

8.0 General Development Standards

8.1 OFF-STREET PARKING AND LOADING

8.1.1 Applicability

These off-street parking and loading provisions shall apply as follows:

- A. For all buildings and structures erected and all uses of land established after the effective date of this development code, parking and loading facilities shall be provided as set forth below.
- B. Except as provided below, when the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified for required parking or loading facilities, parking and loading facilities as required shall be provided for such increase in intensity of use and for any existing deficiency in parking or loading facilities according to the following:

Expansion of Intensity or Size of Existing Structure	Parking and Loading Required
0--10%	No additional
10--49%	100% compliance on new addition
50%+	100% compliance for all existing and new space

- C. Reserved.
- D. The off-street parking and loading requirements may be reduced by the Site Plan Review Board when they would result in a hardship to the owner of the property, and a reduction would not adversely impact on surrounding property.

8.1.2 Existing Parking and Loading Facilities

Accessory off-street parking and loading facilities in existence on the effective date of this development code and located on the same lot as the building or use such facilities served shall not be reduced below the current parking and loading requirements, or if already less than the current standards, shall not be further reduced below the requirements for a similar new building or use under the provisions of this section.

8.1.3 Permissive Parking and Loading Facilities

Nothing in the section shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, provided that all regulations governing the location, design, and operation of such facilities are adhered to.

8.1.4 Damage or Destruction

For any conforming or legally nonconforming building or use which is in existence on the effective date of this development code, which is subsequently damaged or destroyed by fire, collapse, explosion, and which is reconstructed, reestablished, or repaired, off-street parking or loading facilities need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this section for equivalent new uses or construction.

8.1.5 Off-Street Parking General Requirements

A. Location of Parking Spaces

1. All parking spaces required to serve buildings or uses erected or established after the effective date of this development code shall be located on the same zoning lot as the building or use served, except that parking spaces to serve business, commercial, industrial, and office buildings or uses

may be located within 300 feet of such use if said spaces are located in a commercial or industrial district.

2. Buildings or uses existing on the effective date of this development code that are subsequently altered or enlarged so as to require the provision of parking spaces under this section, may be served by parking facilities located on land other than the zoning lot on which the building or use served is located, provided such facilities are within 300 feet of such use. Owners of property, nonconforming as to parking, who elect to provide parking and become conforming may locate such parking on land other than the zoning lot on which the building or use is located, as allowed in this section.
3. Off-street parking spaces, open to the sky, may be located in any yard except the required front yard or corner side yard. Enclosed buildings and carports containing off-street parking shall be subject to applicable yard requirements.

B. Control of Parking Facilities

1. In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.
2. Private possession may be either by deed or long-term lease, the term of such lease to be approved by the Zoning Administrator; and such deed or lease shall be filed with the Zoning Administrator. The deed or lease shall require such owner or their heirs or assigns to maintain the required number of parking facilities for the duration of the use served or the deed or lease, whichever ends first.

C. Size of Parking Stalls

1. Except for parallel parking spaces, each required off-street parking space shall be at least 8½ feet in width and at least 18½ feet in length, exclusive of access drives or aisles, ramps, columns, or office work areas.
2. Such space shall have a vertical clearance of at least seven feet, and shall be measured at right angles to the axis of the vehicle.
3. For parallel parking, the length of the parking space shall be 22 feet.

D. Handicapped Accessible Parking

1. Any required parking area shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such.
2. Markings shall include yellow striping on the pavement designated as the accessible parking space and shall provide a clearly posted sign as provided by Section 11-301 of the Illinois Vehicle Code. Signage shall clearly announce the fine for illegal parking in the accessible space as \$350.00.
3. Handicapped accessible parking spaces shall be designated nearest the accessible entrance (exit) to the facility. For the first 25 (or less) parking stalls required on a site, one shall be a handicapped accessible space. When more than 25 stalls are required, handicapped accessible parking shall be provided at the rates indicated in the 8.1.6. Such schedule of handicapped accessible parking rates shall be applicable to all districts.
4. Each stall shall be 16 feet (11-foot wide parking space and a five-foot wide access aisle) in width by 18½ feet in length. Any adjacent accessible parking space shall not share a common access aisle and no ramp shall be located within an access aisle. The aisle shall be kept free from any and all obstructions at all time. This shall include a prohibition against parking in the access aisle.
5. Slopes related to accessible parking spaces and access aisles shall not exceed a 1:50 ratio (two percent) in any direction. Exceptions may be granted for unusual terrain conditions. The Zoning Administrator shall have sole discretion to determine the existence of such unusual terrain conditions.
6. Ramps shall be constructed of slip-resistant material with hazardous warning texture and any adjacent sidewalk shall provide a width of unobstructed sidewalk space of at least 36 inches,

including any ramp encroachment. The designation of handicapped accessible parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to disabled motorists by the City.

E. Access/Driveways

All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. All vehicular access/driveways shall be hard surfaced pursuant to paragraph G below. In any event, all driveways shall conform to all applicable driveway requirements adopted by the City.

1. The following driveway width regulations shall apply to all residential properties:
 - a. *Driveway width when located in the required yard for front, rear, or corner side yard.* A driveway leading to a garage shall not exceed fifteen (15) feet for a single stall garage; twenty (20) feet for a double stall garage; or thirty-four (34) feet for a triple stall garage. However, a driveway leading to a garage may include an extension, which leads to a legal parking space(s), provided the extension is designed with the least amount of hard-surfaced material as determined by the Zoning Administrator. In the absence of a garage, the driveway width serving any legal parking shall not exceed twenty (20) feet in width. Any garage larger than three (3) stalls must have the driveway width approved by the City traffic engineer.
 - b. *Driveway width when not located within the required yard for front, rear, or corner side yard.* A driveway leading to a garage shall not exceed the width of the garage. However, a driveway leading to a garage may include an extension, which leads to a legal parking space(s), provided the extension is designed with the least amount of hard-surfaced material as determined by the Zoning Administrator. In the absence of a garage, the driveway width serving any legal parking shall not exceed fifteen (15) feet for a single parking space; twenty (20) feet for a double parking space; or thirty-four (34) feet for a triple parking space.
 - c. The size of a driveway and any extension cannot conflict with the allowable number and location of parking spaces per 8.1.7D of this code.

F. Use of Required Parking Spaces

Except as may otherwise be provided in the granting of a special use, required off-street parking facilities provided for uses listed in 8.1.6 below are solely for the parking of passenger automobiles of patrons, occupants, or employees of such uses.

G. Design and Maintenance

1. Plan

The design of parking lots or areas shall be subject to the approval of the Site Plan Review Board, in accordance with standards developed by the City Engineer.

2. Character

Accessory parking spaces may be open to the sky, or enclosed in a building.

3. Surfacing

All off-street parking facilities, including access, shall be surfaced with asphalt, Portland cement, interlocking concrete paver or brick, or bituminous cement binder pavement, and treated in such a manner as to provide a durable and dustless surface, and shall be graded and drained to dispose of all surface water and to provide effective drainage without allowing the water to cross the sidewalk or driveway. Parking area and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

4. Landscaping and Screening

Landscaping and screening shall be provided in accordance with the requirements of 8.2.

5. Lighting

Any lighting used to illuminate off-street parking and loading areas shall be in accordance with 8.5

6. Cleaning and Maintenance

Except in the industrial districts, no cleaning or maintenance of parking lots utilizing motorized equipment may be performed between 10:00 p.m. and 7:00 a.m. each day, except for the removal of snow. Parking areas in all districts, including access, shall be maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.

7. Signage

Signage shall be permitted on parking areas in accordance with the provisions specified in 8.3.

8. Access

Each required off-street parking space must be independently maneuverable so that no vehicle shall be stored or parked so as to reduce the availability of any other off-street parking spaces below the minimum number of spaces required in 8.1.6.

8.1.6 Parking Schedule

- A. All off-street parking spaces required by this development code, except those required for one- and two-family dwellings, shall be designed in accordance with one of the formulae set forth in the Off-Street Parking Schedule below. Off-street parking spaces shall be provided in accordance with the Off-Street Parking Schedule. In addition to the requirements of the Parking Schedule, a business must also provide one space for each business vehicle parked at the business. Parking spaces for accessory uses not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or special) use requirement. If, for any reason the classification of any use, for the purpose of determining the amount of off-street parking or the number of spaces to be provided by such use is not readily determinable, the parking class of such use shall be established by the Zoning Administrator.
- B. In computing required parking spaces, the total number of required spaces shall be based upon use(s) of the zoning lot or portion thereof. Therefore, one principal use may actually contain two or more parking class uses (e.g., retail sales and warehousing).
- C. In the event this ordinance does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination of the number of spaces required for a proposed use, the Zoning Administrator shall consider the number of parking spaces required for the listed use most similar to the proposed use in terms of parked vehicles which are expected to be generated. In determining the number of parked vehicles likely to be generated by a use, the Administrator shall consider the square footage occupied by the use where appropriate. In the alternative, the Zoning Administrator may consider the number of employees and patrons which are anticipated for the proposed use.
- D. No required parking spaces are required in the B1 District. However, if parking is provided, other than the number of spaces, all other requirements as set forth in 8.1.5G above apply as though the spaces were required, with the exception of landscaping requirements.
- E. When determination of the number of off-street parking spaces required below results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more, shall be counted as one parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing or both, on the premises at any one time.

(Ordinance No. 16,399, § 1, 02-24-09; Ordinance No. 16,487 § 1, 10-27-09; Ordinance No. 16,600 § 1, 08-24-10)

Off-Street Parking Schedule: All Zoning Districts (Except B1 and all Form Districts)

Use	Number of required parking spaces
RESIDENTIAL	
Apartment Hotel	1 per unit
Bed and Breakfast	2 for the operator and 1 per guest room
Boarding House Dormitory Fraternity, Lodging House, Rooming House	1 per sleeping acc.
Convalescent Home, Nursing Home, Elderly Housing	1 per 3 residents + 1 per employee
Hotel/Motel	1.25 per guest room + 12 per 1,000 SF for convention facilities
Mobile Home Park	1.25 per unit
Multi-Family	2 per unit
Single and Two Family	2 per unit for units constructed after June 4, 1991 1 per unit + 1 for each permitted gratuitous guest for units constructed prior to June 4, 1991
Family Care Facility and Group Care Facility	1 per employee + 1 per resident (the resident parking requirement may be waived by the Zoning Administrator for those facilities that prohibit ownership or operation of motor vehicles by residents of the facility)
COMMERCIAL	
ATM	6 stacking spaces for 1 ATM on a site and 8 stacking spaces for 2 ATMs on a site
Auto Service	3 per service bay
Car Wash	4 stacking spaces per bay or stall, 15 stacking spaces per automated bay or stall plus 1 parking space per employee.
Drive Through Facility, non-ATM	8 stacking spaces for the first window, plus 2 stacking spaces for each additional window in addition to the parking required for that specific land use
Durable Goods, Furniture, Appliances, etc.	2 per 1,000 SF of GFA
Eating/Drinking	12 per 1,000 SF of GFA
Retail, freestanding	4 per 1,000 SF of GFA
Shopping Center	4 per 1,000 SF of GLA – 25,000 to 400,000 SF 4.5 to 5 in linear progression per 1,000 of GLA – 400,000 to 600,000 SF 5 per 1,000 SF of GLA - 600,000 + SF (adjustments to these requirements can be considered on a case by case basis pursuant to the Special Use process).
Wholesale	2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining Office area parking requirements shall be calculated separately based on office parking rates.
SERVICE	
Beauty/Barbershop	3 per chair
Funeral Services	1 per 50 SF public access rooms + 1 per vehicle used in connection with the enterprise
Financial	4 per 1,000 SF of GFA
Gym/Health Club	5 per 1,000 SF of GFA + additional for outdoor accessory uses based on their requirements
Hospital	2 per bed + outpatient areas calculated at medical/dental rate
Medical/Dental	6 per 1,000 SF of GFA
Business and Professional Office	4 per 1,000 SF of GFA
Personal Services	3 per 1,000 SF of GFA
Religious Institution	1 per 4 seats

Off-Street Parking Schedule: All Zoning Districts (Except B1 and all Form Districts)

Use	Number of required parking spaces
SCHOOLS AND LIBRARIES	
Dance/Music/Vocational/Trade	1 per employee + 2 per 3 students based on the maximum number of students attending classes on the premises at any one time
Day Care/Nursery	4 per 1,000 SF GFA
K--9th Grades	1 per employee + 4 for visitors
Library	3 per 1,000 SF GFA
Senior High School	1 per employee + 1 per 8 students
CULTURE/ENTERTAINMENT	
Amusement Establishment	1 per 3 persons capacity + 1 per employee
Arena/Stadium	1 per 4 seats
Bowling Alley	5 per lane
Club/Lodge	7 per 1,000 SF of GFA
Cultural Institution	1 per 400 SF of GFA
Golf Course	60 per 9 holes
Swimming Pool	1 per 15 SF of shallow water (5 feet or less) or wading area per bather; and 25 SF of deep water (deeper than 5 feet) per bather; and for every fifty 50 SF of deck, 1 bather may be added to overall capacity.
Tennis Court	4 per court
Theater	1 per 4 seats
INDUSTRIAL	
Manufacturing/Utility	1 per 2 employees + 1 per company vehicle
Research and Development	4 per 1,000 SF of GFA
Warehouse	2 per 1,000 SF of GFA up to 10,000 SF + 0.5 per 1,000 SF remaining Office area parking requirements shall be calculated separately based on office parking rates.
Airport	0.75 per airplane tie-down + 1 per 3 passengers whose departure originates from the facility
Bus Facility	1 per 2 employees + 1 per bus
Commuter Train/Bus Station	2 per 3 passengers whose departure originates from facility
Radio/TV Studio	4 per 1,000 SF of GFA

Handicapped Accessible Parking Requirements

Off-Street Parking Spaces Provided	Number of required parking spaces*
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total number
Over 1000	20 plus 1 for each 100 spaces over 1000 spaces

* Medical Facilities that care for or treat patients with mobility impairments must designate 10% of the required parking spaces as handicapped for an outpatient facility or 20% for a facility that specializes in treatment or services for persons with mobility issues. Please reference the Illinois Accessibility Code for more information. Any regulations required by the Illinois Accessibility Code that are above and beyond this ordinance's scope will apply.

8.1.7 Parking and Storage of Vehicles in Residential Districts

The following provisions shall govern the off-street storage of all vehicles in all residential districts.

A. Storage Defined

For purposes of this development code, the term storage shall mean the parking of a vehicle for a continuous period of longer than 24 hours.

B. Classification of vehicles

For purposes of this development code, vehicles shall be classified as follows according to size, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body:

1. Class I Vehicle

A vehicle, including a recreation vehicle or trailer, that does not exceed 20 feet in length, 7 feet in width, 8 feet in height.

2. Class II Vehicle

A vehicle that is not a Class I vehicle, including a recreational vehicle or trailer, and that does not exceed 23 feet in length, 8 feet in width, and 10 feet in height and that, if used in commerce, does not exceed 8,000 pounds in gross weight, including vehicle and maximum load.

3. Class III Vehicle

A vehicle that is neither a Class I vehicle nor a Class II vehicle.

C. Storage of Vehicles in Non-Single Parking Areas and Lots

Any number of Class I or Class II vehicles may be stored in any lawfully existing parking areas or lot in a R6, R7, or R8 district (or any such lot approved as part of a Residential Planned Development); provided, however, that no vehicle shall be stored so as to reduce the availability of off-street parking spaces below the minimum number of spaces required 8.1.6. No Class III vehicle shall be stored in any parking area or lot in a residential district.

D. Storage of Vehicles in Single Family Areas and Lots

1. Maximum Number Permitted

Exclusive of those vehicles parked in the garage, the maximum number of vehicles permitted to be stored in all parking areas on any lot in a residential district at any one time shall be as follows:

- a. Total vehicles: four. When a vehicle is mounted on a trailer or a trailer is hitched to a vehicle, such vehicle and trailer shall be counted and measured as one vehicle and must meet the applicable size and location requirements.
- b. Class I vehicles: four
- c. Class II vehicles: one
- d. Class III vehicles: none

2. Location on Lot

Vehicles may be stored in parking areas only in compliance with the provisions of paragraph 3 below and only in the following locations on a lot in a residential district:

a. Class I Vehicle

Anywhere on the lot, including the required side and rear yards, but excluding the required front and corner side yards. A recreational vehicle or trailer is permitted anywhere on the lot, excluding the area located between the front building setback line and the corresponding street property line, or corner side yard.

b. Class II Vehicle

Anywhere on the lot, including the required rear yard, but excluding the required front and side yards. A recreational vehicle or trailer is permitted anywhere on the lot, excluding the area located between the front building setback line and the corresponding street property line, the corner side yard, and required side yard.

c. Class III Vehicle

Nowhere on the lot, unless in a completely enclosed garage.

3. General Regulations and Standards

The following apply to the storage of vehicles in parking lots and parking areas on a lot in a residential district:

a. Distance from Lot Line or Public Right-of-Way

No Class II vehicle shall be stored within three feet of any lot line or right-of-way.

b. Surface

No motorized vehicle shall be stored except on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface. A trailer is not required to be stored on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface.

c. Screening

See 8.2 for landscaping and screening requirements applicable to the parking of cars and trucks on a lot in a residential district.

d. Permanent Location Prohibited

No vehicle shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.

e. Residential Use Prohibited

No vehicle shall be used for living, sleeping or housekeeping purposes while parked or stored in the City.

f. Utility Hookups

No vehicle shall be connected to any public utility except for required servicing.

g. Unsafe Conditions

No vehicle shall be parked or stored so as to create a dangerous or unsafe condition. The ground under or surrounding the location where in a vehicle is stored shall be free of weeds, debris and combustible material.

(Ordinance No. 16,619, § 1, 10-26-2010)

8.1.8 Off-Street Loading**A. Loading Facilities Required**

No loading facilities shall be required for any use; however, where loading facilities are established, they shall meet all standards of this section.

B. Location

1. All loading berths shall be located on the same zoning lot as the use served. All motor vehicle loading berths which abut a residential district or an intervening alley separating a residential district from a commercial, industrial, or form district shall be fully screened from view, subject to approval by the Site Plan Review Board.

2. No loading berth shall be located within 30 feet of the nearest point of intersection of any two streets. No loading berth shall be located in a required front yard. Any loading berths located in a required rear yard may be open to the sky, provided they are not within 50 feet of the property line of any residential district. Loading berths or associated maneuvering areas shall not be located in any required transitional buffer yard.

C. Size

Unless otherwise specified, an off-street loading berth shall be at least 12 feet in width by at least thirty-35 feet in length for short berths, and 12 feet in width by at least 50 feet in length for long berths exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 15 feet. Maneuvering aprons for short berths shall be at least 60 feet. Access lanes for short berths shall be 12 feet in width for one-way lanes and 22 feet in width for two-way lanes. For long berths, access lanes shall be 14 feet in width for one-way lanes and 24 feet in width for two-way lanes. Maneuvering aprons for long berths shall be at least 90 feet. Space dedicated for access lanes may also be considered as space for the maneuvering apron.

D. Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, and shall be subject to approval by the Site Plan Review Board.

E. Surfacing

All open off-street loading berths shall be surfaced pursuant to 8.1.5G.3 above.

F. Utilization

Space allocated to any off-street loading use shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

G. Central Loading

Central loading facilities may be substituted for loading berths on individual zoning lots, provided the following conditions are fulfilled:

1. Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at grade.
2. Total off-street loading berths provided shall meet the minimum requirements herein specified, based on the use of the several types of uses served (area of types of uses may be totaled before computing number of loading berths).
3. No zoning lot served shall be more than 500 feet away from the central loading area.
4. The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than seven feet in width and have a clearance of not less than seven feet.

8.1.9 Nonconforming Off-Street Parking and Loading Facilities

- A. All existing off-street parking and loading facilities located in nonresidential zoning districts that were legally established prior to September 12, 1972 and are nonconforming to the surface requirements of 8.1.5G.3 and 8.1.8E must comply with those surfacing requirements as part of the approval of the site by the Site Plan Review Board. This may or may not be in conjunction with an application for a building permit.
- B. All existing off-street parking and loading facilities located in nonresidential zoning districts that were illegally established after September 12, 1972 and are nonconforming to the surface requirements of 8.1.5G.3 and 8.1.8E must comply with those surfacing requirements within one year from a notice of violation, in addition to complying with any other development code requirements (landscaping, yards) associated with the parking and loading facilities that were enforced at the time that the parking and loading facilities were established.

8.1.10 Parking Alternatives

A. Applicability

1. Unless an Alternative Parking Plan is approved as set forth below at the time of site plan approval, and unless specifically exempt, all proposed development shall meet the Off-Street Parking Schedule as specified in 8.1.6 (the handicapped accessible requirements can in no case be modified).

B. On-Street Parking

On-street parking spaces located immediately abutting the subject parcel, entirely within the extension of the side lot lines into the roadway, and not within any required clear sight triangle may be counted toward meeting Off-Street Parking Schedule. Where streets have been signed "No Parking" by the City no credit for on-street parking shall be available.

C. Off-Site Parking

Required off-street parking spaces may be permitted on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards.

1. Ineligible Activities

Off-site parking may not be used to satisfy the Off-Street Parking Schedule for residential uses (except for guest parking) or convenience stores. Required parking spaces reserved for persons with disabilities may not be located off-site.

2. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area. Off-site parking may not be separated from the use that it serves by a street right-of-way with a width of more than 80 feet unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the off-site parking area.

3. Agreement

- a. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners shall be required.
- b. The property owners involved shall submit a legal agreement approved by the City Attorney guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provide on-site as set forth in Off-Street Parking Schedule.

D. Shared Parking

Shared parking facilities may be permitted if the shared parking complies with the all of following standards.

1. Ineligible Activities

Required parking spaces reserved for persons with disabilities may not be located off-site.

2. Location

Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.

3. Shared Parking Study

Applicants wishing to use shared parking as a means of satisfying the Off-Street Parking Schedule shall submit a shared parking analysis that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Zoning Administrator and made available to the public. It shall address, at minimum, the size and type of the proposed development, the composition

of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

4. Agreement

A shared parking plan shall be enforced through written agreement among all owners of record. The property owners involved shall submit a legal agreement approved by the City Attorney guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided as set forth in the Off-Street Parking Schedule.

E. Valet Parking

Valet parking may be permitted as a means of satisfying otherwise applicable Off-Street Parking Schedule where all of the following standards have been met:

1. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services;
2. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles. All valet parking areas visible from the public right-of-way shall meet the requirements of 8.2.8, Parking Lot Perimeter Landscaping; and
3. The design of the valet parking shall not cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.

F. Modified Off-Street Parking Schedule

The Off-Street Parking Schedule may be modified where applicant-submitted parking data, prepared and sealed by a registered engineer in the State of Illinois with transportation expertise, illustrates that the standards do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

G. Recording of Approved Plans

An attested copy of an approved alternative parking plan shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Zoning Administrator, on forms made available by the Zoning Administrator. An alternative parking plan may be amended by following the same procedure required for the original approval. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

H. Violations

Violations of an approved alternative parking plan constitute a violation of this development code and shall be subject to all applicable enforcement and penalty provisions.

(Ordinance No. 16,222, § 1, 12-11-07)

8.2 LANDSCAPING AND SCREENING

8.2.1 Purpose

The landscaping and screening requirements are intended to provide a minimum amount of landscape material as a means of fostering the following objectives while providing flexibility in landscape design.

- A. To achieve the goal of enhancing the visual appeal of public/private open space within the Heart of Peoria.
- B. To aid in stabilizing the City's ecological balance by contributing to the process of air purification, oxygen regeneration, ground water recharge, and stormwater runoff retardation, while at the same time aiding in noise, glare, wind, and heat abatement.
- C. To provide buffering between single-family land uses and multifamily, office, commercial, and industrial land uses.
- D. To ensure that the local stock of trees and other vegetation is replenished.
- E. To safeguard and enhance property values and to protect public and private investment.
- F. To preserve and protect the unique identity and environment of the City of Peoria and preserve the economic base attracted to the City of Peoria by such factors.
- G. To provide for the preservation of larger existing trees which provide a valuable amenity to the urban environment, and once destroyed, can only be fully replaced after generations.
- H. To conserve energy.
- I. To reduce soil erosion and promote the preservation of existing natural vegetation, thereby reducing sedimentation of the Illinois River.
- J. To enhance the health and resilience of the urban landscape trees and shrubs by promoting appropriate and diverse plant materials.

8.2.2 Applicability

- A. Unless specifically stated, the requirements set forth below shall apply to all districts with the exception of zoning lots that are located within a single-family zoning district or zoning lots developed as single-family or duplex (townhouses and condominiums shall not be considered as single-family or duplexes). All landscape plans are subject to review, comment, and, where appropriate, modification by the Zoning Administrator or Site Plan Review Board.
- B. The requirements set forth in Section 8.2.12A. and 8.2.14C. shall also apply to zoning lots that are located within a single-family zoning district or zoning lots developed as single-family or duplex (townhouses and condominiums shall not be considered as single-family or duplexes).

(Ordinance No. 16,416, § 1, 04-21-09)

8.2.3 Approval Criteria

All landscape plans shall fully meet the following standards in order to receive approval from the Site Plan Review Board.

