

ORDINANCE 17,568

AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO MULTI-FAMILY RESIDENTIAL DWELLINGS IN OFFICE, COMMERCIAL, AND INDUSTRIAL ZONING DISTRICTS.

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;

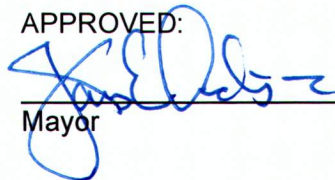
NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

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 as shown on Exhibit A.

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
24th DAY OF April, 2018

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

5.2.2 Permitted Use Table

USE CATEGORY	SPECIFIC USE	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	Use Standard	
Household Living (see 5.6.2.A)	Single-Family	■		■	■	■	■	■	■	■	■	■												5.3.1A	
	Two-Family (Duplex)			■	■	■	■	■	■	■	■	■												5.3.1A	
	Townhouse						□	□	■	■	■	■				■		■							
	Apartment									■	■	■	■-□		■	■-□	■-□	■-□	■-□	■-□	■	■-□	■-□		5.3.1D
	Upper Story Residential												■	■	■	■	■	■	■	■	■	■	■		
	Live-Work													■	■	■	■	■	■	■	■	■	■		5.3.1B

5.3 - USE STANDARDS

5.3.1 Residential Use Standards

A. Two Family (Duplex)

A duplex is permitted only when designated at the time of platting.

B. Live/Work

1. A residential unit used as both living accommodation, which includes cooking space and sanitary facilities in conformance with applicable building standards; and adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons who reside in the unit.
2. Direct internal access between the living and working space is required.
3. At least one full-time employee shall reside in the unit. The living space shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.
4. Each live/work unit shall have a primary entrance from the street. In the Warehouse Form District, each live/work unit shall have a primary entrance from the street or common courtyard or atrium.
5. The working space within a live/work unit shall be considered accessory and shall not trigger occupancy separations within that unit.
6. Work space within a live/work unit may be used as an office, studio, gallery, or for artisanal production involving the use of hand tools and small-scale, light mechanical equipment.
7. Within the Warehouse Form District, retail sales of articles produced/manufactured on-site, are allowed [regardless of story.]

C. Group Care Facility and Family Care Facility

No group occupancy permitted with administrative approval (see 2.5) shall be approved by the Zoning Administrator unless they find all of the following standards are met:

1. The number of residents complies with requirements of this development code.
2. The parking requirements as set by this development code have been met.
3. The proposed use is not within 600 feet of another existing group occupancy that requires a use with administrative approval, or one which has obtained a use permitted with approval or special use in lieu of a use with administrative approval. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.

EXHIBIT A

4. In order to ensure that the structure and rooms are used as originally designed and intended, the proposed use will not require or include structural alterations as that term is defined in the Building Code adopted by the City.
5. The structure meets the requirements of the City's housing, building and fire codes as set forth in the Code of the City of Peoria or the codes adopted by reference.
6. Users and occupants have received any and all required approvals from other governmental bodies which permits use of the premises in conformance with the approval for which they have applied.
7. For group occupancy there shall be a minimum of 120 square feet of bedroom space for every two residents for residential uses. In determining the number of people in any group occupancy, the Zoning Administrator shall assume that no more than two persons will occupy any bedroom.
8. For group occupancy, the property owner or agent shall inform occupants of the property in writing either in a written lease or by a sign prominently posted at the property that the occupants shall not park in other than the provided off-street parking from midnight to 6:00 a.m.
9. Any group occupancy required by law to obtain a license from the state or its subdivisions for family care facilities and group care has received a license permitting it to operate from the relevant governmental body and a permit or approval document for the specific address indicating the specific address is approved and identifying the number of residents included in that approval.
10. Group Care Facilities and Family Care Facilities that do not meet the above standards for administrative approval can be approved as special uses through the special use approval procedures (See 2.9).

D. Apartment

Apartments developed in residential districts shall not exceed the density of the applicable zoning district. Apartments developed in non-residential zoning districts shall not exceed the density of 15.02 dwelling units per acre.