

**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

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KEY:		Blank cell = Not Permitted										■ = Permitted		□ = Special Use										
USE CATEGORY	SPECIFIC USE																							Use Performance Standard
COMMERCIAL		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3	
Retail Sales and Service (see 5.6.4.G)	Manufactured/modular building sales																							5.3.3.N

5.3.3 Commercial Use Performance Standards

N. Manufactured/Modular Building Sales Allowed by Special Use

The following performance standards shall apply:

1. 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. Building display area must be depicted on a site plan subject to Development Review 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. Buildings displayed for sale cannot exceed 150 sq. ft. in size.
5. On-site staff is required during standard business hours.

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 _____, 2022

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel