

3.0 Districts Established

To carry out the provisions of this development code within the Heart of Peoria, the following districts have been established.

3.1 BASE DISTRICTS

3.1.1 Residential

- A. Single-Family Residential Low Density (R1)
- B. Single-Family Residential Medium Density (R2)
- C. Single-Family Residential Medium Density (R3)
- D. Single-Family Residential High Density (R4)
- E. Multi-Family Residential (R6)
- F. Multi-Family Residential (R7)
- G. Multi-Family Residential (R8)

3.1.2 Commercial

- A. Neighborhood Commercial (CN)
- B. General Commercial (CG)
- C. Central Business District (B1)

3.1.3 Industrial

- A. Industrial/Business Park (I1)
- B. Railroad/Warehouse Industrial District (I2)
- C. General Industrial District (I3)

3.1.4 Institutional

- A. Institutional (N1)

3.1.5 Parking

- A. Parking (P1)

3.2 FORM DISTRICTS

- A. Prospect Road (PR)
- B. Sheridan Triangle (ST)
- C. West Main (WM)
- D. Warehouse (WH)

3.3 OVERLAY DISTRICTS

- A. Neighborhood Conservation (oNC)
- B. Riverfront (oR)
- C. Controlled Thoroughfare Corridor (oT)

3.4 ZONING MAP

A. Zoning Map Incorporated

The location and boundaries of the districts established by this development code are set forth on the zoning map entitled "City of Peoria Zoning District Map," which is incorporated herein, and hereby made a part of this development code. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this development code as though fully set forth and described herein.

B. Rules of Interpretation

The following rules shall apply with respect to the boundaries of the various districts as shown on the Zoning District Map:

1. The district boundaries are either streets or alleys unless otherwise shown and where districts designated on the map accompanying and made a part of this ordinance are bounded approximately by street or alley lines, said street or alley shall be construed to be the boundary of such district.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the map measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or center lines of streets and highways, or railroad right-of-way, unless otherwise indicated.
3. Where a district boundary line divides a lot in single ownership on the effective date of this development code, the Zoning Commission, after due hearing, may extend the regulations for either portion of such lot.

C. Form District Regulating Plans

The Form District regulating plans are hereby incorporated in this development code and made a part thereof. The regulating plans, together with everything shown on them and all amendments to them, shall be as much a part of this development code as though fully set forth and described herein. Regulating plans shall be interpreted in accordance with 6.0, Form Districts.

3.5 REQUIREMENTS APPLICABLE TO ALL DISTRICTS

3.5.1 Zoning of Annexed Land

Land hereafter annexed to, or consolidated with, the City of Peoria shall be assigned to a Single Family Residential District (R3) unless the petition for annexation is accompanied by a petition for reclassification or a pre-annexation agreement, in which case the regular procedures for amendment petition hearings will be held by the Zoning Commission.

3.5.2 Number of Buildings on a Zoning Lot

Not more than one principal building shall be located on a zoning lot, nor shall a principal building be located on the same zoning lot with any other principal building, except in the case of multifamily buildings for multifamily developments, row or townhouses, in N1 Institutional District Official Development Plans, Form Districts, and in all commercial, and industrial districts subject to all other applicable sections of this development code.

3.5.3 Division of Zoning Lots

No improved zoning lot shall hereafter be divided into two or more zoning lots and no portion of any improved zoning lot shall be sold, unless all zoning lots resulting from each such division or sale shall conform with all applicable bulk regulations of the zoning district in which the property is located.

3.5.4 Minimum Lot Size

Every residential building hereafter erected on a lot or parcel of land created subsequent to the effective date of this development code shall provide a lot or parcel of land in accordance with the lot size

requirement of the district within which it is located. In any residential district, on a lot of record on the effective date of this development code, a single-family dwelling may be established regardless of the size of the lot, provided all other requirements of this development code and the City Code are complied with; however, where two or more continuous substandard recorded and undeveloped lots are in common ownership and are of such size as to constitute at least one conforming zoning lot, such lots or portions thereof shall be so joined, developed, and used for the purpose of forming an effective and conforming zoning lot or lots. Such contiguous substandard lots in common ownership shall be considered as being maintained in common ownership after the effective date of this development code for zoning purposes. In no case shall a lot created illegally be considered a lot of record.

3.5.5 Lot Size Requirements

Lot size requirements shall be as set forth under each district and:

- A. No use shall be established or hereafter maintained on a lot recorded after the effective date of this development code which is of less area than prescribed hereinafter for such use in the zoning district in which it is to be located.
- B. No existing lot, building or dwelling shall be converted so as to conflict with, or further conflict with, the lot size requirements of the district in which such lot is located.

3.5.6 Yard Requirements

- A. Yard requirements shall be set forth under each zoning district for all buildings, structures, and uses, except as may be established by the City Council and reflected on the Zoning District Map.
- B. All required yards shall be unobstructed from the ground level to the sky, except as allowed in 3.5.8. All accessory buildings when attached to principal buildings shall comply with the yard requirements of the principal buildings.
- C. When there is a conflict between the district minimum yard requirements and the transitional buffer yard requirements, the yard requirement requiring the greater area of yard shall apply.

3.5.7 Setback Regulations

No lot area lying between the building setback line and the corresponding street property line shall be used for storage of materials or equipment nor shall any hedge, tree or ornamental shrubbery be permitted in this area that will be an obstruction to the view at street intersections and no building, structure, sign, concrete masonry wall, no fence which cannot be viewed through, or other improvement shall be erected or structurally altered so that any part thereof is nearer to the established center line of the following roads and streets than the distances as set forth below.

3.5.8 Permitted Obstruction in Required Yards

The following shall not be considered to be obstructions when located in the required yards specified. Additional standards which supersede these permitted obstructions may be applicable in the Form Districts (see 6.0, Form Districts).

A. In All Yards

- 1. Open terraces not over three feet above the average level of the adjoining ground, but not including a permanently roofed-over terrace or porch;
- 2. Awnings and canopies;
- 3. Steps four feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley;
- 4. Chimneys projecting two feet or less into the yard;
- 5. Approved free-standing signs;
- 6. Arbors and trellises;

7. Flagpoles;
8. Window unit air conditioners projecting not more than 24 inches into the required yard, (outside elements of central air conditioning units projecting not more than two feet into required yard);
9. Retaining walls and fences subject to applicable height restrictions of 5.4.
10. Wheelchair ramps subject to administrative approval (see 5.5.3K).

B. In Front Yards

1. One-story bay windows projecting two feet or less into the yards; and
2. Overhanging eaves and gutters projecting two feet or less into the yard.

C. In Rear Yard

1. Open off-street parking spaces (the parking space requirements contained in 5.4, Accessory Structures and Uses shall apply);
2. Balconies;
3. Recreational and laundry drying equipment;
4. Fallout shelters;
5. Breezeways and open porches;
6. One-story bay windows projecting two feet or less into the yard; and
7. Overhanging eaves and gutters projecting two feet or less into the yard.

D. In Side Yards

1. Overhanging eaves and gutters projecting two feet or less into the yard.
2. Permitted obstructions shall not, in the aggregate, occupy more than 50 percent of the width of any required yard.