



# PLANNING & ZONING COMMISSION

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**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Development Review Board (Prepared by Leah Allison)

**DATE:** August 1, 2019

**CASE NO:** PZ 19-H

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code relating to Outdoor Storage and Display.

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## **SUMMARY OF PROPOSAL**

In June, the Planning & Zoning Commission recommended denial of a text amendment which would have eliminated screening requirements in industrially zoned districts. Staff is returning this text amendment to the Commission with revised wording.

The new proposed text amendment states that manufactured/modular buildings are not considered merchandise, material or equipment, and therefore are not required to be screened. However, parking lot perimeter landscaping requirements are required.

The revised text amendment no longer eliminates screening requirements for all industrial zoning, just for a principle use of the sale of manufactured/modular buildings.

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the proposed text amendment.

## **ATTACHMENTS**

1. Proposed Ordinance

**AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE OF THE CITY OF PEORIA RELATING TO OUTDOOR STORAGE AND DISPLAY**

**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:

**8.0 GENERAL DEVELOPMENT STANDARDS**

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**8.4 OUTDOOR STORAGE AND DISPLAY**

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**8.4.1 Purpose**

The purpose of this section is to provide reasonable limits on the outside storage and display of merchandise in conjunction with a permitted principal use in a commercial, industrial, institutional, or form district. These standards ensure that such display and storage contribute to the normal activities of a use while not creating a public health or safety hazard or a nuisance.

**8.4.2 Applicability**

- A. Any merchandise, material or equipment situated outdoors in a commercial, industrial, institutional or the form districts shall be subject to the requirements as set forth below.
- B. Where allowed, the outdoor sale, lease or rent of motor vehicles or manufactured/modular buildings as part of a properly permitted use shall not be considered merchandise, material or equipment and shall be subject to the parking lot perimeter landscape requirements of 8.2.8.
- C. Additional requirements for Industrial Districts can be found in 4.5.6, Limit on Outdoor Activity.

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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 \_\_\_\_\_, 2019

APPROVED:

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Mayor

ATTEST:

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City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel