

ORDINANCE 17,682

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO BUILDABLE AREA IN THE
CLASS CN (NEIGHBORHOOD 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 adding the following underlined words:

4.0 BASE DISTRICTS

4.3 COMMERCIAL DISTRICTS

4.3.1 Intent Statements

A. Neighborhood Commercial (CN) and General Commercial (CG)

The CN and CG districts are intended to reestablish the historic pattern of mixed use, pedestrian-oriented commercial corridors adjacent to residential neighborhoods by allowing for a vibrant mix of residential, retail, and commercial uses within close proximity of one another. The districts are divided into two levels, based primarily on the scale and intensity of uses allowed, and proximity to major roadways. While the districts primarily accommodate nonresidential uses, certain residential uses are encouraged in order to promote live-work and mixed used opportunities. The development standards for these districts are intended to encourage walkable, pedestrian friendly developments that are compatible with adjacent residential neighborhoods.

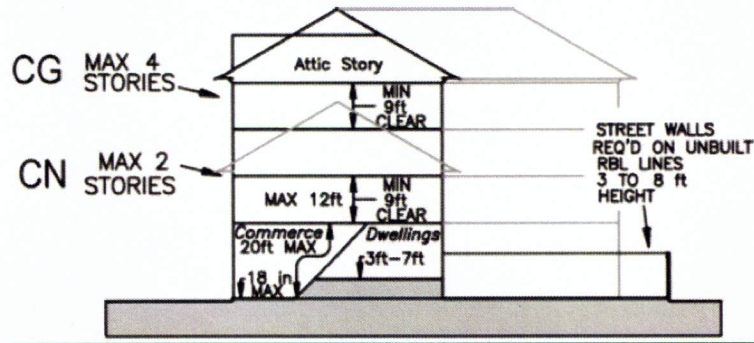
1. Neighborhood Commercial (CN)

The CN District is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of gross floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

4.3.4 CN and CG District Building Envelope Standards

F. Pedestrian Frontage (CN, CG)

HEIGHT



1. Building Height

A principal building shall be no greater than 2 stories.

2. Parking Structure Height

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.

3. Ground Story Height: Commerce Uses

- The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum story height of 17 feet.

5. Upper Story Height

- The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
- At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

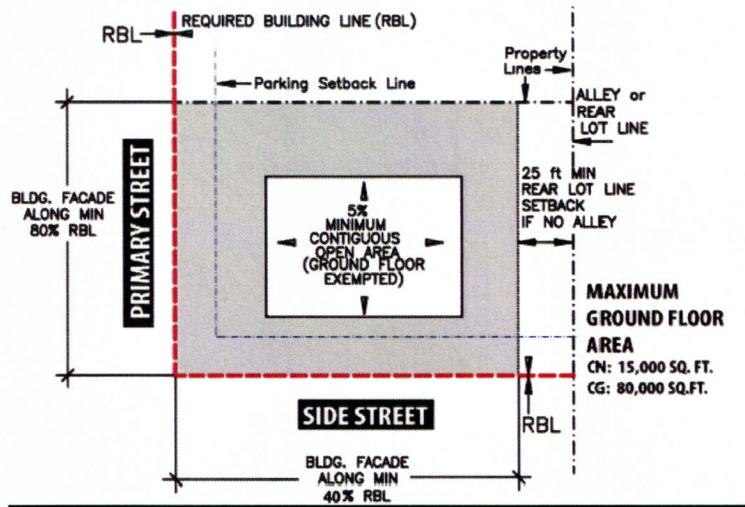
6. Mezzanines

Mezzanines having a floor area greater than $\frac{1}{3}$ of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. Other

Where a site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet.

SITING



8. Street Façade

- On each lot the building façade shall be built to the required building line for at least 80% of the required building line length along a primary street, and 40% along any side street.
- The building façade shall be built to the required building line within 30 feet of a block corner.
- These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

9. Buildable Area

Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet. New construction of buildings greater than 15,000 square feet will require a special use pursuant to 2.9.

10. Side Lot Setbacks

On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.

11. Garage and Parking

- Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block.
- Garage entries shall have a clear height of no greater than 16 feet and a clear width no greater than 24 feet.
- Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. These requirements are not applicable to on-street parking.

12. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

13. Unbuilt Required Building Line and Common Lot Line Treatment

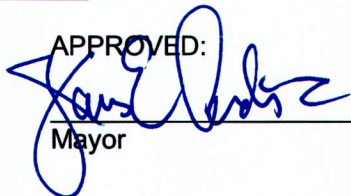
Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

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

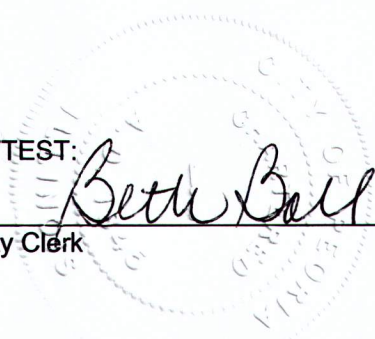

7th DAY OF May, 2019

APPROVED:



Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:



Corporation Counsel