AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO MANUFACTURED/MODULAR BUILDING SALES

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;

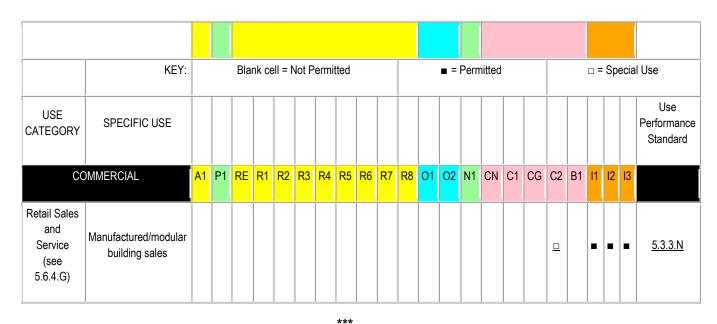
NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

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:

5.0 PERMITTED LAND USES

5.2. PERMITTED USE TABLE

. . .



5.3.3 Commercial Use Performance Standards

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N. Manufactured/Modular Building Sales Allowed by Special Use

The following performance standards shall apply:

- Where this use is adjacent to any residential district, there shall be a 100 percent opaque eight-foot high visual barrier or screen on the property line abutting the residential zoning lot, provided such barrier or screen shall not restrict clear sight at any intersection or driveway. A planted transitional buffer yard in accordance with Section 8.2.9 is also allowed.
- 2. <u>Building display area must be depicted on a site plan subject to Development Review</u> Board approval.

- 3. All buildings and structures in the display area must be marked for sale, situated in an orderly manner and be placed on a hard surface.
- 4. <u>Buildings displayed for sale cannot exceed 150 sq. ft. in size.</u>
- 5. On-site staff is required during standard business hours.

Corporation Counsel

Section 2. This Ordinance shall be in fu according to law.	Il force immediately and upon passage and approval
PASSED BY THE CITY COUNCIL OF T	
	APPROVED:
	Mayor
ATTEST:	
City Clerk	
EXAMINED AND APPROVED:	