisle and no ramp shall be located within an access aisle. Said aisle shall be kept free from any and all obstructions at all time. This shall include a prohibition against parking in the access aisle. Slopes related to accessible parking spaces and access aisles shall not exceed a 1:50 ratio (two percent) in any direction. Exceptions may be granted for unusual terrain conditions. The zoning administrator or designee shall have sole discretion to determine the existence of such unusual terrain conditions. Ramps shall be constructed of slip-resistant material with hazardous warning texture and any adjacent sidewalk shall provide a width of unobstructed sidewalk space of at least 36 inches, including any ramp encroachment. The designation of handicapped/accessible parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to disabled motorists by the city.



Above: Illustration of two examples of legal accessible parking spaces.

(5) (6) *Access/Driveways.* All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will

least interfere with traffic movement. All vehicular access/driveways must be hard surfaced pursuant to Section 15.2.a.(9). In any event, all driveways shall conform to all applicable driveway requirements adopted by the City of Peoria.

- (a) The following driveway width regulations shall apply to all residential properties:
- i. Driveway width when located in the required yard for front, rear, or corner side yard. A driveway leading to a garage shall not exceed fifteen (15) feet for a single stall garage; twenty (20) feet for a double stall garage; or thirty-four (34) feet for a triple stall garage. However, a driveway leading to a garage may include an extension, which leads to a legal parking space(s), provided the extension is designed with the least amount of hard-surfaced material as determined by the Zoning Administrator. In the absence of a garage, the driveway width serving any legal parking shall not exceed twenty (20) feet in width. Any garage larger than three (3) stalls must have the driveway width approved by the City Traffic Engineer.
 - ii. Driveway width when not located within the required yard for front, rear, or corner side yard. A driveway leading to a garage shall not exceed the width of the garage. However, a driveway leading to a garage may include an extension, which leads to a legal parking space(s), provided the extension is designed with the least amount of hard-surfaced material as determined by the zoning administrator. In the absence of a garage, the driveway width serving any legal parking shall not exceed fifteen (15) feet for a single parking space; twenty (20) feet for a double parking space; or thirty-four (34) feet for a triple parking space.
 - iii. The size of a driveway and any extension cannot conflict with the allowable number and location of parking spaces per Section 15.3.e of this Code.

~~(6)~~ (7) *Collective Provision.*

- (a) Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use and all regulations governing location of accessory parking spaces in relation to the use served are adhered to. Further, no parking space or portion thereof shall serve as a required space for more than one (1) use unless otherwise authorized by the Zoning Board of Appeals.
- (b) The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more nonresidential uses jointly providing off-street parking when their respective hours of operation do not overlap. (See Schedule for Shared Parking.) Reduction of joint use parking shall be subject to the following conditions:
- (1) No more than fifty percent (50%) of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.
 - (2) The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - (a) Multiply the minimum parking required for each individual use, as set forth in the attached schedule of required parking, by the appropriate percentage indicated in the attached shared parking percentages schedule, for each of the six (6) designated time periods.

(b) Add the resulting sums for each of the six (6) columns.

(c) The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.

(3) If one, or all of the land uses proposing to make use of joint parking facilities do not conform to one of the general land use classifications in the shared parking percentages schedule as determined by the Zoning Administrator, then the petitioner shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses.

(4) The property owners involved in the joint use of off-street parking facilities shall submit a legal agreement approved by the City Attorney guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided elsewhere in accordance with the provisions of this Article. Such instrument shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Zoning Administrator.

~~(7)~~ (8) *Fractional Parking Spaces.* When determination of the number of off-street parking spaces required by this ordinance results in a requirement of a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more, shall be counted as one (1) 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.

~~(8)~~ (9) *Use of Required Parking Spaces.* Except as may otherwise be provided in the granting of special uses, required accessory off-street parking facilities provided for uses listed in Section 15.2.b. [are] solely for the parking of passenger automobiles of patrons, occupants, or employees of such uses.

~~(9)~~ (10) *Design and Maintenance.*

(a) *Plan.* The design of parking lots or areas shall be subject to the approval of the SPRB, in accordance with standards developed by the City Engineer.

(b) *Character.* Accessory parking spaces may be open to the sky, or enclosed in a building.

(c) *Surfacing.* All open off-street parking areas, including access, shall be paved with a hard surface[d] material shall drain properly, and shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

(d) *Landscaping and Screening.* Landscaping and screening shall be provided in accordance with the requirements of Article 16.

(e) *Lighting.* Any lighting used to illuminate off-street parking areas shall be down lit away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three (3) footcandles measured at the lot line.

(f) *Cleaning and Maintenance.* Except in the industrial districts, no cleaning or maintenance of parking lots utilizing motorized equipment may be performed between 10:00 p.m. and 7:00 a.m. each day, except for the removal of snow. Parking areas in all districts, including access, shall be maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

(g) *Signs.* Accessory signs shall be permitted on parking areas in accordance with the provisions specified in Article 17, Sign Ordinance.

- (h) [*Paving Material; Drainage; Direction of Lighting.*] All off-street parking facilities, including access, shall be surfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement, and treated in such a manner as to provide a durable and dustless surface, and shall be graded and drained to dispose of all surface water and to provide effective drainage without allowing the water to cross the sidewalk or driveway. Any lighting in connection with off-street parking shall be so arranged as to reflect the light away from all adjoining residential buildings, residence zones or streets.
- (i) Each required off-street parking space must be independently maneuverable so that no vehicle shall be stored or parked so as to reduce the availability of any other off-street parking spaces below the minimum number of spaces required in Section 15.2, Off-Street Parking and Loading.

15.2.b. *Specific Requirements.* All off-street parking spaces hereinafter required by this ordinance, 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. Off-street parking spaces shall be provided in accordance with the Off-Street Parking Schedule. In addition to the requirements of the Parking Schedule, a business must also provide one (1) 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 hereunder, the parking class of such use shall be established by the Zoning Administrator.

Note: 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 (2) or more parking class uses (e.g., retail sales and warehousing).

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.

(1) Off-Street Parking Schedule Minimum Parking Requirements—All Zoning Districts Except B1.

<i>Residential:</i>	
Apartment Hotel	One (1) space per unit
Bed and Breakfast	Two (2) for the operator and one (1) space per guest room
Boarding House, Dormitory, Fraternity, Lodging House, Rooming House	One (1) space per sleeping acc.
Convalescent Home,	One (1) space per three (3) residents plus one (1) space per

Nursing Home, Elderly Housing	employee
Hotel/Motel	One and one-quarter (1.25) spaces per guest room plus twelve (12) spaces per 1,000 square feet for convention facilities
Mobile Home Park	One and one-quarter (1.25) spaces per unit
Multi-Family	Two (2) spaces per unit
Single and Two Family	Two (2) spaces per unit for all single-family and two family [units] constructed after June 4, 1991. Structures built prior to June 4, 1991 shall be required to have one (1) off-street parking space for each dwelling unit, plus one (1) for each permitted gratuitous guest.
Group Family	One (1) parking space for each resident
Family Care Facility and Group Care Facility	One (1) parking space per employee plus one (1) parking space 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.

(2) Off-Street Parking Schedule Maximum Parking Allowed—All Zoning Districts Except B1

The following table outlines the maximum parking number allowed by right; however, the maximum number may be exceeded if a fee is paid for overparking. The fee for overparking is \$250 per space up to 20% of the maximum allowed. A fee of \$500 per space is required for parking which exceeds 20% of the maximum allowed. This is applicable for all parking added after the effective date of this ordinance.

<i>Commercial:</i>	
ATM	Six (6) stacking spaces for one (1) ATM on a site and eight (8) stacking spaces for two (2) ATMs on a site
Auto Service	Three (3) spaces per service bay
Car Wash	Four (4) stacked spaces per bay or stall, fifteen (15) stacking spaces for automated bay or stall plus one (1) parking space per employee that works on site.
Drive Through Facility, non-ATM	Eight (8) stacking spaces for the first window, plus two (2) stacking spaces for each additional window in addition to the parking required for that specific land use
Durable Goods, Furniture, Appliances, etc.	Two (2) spaces per one thousand (1,000) square feet gross floor area
Eating/Drinking	Twelve (12) spaces per one thousand (1,000) feet gross floor area
Retail, freestanding	Four (4) space per one thousand (1000) square feet gross floor area
Shopping Center	A minimum of 4.0 spaces per 1,000 square feet of GLA for centers having a GLA of 25,000 to 400,000 square feet; and 4.5 to 5.0 spaces in a linear progression, for centers having from 400,000 to 600,000 square feet of GLA; and 5.0 spaces per 1,000 square feet of GLA for centers having a GLA of

	over 600,000 square feet. Adjustments to these requirements can be considered on a case by case basis pursuant to the Special Use process.
Wholesale	Two (2) spaces per one thousand (1000) square feet gross floor area for the first ten thousand (10,000) square feet, plus one-half (½) per one thousand (1,000) square feet gross floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates.
<i>Services Institution:</i>	
Beauty/Barbershop	Three (3) spaces per chair
Funeral Services	One (1) space per fifty (50) square feet public access rooms plus one (1) space per vehicle used in connection with the enterprise
Financial	Four (4) spaces per one thousand (1,000) square feet gross floor area
Gym/Health Club	Five (5) spaces per one thousand (1,000) square feet gross floor area plus additional for outdoor accessory uses based on their requirements
Hospital	Two (2) spaces per bed plus outpatient areas calculated at medical/dental rate
Medical/Dental	Six (6) spaces per one thousand (1,000) square feet
Business and Professional Office	Four (4) spaces per one thousand (1,000) square feet gross floor area
Personal Services	Three (3) spaces per one thousand (1,000) square feet gross floor area (tailor, shoe repair, tanning spa, dry cleaners)
Religious Institution	One (1) space per four (4) seats
<i>Schools and Libraries:</i>	
Dance/Music/Vocational/Trade	One (1) space per employee plus two (2) spaces for each three (3) students based on the maximum number of students attending classes on the premises at any one time
Day Care/Nursery	Four (4) spaces per one thousand (1,000) square feet of gross floor area
K—9th Grades	One (1) space per employee plus four (4) spaces for visitors
Library	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Senior High School	One (1) space per employee plus one (1) space per eight (8) students
<i>Culture/Entertainment:</i>	
Amusement Establishment	One (1) space per three (3) persons capacity plus one (1) space per employee
Arena/Stadium	One (1) space per four (4) seats
Bowling Alley	Five (5) spaces per lane
Club/Lodge	Seven (7) spaces per one thousand (1000) square feet gross

	floor area
Cultural Institution	One (1) space per four hundred (400) square feet gross floor area
Golf Course	Sixty (60) spaces per nine (9) holes
Swimming Pool	One (1) for every fifteen (15) square foot of shallow water (five (5) feet or less) or wading area per bather; and twenty-five (25) square feet of deep water (deeper than five (5) feet) per bather; and for every fifty (50) square feet of deck, one (1) bather may be added to overall capacity.
Tennis Court	Four (4) spaces per court
Theater	One (1) space per four (4) seats
<i>Industrial:</i>	
Manufacturing/Utility	One (1) space per two (2) employees plus one (1) space per company vehicle
Research and Development	Four (4) spaces per one thousand (1,000) square feet
Warehouse	Two (2) spaces per one thousand (1,000) square feet of gross floor area for the first ten thousand (10,000) square feet plus one-half (½) space per one thousand (1,000) square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates.
Airport	Three-quarters (¾) space per airplane tie-down plus one (1) space for each three (3) passengers whose departure originates from the facility
Bus Facility	One (1) space per two (2) employees plus one (1) space per bus
Commuter Train/Bus Station	Two (2) spaces per three (3) passengers whose departure originates from facility
Radio/TV Studio	Four (4) spaces per one thousand (1,000) square feet

(3) Handicapped/Accessible Parking Stall Requirements:

Total Off-Street Parking Spaces Provided	Required Minimum Number of Accessible Parking Spaces (with exception of the below Medical Facilities Requirements)
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8

401 to 500	9
501 to 1000	2% of total number
Over 1000	20 plus 1 for each 100 spaces over 1000 spaces
<p>Medical Facilities that care for or treat patients with mobility impairments must designate ten percent of the required parking spaces as handicapped for an outpatient facility or 20 percent of the required parking spaces for a facility that specializes in treatment or services for persons with mobility issues. Please reference the Illinois Accessibility Code for more information. Any regulations required by the Illinois Accessibility Code that are above and beyond this ordinance's scope will apply.</p>	

(4) Bike Parking Requirements

<u>Total Off-Street Parking Spaces Provided</u>	<u>Minimum Number of Bike Parking Spaces Required</u>
<u>1 to 25</u>	<u>1</u>
<u>26 to 50</u>	<u>2</u>
<u>51 to 75</u>	<u>3</u>
<u>76 to 100</u>	<u>4</u>
<u>101 to 150</u>	<u>5</u>
<u>151 to 200</u>	<u>6</u>
<u>201 to 300</u>	<u>7</u>
<u>301 to 400</u>	<u>8</u>
<u>401 to 500</u>	<u>9</u>
<u>501 to 1000</u>	<u>2% of total number</u>
<u>Over 1000</u>	<u>20 plus 1 for each 100 spaces over 1000 spaces</u>
<p>Medical Facilities that care for or treat patients with mobility impairments must designate ten percent of the required parking spaces as handicapped for an outpatient facility or 20 percent of the required parking spaces for a facility that specializes in treatment or services for persons with mobility issues. Please reference the Illinois Accessibility Code for more information. Any regulations required by the Illinois Accessibility Code that are above and beyond this ordinance's scope will apply.</p>	

Schedule of Shared Parking Calculations:

General Land Use Classification	Weekdays			Weekends		
	Night Mid.—7 am	Day 7 am—6 pm	Evening 6 pm— Mid.	Night Mid.—7 am	Day 7 am—6 pm	Evening 6 pm— Mid.
Office and Industrial	—5%	100%	—5%	—0%	100%	—10%

Retail	—0%	100%	—80%	—0%	100%	—60%
Restaurant	—50%	—70%	100%	—70%	—45%	100%
Hotel	100%	—65%	100%	100%	—65%	100%

~~How to use the Schedule of Shared Parking Calculations: For each applicable general land use category, calculate the number of spaces required for a use if it were free-standing (refer to the Regular Schedule of Parking Requirements). Use those figures for each land use to calculate the number of spaces required for each time period for each use (six (6) time periods per use). For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six (6) time periods. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.~~

~~(2)(5)~~ No required parking spaces in the B-1 (Central Business) District. However, if parking is provided, other than the number of spaces, all other requirements as set forth in Section 15.2.a. of the Zoning Ordinance standards apply as though the spaces were required, with the exception of Landscaping Requirements.

15.4. Off-Street Loading.

15.4.a. General Requirements.

Off-street loading berths are not required; however, when provided, they must met all requirements of this code and must demonstrate that adequate loading facilities are provided to accommodate any anticipated loading and unloading.

