

AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO WAIVERS FOR ADDITIONAL UNITS IN AN ACCESSORY STRUCTURE IN A MULTI-FAMILY RESIDENTIAL ZONING 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:

4.2 - RESIDENTIAL DISTRICTS

4.2.4 **Building Envelope Standards**

Primary and accessory structures in the residential districts shall meet the applicable building envelope standards as set forth below.

Note: RE, R1, R2, R3, and R4 districts are subject to the Design Standards in Section 4.2.5. Where the Design Standards make no mention of a specific standard, the following table applies.

	A1	RE	R1	R2	R3	R4	R5	R6 ⁽¹³⁾	R7 ⁽¹³⁾	R8 ⁽¹³⁾
LOT										
Density (max units/acre gross)		0.5	2.00	4.00	7.26	11.62	12.10	15.02	20.00	43.00
Area (min sq. ft.)	10 acres	87,120	21,780	10,890	6,000	3,750	7,500	7,500	7,500	7,500
Area per unit (min sq. ft.)			—	—	—	—	3,600	2,900	2,170	1,089
Width (min ft.)			80	70	40	37	22/90 ⁽¹¹⁾	—	—	—
Width, corner (min ft.)			100	95	95	—		—	—	—
Minimum Development Area (acre)							2			
YARDS										
Principal Structure (min ft.)										
Front	50	50	35 ⁽¹⁾	25 ⁽¹⁾	25 ⁽¹⁾	15 ⁽¹⁾	25	30 ⁽¹⁾	25 ⁽¹⁾	15 ⁽¹⁾
Side, Interior (single/total)	50	20*	12/30 ⁽²⁾	8/20 ⁽³⁾	5 ⁽³⁾	4 ⁽⁴⁾	0	10 ⁽⁵⁾	6/15	6/15

Side, Corner ⁽⁸⁾	50	50	15	10	10	8	10	12	10	10
Rear	50	50	25	25	25	25	30	25	30	30
Accessory Structure (min ft.) ₍₁₀₎										
Front	50	50	35	25	25	15	25	30	25	15
Side, Interior (single/total) ⁽⁹⁾	50	20	12/30	8/20	6	4	0	10	6	6
Side, Corner ⁽⁸⁾	50	30	15	10	10	8	10	12	10	10
Rear	1.5	1.5	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	1.5 ₍₆₎	1.5 ₍₆₎	1.5	1.5	1.5	1.5
HEIGHT										
Principal Structure (max ft.)										
Height	35	35	35	35	35	35	35	45	45	75
Accessory Structure (max ft.) ₍₁₀₎										
Height	35 ⁽¹²⁾	14	14	14	14	14	14	14	14	14
TRANSITIONAL BUFFER										
Interior Side Yard (% of lot width)			—	—	—	—	10% ⁽⁷⁾	10% ₍₇₎	10% ₍₇₎	10% ₍₇₎
Rear Yard (% of lot depth)			—	—	—	—	10% ⁽⁷⁾	10% ₍₇₎	10% ₍₇₎	10% ₍₇₎

- (1) Or the average of the two principal structures on the adjoining parcels, whichever is less
- (2) Plus one foot for each foot by which the building exceeds 35 feet.
- (3) Plus one foot for each foot by which the building exceeds 25 feet.
- (4) Or a total of 20% of the frontage, whichever is less, plus one foot for each foot by which the building exceeds 25 feet
- (5) Or a combined 20% of the lot frontage.
- (6) Minimum 5 feet required to any alley abutting the rear of the lot where doors to the structure open to the alley
- (7) Min 10 ft., max 25 ft.
- (8) This yard may be observed only when other lots with frontage on this side of the street in the same block do not have, or have the ability to have, a principal building fronting this street.
- (9) Applicable when the accessory structure is located within a side yard area. In cases when the accessory structure is completely within the rear yard, a 1.5 ft side yard setback shall be observed.
- (10) See also 5.4

- (11) 22 feet or 90 feet per structure. No more than six units in a row.
- (12) Barns, shed, and silos shall not exceed 50 feet in height.
- (13) Waivers for additional units in accessory structure in a multi-family district are subject to a special use.

8.1.6 Parking Schedule

- 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. 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 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. 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. No required parking spaces are required in the B1 District. However, if parking is provided, 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 landscaping requirements.
- E. 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
RESIDENTIAL	
Multi-Family	≥ 1.5 per unit

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 _____, 2018

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel