

4.0 Base Districts

4.1 RESIDENTIAL DISTRICTS

4.1.1 Intent Statements

A. R1 Single-Family Residential

The R1 District is intended to accommodate existing large lot single-family houses in established neighborhoods at a density not to exceed two gross dwelling units per acre. The district is intended to ensure continued protection of existing development patterns and is not intended for use on additional lands within the Heart of Peoria.

B. R2 Single-Family Residential

The R2 District is intended to accommodate existing large lot single-family houses in established neighborhoods at a density not to exceed four gross dwelling units per acre. The district is intended to ensure continued protection of existing development patterns and is not intended for use on additional lands within the Heart of Peoria.

C. R3 Single-Family Residential

The R3 District is intended to accommodate existing single-family houses in established neighborhoods at a density not to exceed 7.26 gross dwelling units per acre. The district is intended to ensure continued protection of existing development patterns and is not intended for use on additional lands within the Heart of Peoria.

D. R4 Single-Family Residential

The R4 District is intended to preserve established single-family neighborhoods within the Heart of Peoria. The district is also intended to allow for new single-family houses on small lots in development patterns that mimic established portions of surrounding neighborhoods at a density not to exceed 11.62 gross dwelling units per acre.

E. R6 Multi-Family Residential

The R6 District is intended to provide for a variety of housing opportunities at intensities compatible with surrounding land uses at a density not to exceed 15.02 gross dwelling units per acre.

F. R7 Multi-Family Residential

The R7 District is intended to provide for a variety of housing opportunities at intensities compatible with surrounding land uses at a density not to exceed 20 gross dwelling units per acre. The district is intended to encourage townhouse, garden or courtyard apartment developments.

G. R8 Multi-Family Residential

The R8 District is intended to provide for high density multifamily units at a density not to exceed 40 gross dwelling units per acre. This district is intended to be used primarily close to commercial districts where land has a high value and where there is the greatest concentration of people.

4.1.2 Permitted Land Uses

Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.

4.1.3 Site Plan Review

All development in the R6, R7 and R8 districts is subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.

4.1.4 Building Envelope Standards

Primary and accessory structures in the residential districts shall meet the applicable building envelope standards as set forth below.

Note: R1, R2, R3, and R4 districts are subject to the Design Standards in Section 4.1.5. Where the Design Standards make no mention of a specific standard, the following table applies.

	R1	R2	R3	R4	R6	R7	R8
LOT							
Density (max units/acre gross)	2.00	4.00	7.26	11.62	15.02	20.00	43.00
Area (min sq. ft.)	21,780	10,890	6,000	3,750	7,500	7,500	7,500
Area per unit (min sq. ft.)	---	---	---	---	2,900	2,170	1,089
Width (min ft.)	80	70	40	37	---	---	---
Width, corner (min ft.)	100	95	95	---	---	---	---
YARDS							
Principal Structure (min ft.)							
Front	35 ⁽¹⁾	25 ⁽¹⁾	25 ⁽¹⁾	15 ⁽¹⁾	30 ⁽¹⁾	25 ⁽¹⁾	15 ⁽¹⁾
Side, Interior (single/total)	12/30 ⁽²⁾	8/20 ⁽³⁾	5 ⁽³⁾	4 ⁽⁴⁾	10 ⁽⁵⁾	6/15	6/15
Side, Corner ⁽⁸⁾	15	10	10	8	12	10	10
Rear	25	25	25	25	25	30	30
Accessory Structure (min ft.) ⁽¹⁰⁾							
Front	35	25	25	15	30	25	15
Side, Interior (single/total) ⁽⁹⁾	12/30	8/20	6	4	10	6	6
Side, Corner ⁽⁸⁾	15	10	10	8	12	10	10
Rear	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	3	3	3
HEIGHT							
Principal Structure (max ft.)							
Height	35	35	35	35	45	45	75
Accessory Structure (max ft.) ⁽¹⁰⁾							
Height	14	14	14	14	14	14	14
TRANSITIONAL BUFFER							
Interior Side Yard (% of lot width)	---	---	---	---	10% ⁽⁷⁾	10% ⁽⁷⁾	10% ⁽⁷⁾
Rear Yard (% of lot depth)	---	---	---	---	10% ⁽⁷⁾	10% ⁽⁷⁾	10% ⁽⁷⁾

(1) Or the average of the two principal structures on the adjoining parcels, whichever is less

(2) Plus one foot for each foot by which the building exceeds 35 feet.

(3) Plus one foot for each foot by which the building exceeds 25 feet.

(4) Or a total of 20% of the frontage, whichever is less, plus one foot for each foot by which the building exceeds 25 feet

(5) Or a combined 20% of the lot frontage.

(6) Minimum 5 feet required to any alley abutting the rear of the lot where doors to the structure open to the alley

(7) Min 10 ft., max 25 ft.

(8) This yard may be observed only when other lots with frontage on this side of the street in the same block do not have, or have the ability to have, a principal building fronting this street.

(9) Applicable when the accessory structure is located within a side yard area. In cases when the accessory structure is completely within the rear yard, a 1.5 ft side yard setback shall be observed.

(10) See also Section 5.4

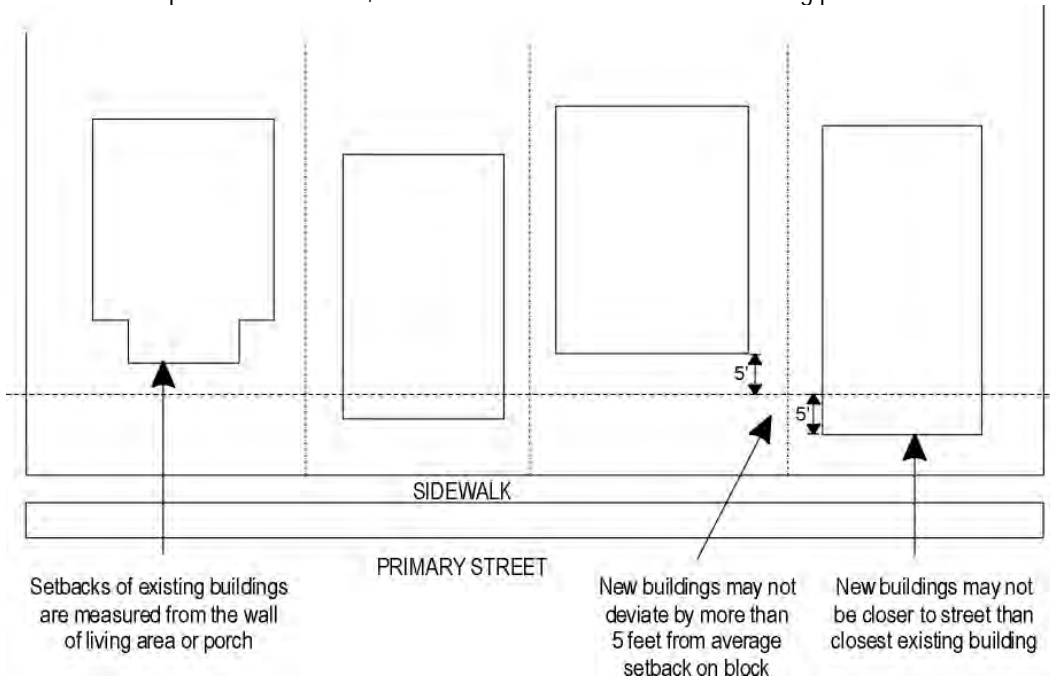
(Ordinance No. 16,222, § 1, 12-11-07)

4.1.5 Design Standards

The following standards apply to all new development in the R1, R2, R3, and R4 Districts.

A. Setbacks

Front and corner-side setbacks shall be established within five feet of the average of the existing setbacks on the subject residential block face. In no case shall a building be located closer to the street than the closest existing building on the residential block face. Where the existing setbacks are greater than the requirements of 4.1.4, new houses shall conform to the existing pattern.



B. Building Height

1. The height of new houses and additions to existing houses shall be limited to two and one half habitable stories (two floors plus a smaller living space within the roof volume), except on block faces where the majority of houses have more than two and one half habitable stories. In such cases, new buildings shall not exceed the average number of floors of other houses (rounded up to the nearest half story).
2. Roof height and building profile for new buildings shall seek to be compatible with adjacent structures. On blocks with predominantly single-story houses, new houses shall respect this pattern. Any additional floors may occur to the rear of the house where they will be less noticeable from the street.

C. Porches

1. On blocks where the majority of existing houses have front porches, new houses shall have front porches compatible with the architectural style of the house at the main entrance from the street.
2. Existing porches must be retained when houses are remodeled. Major remodeling projects for the purposes of this section shall include the following: room additions which increase the floor area of the structure by more than 50%, story additions, and roof structure removals and replacements. For houses where original porches have been removed, major remodeling projects shall include replacement of the porch, subject to Section 2.17. New porches shall be at least six feet in depth.

D. Front Entrances

Front entrances must be prominent and oriented to the street in front of the dwelling.

E. Garages and Parking

1. Detached garages and/or accessory storage structures placed in interior and corner side yards must be set back six feet from the longest plane of the primary structure's street-side façade. Detached garages and/or accessory storage structures placed in rear yards shall adhere to the applicable yard requirements in Section 4.1.4
2. Attached garages must be set back six feet from the longest plane of the street-side façade.
3. When a new house features an attached garage with access from the street, the garage width shall not exceed 50% of the front elevation width of the house.
4. For garages exceeding 440 square feet in area, when possible, the garage entrance must be oriented to face away from the street.
5. Curb cuts and front driveways shall not exceed the prevailing width of existing driveways on a block.

F. Lighting

1. Lighting must never be allowed to shine directly onto adjacent residential properties.
2. Light sources shall be shielded from adjacent properties and shall be directed towards the ground.

G. Home Design

1. The scale and mass of new homes or remodeled houses shall be compatible with adjacent houses.
2. New houses shall provide building materials that have the same visual appearance as other houses on the block.
3. Architectural styles shall be compatible with other architectural styles on the block.

H. Additions

1. When an additional story is added to an existing house, the additional story must be smaller than the lower stories. Any additions to the lower stories must be set back from the existing front wall of the house.
2. Additions shall have roofs that are compatible with the existing house and adjacent structures.
3. The materials and architectural style of additions shall be compatible with the materials and style of the existing house and adjacent structures.

I. Conversions from Single Family Homes to Duplexes

When a single family house is to be used as a dwelling for two families, any staircases that are added outside of the exterior of the existing structure shall only be added on the rear façade, not on façades visible from the street.

J. Streetscape and Trees

1. Each residential lot shall have at least one associated street tree. Where gaps in the pattern exist, new trees shall be planted from a list of City-approved species. When possible, the City of Peoria will coordinate its landscaping and streetscape improvements with consideration of these elements.
2. Trees shall be planted in the tree lawn adjacent to the sidewalk, when one exists.
3. Where local streets are greater than 28 feet wide, but tree lawns between sidewalks and the travelway do not exist, the City shall consider installing tree lawns.

(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,256, § 1, 03-25-08; Ordinance No. 16,399, § 1, 02-24-09)

4.1.6 Overlay Districts

In addition to the Base District standards, Overlay District provisions may apply (see Article 7.0, Overlay Districts).

4.2 COMMERCIAL DISTRICTS

4.2.1 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 within the Heart of Peoria 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.

2. General Commercial (CG)

The CG District is intended for commercial, office, and employment uses located along arterial commercial corridors that serve through traffic and as well as the surrounding neighborhood. Typical centers may include anchor tenants up to 80,000 square feet in area, and common anchor uses include a full-service grocery store. Although the development standards for this district provide for walkable, pedestrian friendly uses compatible with nearby residential neighborhoods, standards should be balanced with the need to provide parking for people outside the immediate neighborhood. The district should be located in close proximity to an arterial roadway as designated on the City's Thoroughfare Plan.

B. Downtown Commercial (B1)

The B1 District is intended only for the Central Business District. It provides for those uses customarily expected to be located in an urban downtown environment such as retail, residential, governmental, office, cultural, hotel, entertainment, and ancillary uses.

4.2.2 Permitted Land Uses

Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.

4.2.3 Site Plan Review

- A. All development in the commercial districts is subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.
- B. No building permit shall be issued or structure or building shall be erected, in any of the commercial districts, nor shall existing buildings be altered, remodeled, or enlarged or extended until the Site Plan Review Board has approved the site plan.

(Ordinance No. 16,521, § 1, 01-12-10)

4.2.4 CN and CG District Building Envelope Standards

A. Applicability

1. CN District

The CN District shall meet the building envelope standards for a Pedestrian Frontage.

2. CG District

The building envelope standards for the CG District vary based on the frontage type assigned to a specific zoning lot. Where no frontage is designated on the Zoning District Map as Pedestrian, the building envelope standards for General Frontage shall apply.

B. Required Building Line (Pedestrian Frontage)

The required building line shall be located between 0 feet and 15 feet (at the applicant's discretion) behind the right-of-way line of the designated primary or side street. Once a distance between 0 and 15 has been established by the applicant, it shall be considered the required building line.

C. Maximum Setback Line (General Frontage)

1. General Frontage:

The maximum building setback line shall be located no more than 80 feet behind the right-of-way line of the designated primary or side street. The building façade may be located anywhere between 10 feet and 80 feet (at the applicant's discretion) from the right-of-way line of the designated primary or side street. A single drive aisle serving parking spaces on one or both sides may be located between the building and the parking setback line.

D. Parking Setback Line

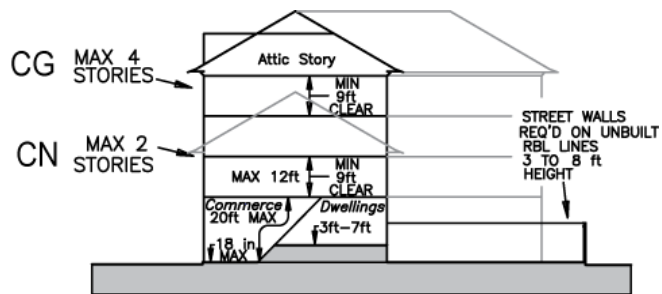
The parking setback line shall be located 15 feet behind any right-of-way line, and 5 feet behind any common lot line not abutting a right-of-way. Except where parking is provided below grade, vehicle parking areas on private property shall be located behind the parking setback line. This requirement shall not restrict on-street parking.

E. Measuring Height

1. The height of the principal building is measured in stories. An attic story shall not count against the maximum story height. Floor height shall be measured from the top of the finished floor below to the top of the finished floor above.
2. The minimum ground floor elevation shall be measured from the exterior sidewalk elevation at the required building line to the top of the finished ground floor.

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

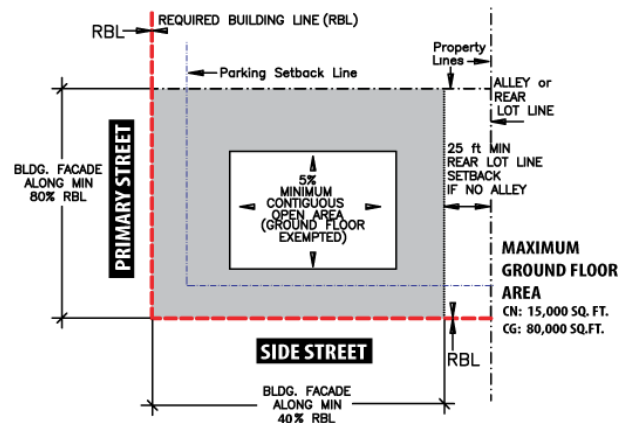
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. Reserved

8. 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



9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

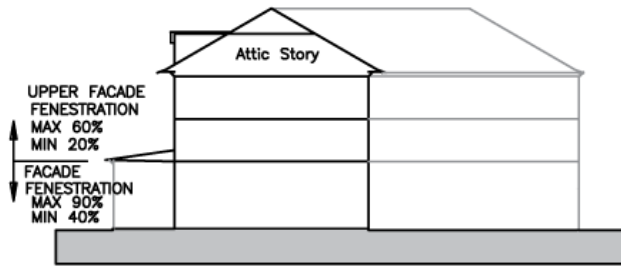
14. Unbuilt Required Building Line and Common Lot Line Treatment

- Reserved.
- Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
- Where a site abuts, or, in the absence of an alley, would abut any residential zoning lot or district, one of the following options shall be provided:
 - a garden wall, 4 to 6 feet in height, shall be constructed within 1 foot of the residential property line, or
 - a transitional bufferyard shall be constructed per Section 8.2.9.

(Ordinance No. 16,521, § 1, 01-12-10)

G. Pedestrian Frontage (CN, CG)

ELEMENTS



1. Windows and Doors

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.
- c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

2. Building Projections

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified, shall encroach beyond the required building line.
- c. Awnings shall project a minimum of 6 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- e. Awnings may have supporting posts at their outer edge provided that they:
 - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
 - g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.

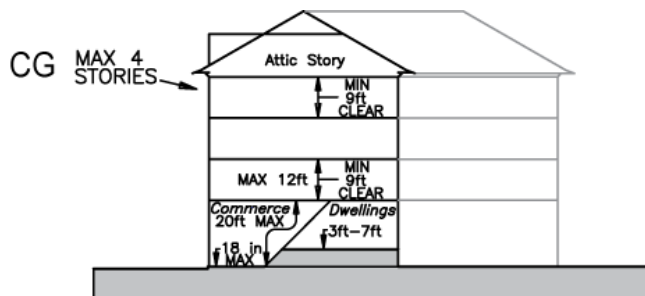
3. Doors/Entries

Functioning entry doors shall be provided along ground story facades at intervals not greater than 75 linear feet.

(Ordinance No. 16,521, § 1, 01-12-10)

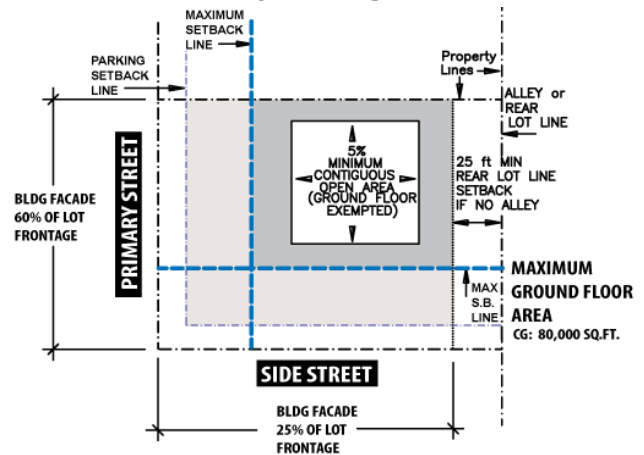
H. General Frontage (CG)

HEIGHT



1. **Building Height**
A principal building shall be no greater than 4 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: Residential Units**
 - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the building façade.
 - b. 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.
4. **Upper Story Height**
 - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
 - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
5. **Mezzanines**
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
6. **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.

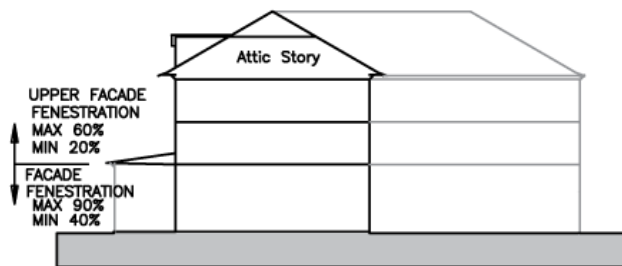
SITING



7. **Maximum Setback**
Buildings shall be set back no more than 80 feet from a primary or side street right-of-way. The building façade may be located anywhere between 10 and 80 feet from the right-of-way (at the applicant's discretion). A single drive aisle serving parking spaces on one or both sides may be located between the building and the right-of-way.
8. **Street Façade**
On each lot, the width of the building façade shall be at least 60% of the width of the lot frontage along a primary street, and 25% along any side street.
9. **Buildable Area**
Buildings may occupy any portion of the lot behind the right-of-way line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building shall be 80,000 square feet.
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**
 - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block.
 - b. Garage entries shall have a clear height of no greater than 16 feet and a clear width no greater than 24 feet.
 - c. 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. **Common Lot Line Treatment**
 - a. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
 - b. Where a site abuts , or, in the absence of an alley, would abut any residential zoning lot or district, one of the following options shall be provided:
 - 1) a garden wall, 4 to 6 feet in height, shall be constructed within 1 foot of the residential property line-, or
 - 2) a transitional bufferyard shall be constructed per Section 8.2.9.

(Ordinance No. 16,521, § 1, 01-12-10)

☐ I. General Frontage (CG) ELEMENTS



1. Windows and Doors

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all building façades.
- b. Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.
- c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

2. Building Projections

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified, shall encroach beyond the required building line.
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
 - e. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
- f. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.

(Ordinance No. 16,521, § 1, 01-12-10)

J. Additional Building Envelope Requirements**1. Garden Wall and Transitional Buffer Yard**

A Garden Wall as set forth in 4.2.4.F.14.c. and 4.2.4.H.13.b. or a Transitional Buffer Yard as set forth in 8.2.9 shall be required for all nonresidential and multifamily uses adjacent to or across the alley from an existing single-family or duplex lot.

2. Windows and Doors

- a. In buildings with ground floor residential, office and industrial uses, translucent (not tinted or mirrored) windows may be used to meet all transparency requirements.
- b. No more than 50 percent of the required transparent surface area may be obstructed by product displays. For the purposes of this paragraph, obstructed shall mean placement of displays within five feet behind the glass.

3. Building Entrance

- a. The entrance shall be operable during normal business hours.
- b. A minimum of 50 percent of each door shall be transparent.
- c. A building located on a corner lot may provide an angled entrance. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection of the two primary streets. Buildings located on corner lots shall meet all applicable intersection sight distance requirements.
- d. Additional entrances off another street, pedestrian area, or internal parking area are permitted.

(Ordinance No. 16,521, § 1, 01-12-10)

4.2.5 B1 District Building Envelope Standards**A. Dimensional Standards**

There are no minimum lot area, width or yard requirements for the B1 District.

B. Building Height

No building hereafter erected or structurally altered shall exceed a height at the property line one and one-half times the width of the street, but above the height permitted at the property line three feet may be added to the height of the building for each foot that the building or portion thereof is set back from property line.

4.2.6 Overlay Districts

In addition to the Base District standards, Overlay District provisions may apply (see Article 7.0, Overlay Districts).

4.3 INDUSTRIAL DISTRICTS

4.3.1 Intent Statements

A. Industrial/Business Park (I1)

The I1 District is intended for "clean" (low environmental impact) industrial and commercial uses that will be compatible with neighboring residential, office, and commercial districts. It is intended to accommodate warehousing, distribution, commercial light fabrication, assembly, and storage activities, as well as associated office uses and certain other uses that are incidental to the principal ones as well as certain special uses. To ensure a high-quality industrial/business park setting, strict controls will limit outdoor storage, building facades, and on-site parking lot location and design.

B. Railroad/Warehouse Industrial (I2)

This district is intended to accommodate already existing industries and warehouses that were developed parallel to the Illinois River and railroad tracks. The intent is to allow these uses to exist and to accommodate redevelopment as the market focus changes the nature of the district. Hence, standards are aimed at encouraging infill development that will maintain current block fronts, while providing for necessary parking and public improvements.

C. General Industrial District (I3)

The I3 District is intended to accommodate all forms of industrial development allowed in Peoria, including, but not limited to: warehousing, production, fabrication, assembly, and storage activities. Certain retail and other uses, that are incidental to and intended to service employees of the principal industrial uses, also are allowed as special uses. Flexible design will be encouraged through the use of Planned Unit Developments.

4.3.2 Permitted Land Uses

- A.** Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses. Every use of land or structures shall be operated in compliance with all applicable local, state and federal regulations including the State of Illinois Pollution Control Board rules and regulations hereby incorporated by reference.
- B.** All permitted uses within the industrial districts shall be subject to the performance standards as set forth in 4.3.7.
- C.** At the discretion of the Zoning Administrator, Planned Unit Developments may be allowed in industrial districts (see Appendix A, Article 2.15.I. of the City Code).

4.3.3 Site Plan Review

All applications for new construction or substantial additions or changes, to any building or structure as determined by the Zoning Administrator shall be subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.

4.3.4 Building Envelope Standards

Structures in the industrial districts shall meet the applicable building envelope standards as set forth below.

STANDARD	I1	I2	I3
Lot area (min sq. ft.)	21,780	none	none
Lot width (min ft.)	100	none	none
PLANNED			
Lot area (min sq. ft.)	---	10,000	10 acres
Lot width (min ft.)	---	75	---
YARDS			
Front (min ft.)	25	Avg. ⁽¹⁾	Avg. ⁽¹⁾
Side, Interior (min ft.)	20	---	---
Side, Corner ⁽²⁾ (min ft.)	25	---	---
Rear	20	---	---
PARKING			
Front (min ft.)	Prohibited	---	---
Side, Interior (min ft.)	10	---	---
Side, Corner (min ft.)	Prohibited	---	---
Rear	10	---	---
HEIGHT			
Height (max ft.)	45 ⁽³⁾	45	75 ⁽⁴⁾

(1) Average of existing block or no setback required if no structures on block.

(2) This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

(3) Except for chimneys, antennas, flagpoles, roof mounted electrical equipment, solar collectors, and stair and elevator penthouses none of which shall exceed 50 feet in height.

(4) Except for chimneys, antennas, flagpoles, roof mounted electrical equipment, solar collectors, and stair and elevator penthouses which shall not exceed 120 feet.

4.3.5 Transitional Buffer Yard Requirements

- A. Nonresidential land uses abutting or across an alley from residential district shall be required to provide a minimum transitional yard equal to ten percent of the average width or depth of the lot adjacent to the residential zoning lot. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.
- B. The minimum transitional buffer yard required for any nonresidential development shall be ten feet in width. The maximum transitional buffer yard shall be 25 feet in width.

4.3.6 Limit on Outdoor Activity

The following activity shall be prohibited in the industrial districts:

- A. In the I1 and I2 districts, any business, servicing or processing, outside of an enclosed building, except for off-street parking and loading, unless otherwise indicated hereinafter.
- B. In the I3 districts, any business, servicing or processing outside of an enclosed building, within 300 feet of a residential, commercial or form district except for off-street parking and loading.

4.3.7 Performance Standards

A. Applicability

Any use established in an industrial district after the effective date of this development code shall be so operated as to comply with the performance standards established hereafter. Any use already established on the effective date of this development code shall be permitted to be altered, enlarged, expanded, or modified, providing that the addition conforms to the performance standards established hereinafter for the district in which such use is located.

B. Certification

1. Every application for a building permit or occupancy permit within an industrial district shall have affixed to it the certificate of a registered professional engineer licensed by the State of Illinois certifying that the building or structure, and the proposed use thereof, complies with all the provisions of this development code respecting performance standards for industrial and similar uses. The Zoning Administrator shall, upon receipt and upon complete review (either by said Zoning Administrator and/or any outside technical review agency selected by the City) of such application, approve and authorize the issuance of a building permit or occupancy permit as the case may be, provided the applicant has complied with all other relevant provisions of this development code.
2. If the Zoning Administrator determines it desirable to have some outside technical agency review plans and application, then the applicant shall pay to the City in advance a sum sufficient to reimburse the City for such technical reviews. The Zoning Administrator may, however, withhold issuance of a building permit or occupancy permit as a result of examination of the plans or on the basis of other evidence if he determines that the proposed activity will not in fact comply with the performance standards and he shall so advise the architect or engineer in writing of such denial.
3. The Zoning Administrator may also obtain an injunction or other appropriate legal or equitable relief, including but not limited to specific performance, writ of mandamus or mandatory injunction, to prevent, remedy, or abate any violations which occur after a building or occupancy permit is issued, which relief shall be in addition to any ordinance prosecutions for fines only. Each day a violation exists shall be considered a separate occurrence and violation as outlined in 2.16

C. Performance Measures

1. Noise

a. Prohibition of Noise Pollution

No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution or a nuisance, or so as to violate any provision of this development code.

b. Measurement Techniques

Test procedures to determine whether emission of sound is in conformance with this regulation shall be in substantial conformity with Standards and Recommended Practices established by the American National Standards Institute, Inc. (ANSI), and the latest revisions thereof, including ANSI S1.1-1960, ANSI S1.6-1967, ANSI S1.8-1969, ANSI S1.2-1962, ANSI S1.4-1971--Type 1 Precision, ANSI S1.11-1966 and ANSI S1.13-1971 Field Method.

c. Sound Emitted to Residential Districts During Daytime Hours

Except as elsewhere provided in this development code, no use shall cause or allow the emission of sound during daytime hours from any noise source located in any industrial district to any receiving residential district which exceeds the allowable octave band sound pressure level specified below, when measured at any point within such receiving residential district; provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

ALLOWABLE OCTAVE BAND SOUND

Octave Band Center Frequency (hertz)	Pressure Levels (db)
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

d. Sound Emitted to Residential Districts During Nighttime Hours

Except as elsewhere provided in this development code, no use shall cause or allow the emission of sound during nighttime hours from any noise source located in an industrial district to any receiving residential district which exceeds any allowable octave band sound pressure level specified below, when measured at any point within such receiving residential district; provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

ALLOWABLE OCTAVE BAND SOUND

Octave Band Center Frequency (hertz)	Pressure Levels (db)
31.5	63
63	61
125	55
250	47
500	40
1000	35
2000	30
4000	25
8000	25

e. Sound Emitted to All Other Districts

Except as elsewhere provided in this development code, no use shall cause or allow the emission of sound from any noise source located in an industrial district to any receiving commercial district, institutional district, parking district, or form district, which exceeds any allowable octave band sound pressure level specified below, when measured at any point within such receiving district; provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

ALLOWABLE OCTAVE BAND SOUND

Octave Band Center Frequency (hertz)	Pressure Levels (db)
31.5	79
63	78
125	72
250	64
500	58
1000	52
2000	46
4000	41
8000	39

f. Sound Emitted in or to an I1 District

Except as elsewhere provided in this development code, no use shall cause or allow the emission of sound from any noise source located in any industrial district land to any receiving I1 District which exceeds any allowable octave band sound pressure level below, when measured at any point within such receiving I1 District; provided, however, that no measurement of sound pressure levels shall be made less than 35 feet from such noise source.

ALLOWABLE OCTAVE BAND SOUND

Octave Band Center Frequency (hertz)	Pressure Levels (db)
31.5	80
63	79
125	74
250	69
500	63
1000	57
2000	52
4000	48
8000	45

g. Impulsive Sound

- 1) No person shall cause or allow the emission of impulsive sound from any noise source located in an industrial district to any receiving residential or nonresidential district, except to an I2 or I3 lot, which exceeds the allowable Db(A) sound level specified below, when measured at any point within such receiving residential or nonresidential district or I lot; provided, however, that no measurement of sound levels shall be made less than 25 feet from the noise source.
- 2) Allowable Db(A) Sound Levels of Impulsive Sound Emitted from Districts to Designated Classes of Receiving Uses

Industrial	Nonresidential	Residential
61	50	45

h. Prominent Discrete Tones

- 1) No use shall cause or allow the emission of any prominent discrete tone from any noise source located in an I District to any other receiving district or neighboring industrial district

lot; provided, however, that no measurement of one-third octave band sound pressure levels shall be made less than 25 feet from such noise source.

- 2) This rule shall not apply to prominent discrete tones having a one-third octave band sound pressure level 10 or more Db below the allowable octave band sound pressure level specified in the applicable above for the octave band which contains such one-third octave band.

i. Exceptions

- 1) Paragraphs c through f above shall not apply to sound emitted from emergency warning devices and unregulated safety relief valves.
- 2) Paragraphs c through f above shall not apply to sound emitted from lawn maintenance equipment and snow blowers and similar snow removal equipment used during daytime hours.
- 3) Paragraphs c through f above shall not apply to sound emitted from equipment being used for temporary construction between the hours of 7:00 a.m. to 7:00 p.m. of each day.
- 4) Paragraphs c through f above shall apply to sound emitted from trucks and vehicles under the control of the property user and/or owner, except for vehicles entering and leaving the property. Examples of sound from such vehicles and trucks not either entering or leaving the premises are idling engines and trailer mounted refrigeration units.
- 5) Sound emitted from railroad facilities shall be exempt.

2. Screening

Any scrap, junk, salvage, reclamation or similar yard, or any auto salvage yard shall provide a solid fence or wall on all lot lines with only such openings as are necessary for ingress or egress. Said fence or wall shall be maintained in a neat and orderly appearance and shall be of such height that any materials stored within the confines of the fence cannot be seen above a line of sight established between a point four and one-half feet above the center line of the street nearest to that fence, and the top of said fence.

4.3.8 Overlay Districts

In addition to the Base District standards, Overlay District provisions may apply (see Article 7.0, Overlay Districts).

4.4 INSTITUTIONAL DISTRICT

4.4.1 Intent Statement

This Institutional District (N1) is designed to provide accommodations for all uses necessary for the operation of large institutional uses, including universities, colleges and hospitals. The regulations are written so as to produce a self-contained campus development, providing all of the land uses needed for the operation of the institution, and accessory uses, including off-street parking, setbacks, open areas, etc., all in accordance with an Official Development Plan adopted for the entire property within each Institutional District. Such plan shall be adopted as provided in 2.10.

4.4.2 Permitted Land Uses

- A. Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.
- B. All lawful uses in the area designated as part of the N1 district which were in existence on the effective date of this development code may be continued as a special use, until such time as an official development plan is approved for the relevant area within the district. Such uses may not be modified in any way without adoption of an official development plan for the relevant area. It is anticipated that one or more official development plans will be developed and approved for each area within the N1 District.
- C. Subsequent to the effective date of this development code, no area not within the N1 District as of the effective date of this development code shall be designated as part of the N1 District unless such area is also designated in an approved official development plan.

4.4.3 Site Plan Review

All development in the N1 District shall be subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.

4.4.4 Building Envelope Standards

Structures in the N1 District shall meet the applicable building envelope standards as set forth below.

A. Yards

1. The required yards in the N1 District shall be as follows:

	Front and Corner		
Standard Lot	Side Yard ⁽¹⁾	Interior Side Yard	Rear Yard
Residential building	25 feet	5 feet	20 feet
Nonresidential building	25 feet	20 feet	20 feet
Transitional Buffer Yard		10% of the lot width/length	
Abutting Residential	--	10 feet min 25 max feet	

⁽¹⁾ This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

2. Different distances between buildings and different provisions of open space may be specified on the official development plan in lieu of the above requirements, providing that perimeter yards shall be no less than 25 feet deep, or, if at least 50% of the block is developed on the effective date of this development code, the perimeter yard shall be the average of the existing setbacks or 25 feet, whichever is less. The minimum perimeter requirement may be varied when the Zoning Commission recommends and the City Council grants a variance reducing such requirement and makes the findings required for the grant of a variance under the provisions of this development code.

B. Building Height

No building in the N1 District shall exceed 132 feet in height.

4.4.5 Required Open Space

- A. Any portion of an N1 District which is within 25 feet and adjacent to a boundary of an N1 District, or a street or alley which serves as the boundary of an N1 District, shall be preserved as landscaped open space. This requirement shall not apply to any structure, or parking in existence on the effective date of this development code.
- B. In determining the required open space no right-of-way or parking shall be included in the measurement of the required 25 feet.
- C. After the effective date of this development code, no structure shall be erected within the required landscaped open space, and no new parking spaces shall be constructed within the required landscaped open space.

4.4.6 Off-Street Parking and Loading

The parking and loading requirements shall be as specified in 8.1, or as otherwise specified in the relevant Official Development Plan. It is recognized that at various stages of campus development the land uses and the off-street parking spaces required for the same, may not be exactly in balance. Notwithstanding the foregoing, each Official Development Plan shall provide for an amount of parking which would be equal to or greater than the parking for the area specified in such plan which would be required under the provisions of 8.1. It is further provided that such overall required parking may be reduced in cases where the Zoning Commission recommends and the City Council grants a variance reducing such overall parking requirement and makes the findings required for the grant of a variance under the provisions of this development code.

4.4.7 Overlay Districts

In addition to the Base District standards, Overlay District provisions may apply (see Article 7.0, Overlay Districts).

4.5 PARKING DISTRICT

4.5.1 Intent Statement

The Parking District (P1) is designed to provide off-street parking accommodations for nonresidential establishments adjacent to or across a street, or alley, from such establishments. This district is also intended to provide a transition between commercial and residential areas. The district is not intended for use on additional lands within the Heart of Peoria.

4.5.2 Permitted Land Uses

Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.

4.5.3 Site Plan Review

All development in the P1 District shall be subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.

4.5.4 Building Envelope Standards

Structures in the P1 District shall meet the applicable building envelope standards as set forth below.

A. Development Area and Width

1. Minimum Lot Area: 3,500 square feet.
2. Minimum Lot Width: 35 feet.

B. Yards

The minimum yard requirements in the P1 District shall be as follows (however, in no case shall parking be allowed within a required yard):

	Front and Corner Side Yard	Interior Side Yard	Rear Yard
Parking, Parking Structure or Accessory Structure	Equal to the yard required in the district for the adjacent residential property or in the absence of adjacent residential property the more restrictive adjacent property's yard requirements		--
Transitional Buffer Yard Abutting Residential	--	10% of the lot width/depth; 10 feet min 25 feet max	

C. Building Height

No structure within the P1 District shall exceed 14 feet in height, except that the height of the structure may be increased one foot above 14 feet for each foot of landscaped Transitional Buffer Yard provided.

D. Site Design Standards

1. Ingress to and egress from the P1 District shall, whenever possible, be via the commercial area being served by the P1 District or from a public way adjacent to said commercial area.
2. There shall be a solid continuous wall, fence or landscape screen a minimum of three and one-half feet in height separating the parking area from all yards, with openings only where required for access. Such a fence, wall or landscape screen shall also extend across the rear of the P1 District.

4.5.5 Overlay Districts

In addition to the Base District standards, Overlay District provisions may apply (see Article 7.0, Overlay Districts).