- (1) Location. All required loading berths shall be located on the same zoning lot as the use served and shall be located in the side or rear yard. All motor vehicle loading berths which abut a residence district or an intervening alley, separating a residence district from a business, commercial or industrial district shall be completely screened therefrom by a minimum six (6) foot tall fence or wall, subject to Site Plan Review Board review. No permitted or required loading berth shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets. No loading berth shall be located in a required front yard. Any loading berth located in a required rear yard may be open to the sky. Loading berths or associated maneuvering areas may not be located in any transitional buffer yard.

~~15.4.b. Size. Unless otherwise specified, a required off-street loading berth shall be at least twelve (12) feet in width by at least thirty-five (35) feet in length for short berths, and twelve (12) feet in width by at least fifty (50) feet in length for long berths exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. Maneuvering aprons for short berths shall be at least sixty (60) feet. Access lanes for short berths shall be twelve (12) feet in width for one-way lanes and twenty-two (22) feet in width for two-way lanes. For long berths, access lanes shall be fourteen (14) feet in width for one-way lanes and twenty-four (24) feet in width for two-way lanes. Maneuvering aprons for long berths shall be at least ninety (90) feet. Space dedicated for access lanes may also be considered as space for the maneuvering apron. There is no minimum of maximum size of loading berth; however, loading berths are subject to review and approval by the Site Plan Review Board.~~

15.4.c. *Access.* Each required Off-street loading berths shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, and shall be subject to approval by the Site Plan Review Board.

15.4.d. *Surfacing.* All open off-street loading berths shall be surfaced pursuant to Section 15.2.a.(1)(h) [15.2.a.(9)(h)].

15.4.e. *Utilization.* Space allocated to any off-street loading use shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

~~15.4.f. *Central loading.* Central loading facilities may be substituted for loading berths on the individual zoning lots, provided the following conditions are fulfilled:~~

- ~~(1) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at grade.~~
- ~~(2) Total off-street loading berths provided shall meet the minimum requirements herein specified, based on the use of the several types of uses served. (Area of types of uses may be totaled before computing number of loading berths.)~~
- ~~(3) No zoning lot served shall be more than 500 feet away from the central loading area.~~
- ~~(4) The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than seven (7) feet in width and have a clearance of not less than seven (7) feet.~~

~~15.4.g. *Minimum Facilities.* Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, accessible by motor vehicle off any adjacent alley, service drive, or open space on the same zoning lot.~~

~~15.4.h. [Specific Requirements.]~~

~~(1) Schedule of Off Street Loading Requirements—All Districts Except B1.~~

<i>Use</i>	<i>Gross Floor Area* (square feet)</i>	<i>No. of Berths and Size**</i>
<i>Residential:</i>		
Hotel, Motel, Dormitory, Fraternity, Convalescent or Nursing Home and Elderly Housing	10,000—100,000 Each additional 100,000	One Short One Short
Multi-Family	30,000—100,000 Each additional 200,000	One Short One Short
<i>Commercial:</i>		
Personal Services, Restaurants	10,000—25,000 25,000—40,000 40,000—100,000	Two Short Two Long Three

Long	Each additional 200,000	
One-Short Two-Short One-Long	5,000—10,000 10,000—50,000 Each additional 50,000	
Services and Institutions:		
One-Short	10,000—100,000 Each additional 100,000	Banks, Civic Buildings, Offices
One-Short	Each additional 500,000	Business Services
One-Short	10,000—100,000 Each additional 100,000	Hospitals
Schools:		
One-Short	10,000—100,000 Each additional 100,000	Elementary, Secondary, College or University
Culture/Entertainment:		
One-Short	10,000—20,000 20,000—100,000 Each additional 100,000	Arena, Stadium, Auditorium, Convention Hall, Amusement Establishment
One-Short	10,000—25,000 Each additional 100,000	Theater
Industrial:		
One-Short	5,000—10,000 10,000—40,000 40,000—100,000 Each additional 100,000	Manufacturing, Warehousing and Research and Development
Transportation/Communication:		
One-Short	10,000—40,000 40,000—100,000 Each additional 100,000	Air/Bus/Rail, Utilities, TV and Radio Studios
One-Long Two-Long One-Long	5,000—40,000 40,000—100,000 Each additional 100,000	Garage and Freight Facility

* Gross Floor Areas refer to buildings or structures on premises.

~~** Berth (Loading Dock) Dimensions:~~

~~Short: 12 ft. wide x 35 ft. deep.~~

~~Long: 12 ft. wide x 50 ft. deep.~~

~~(2) Schedule of Off-Street Loading Requirements—B1 Central Business District.~~

- ~~(a) Every department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishment, which has an aggregate gross floor area of six thousand square feet (base figure) or more arranged, intended, or designed for such use, shall provide off-street truck loading and unloading berths, in accordance with the following table:~~

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required Number of Berths
Base figure up to and including 1.6 x base figure	1
1.6 x base figure up to and including 4.0 x base figure	2
4.0 x base figure up to and including 6.4 x base figure	3
12.8 x base figure up to and including 16.0 x base figure	6
16.0 x base figure up to and including 19.6 x base figure	7
For each additional 3.6 x base figure	1 add'l.

~~Any of the above establishments having a gross floor area less than 6,000 square feet shall provide service access off the public right-of-way.~~

- ~~(b) Every auditorium, convention hall, exhibition hall, funeral home, hotel, office building, restaurant, sports arena or welfare institution, which has an aggregate gross floor area of twenty five thousand square feet (base figure) or more arranged, intended, or designed for such use, shall provide off-street truck loading or unloading berths in accordance with the following table:~~

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required Number of Berths
Base figure up to and including 1.5 x base figure	1
1.5 x base figure up to and including 4.0 x base figure	2
4.0 x base figure up to and including 6.6 x base figure	3
6.6 x base figure up to and including 9.7 x base figure	4
9.7 x base figure up to and including 13.0 x base figure	5
13.0 x base figure up to and including 16.3 x base figure	6
16.3 x base figure up to and including 19.6 x base figure	7
19.6 x base figure up to and including 23.0 x base figure	8
For each additional 3.5 x base figure	1 add'l.

15.5. - Existing Nonconforming Off-Street Parking and Loading Facilities.

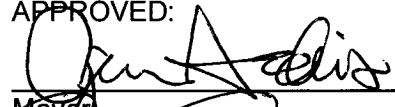
All existing off-street parking and loading facilities located in nonresidential zoning districts that were legally established prior to September 12, 1972 and are nonconforming to the surface requirements of Sections 15.2.a.(11)(c) [15.2.a.(9)(c)] and

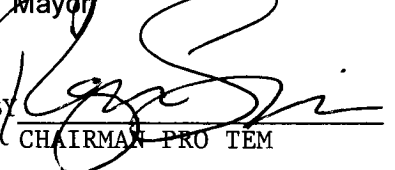
15.4.d. must comply with those surfacing requirements as part of the approval of the site by the Site Plan Review Board as per Zoning Ordinance Section 2.3.c.2. This may or may not be in conjunction with an application for a building permit.

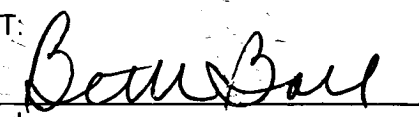
All existing off-street parking and loading facilities located in nonresidential zoning districts that were illegally established after September 12, 1972 and are nonconforming to the surface requirements of Sections 15.2.a.(11)(c) [15.2.a.(9)(c)] and 15.4.d. must comply with those surfacing requirements within one (1) year from a notice of violation, in addition to complying with any other zoning requirements (landscaping, yards) associated with the parking and loading facilities that were enforced at the time that the parking and loading facilities were established.

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
28th DAY OF July, 2015

APPROVED:


Mayor

BY _____
CHAIRMAN PRO TEM

ATTEST:


City Clerk

EXAMINED AND APPROVED:


Corporation Counsel