- A. Landscaping shall not hinder the vision of motorists and pedestrians necessary for safe movement into, out of, and within the site.
- B. Landscaping materials shall be selected and placed in such a manner that they do not interfere with or damage existing utilities.
- C. Landscaping materials shall be selected and placed so that the safe and enjoyable use of surrounding properties is not inhibited.
- D. Landscaping shall be selected and placed with sensitivity toward the ultimate size that will be achieved over time.
- E. Landscaping with thorns, berries, and other harmful plant characteristics shall be carefully placed to avoid potential harm to people or property on and off-site.
- F. Weak wooded trees shall only be used where limb breakage will not cause harm to property or life.

8.2.4 Landscape Plan Required

A. Zoning Certificate Required

A zoning certificate shall be applied for and approved for all projects requiring site plan review. Such application for a zoning certificate which requires the submittal of a site plan must be accompanied by a landscape plan that contains all of the information required as set forth below prior to or in conjunction with an application for a building permit.

B. Indication of Preferred Review Process

The petitioner shall indicate in writing on their application for a zoning certificate whether they want the landscape plan to be reviewed under the point system process or the alternative compliance process.

C. Project Timing

All landscape plans must be submitted for approval and a zoning certificate issued for required landscaping prior to installation of landscaping.

D. Content of Plan

The following information must be shown on the required landscape plan:

1. North arrow, scale, date of preparation and revisions, name of designer or drafter;
2. Location of all buildings, structures, and pavement that are proposed or will remain on the site;
3. Location of all existing or proposed watercourses, ponds, lakes;
4. Location, size, and common name or Latin name of any existing trees or shrubs that are to remain;
5. Location of all landscaping that is proposed for the site including any trees, shrubs, groundcover, ornamental grasses, and flower beds (plants should be drawn at one-half of their mature size);
6. Location of any existing or proposed signs, walls, fences, berms (one foot contour intervals), site furniture, lights, fountains, and sculptures on the site;
7. Location of all property lines;
8. Location of all curb lines of existing or proposed streets, alleys, and parking lots;
9. Location of all sidewalks that are proposed for the site or currently adjoin the site.
10. Plant list that describes the common name (available in any nursery catalog), quantity, and size at installation for each proposed plant.
11. Any additional information that the Zoning Administrator determines is necessary to adequately review the proposal

8.2.5 Calculation of Requirements

- A. The amount of all required landscaping shall be calculated by utilizing the point system described below. If the applicant decides to create a landscape design by a different means than the point system they may do so through the alternative compliance provisions described in 8.2.16. Examples of reasons to seek alternative compliance could include wooded streams, ravines, or areas with extensive natural vegetation.
- B. The landscaping requirement shall be based on formulas found below. The requirements for a given yard or parking lot shall be the total of all equations listed under the applicable paragraph.
- C. In calculating any requirement should a fraction result of 0.5 or greater, it shall be rounded up to the next whole number.

D. The following point allocations shall apply for all required landscaping:

Tree Classification	Base Value
Shade Trees	20 points
Evergreen Trees	15 points
Intermediate Trees	15 points
Shrub Classification	Base Value
Evergreen Shrubs	3 points
Deciduous Shrubs	3 points

E. Incentive points for preserving existing landscaping are outlined 8.2.10 and 8.2.11. Trees and shrubs for which points cannot be earned are listed in 8.2.13B. Exotic, invasive woody plants which must be removed from the site are listed in 8.2.13C.

8.2.6 Front and Corner Side Yard Landscaping

The following requirements apply in all districts except the Form Districts.

- A. The number of points that must be achieved through landscaping for front and corner side yards shall be based on the overall length of the lot frontage as measured along the property line divided by two. For example, if the front or corner side lot frontage of a property is 220 feet in length, then 110 points must be achieved through landscaping.
- B. One-half of the points for front and corner side yard landscaping must be achieved by utilizing plants from the tree classification and one-half must be from the shrub classification.
- C. Front and corner side yard landscaping shall be planted in the required front or corner side yard. If there is additional area between the required front or corner side yard and the closest on-site parking lot or building all or some of the required landscaping may be planted within such area subject to approval by the Site Plan Review Board.

8.2.7 Parking Lot Landscaping

The following requirements apply in all districts except the Form Districts.

- A. The number of points that must be achieved for parking lots through landscaping shall be equal to the total number of parking spaces provided. The points may be achieved through the use of any combination of trees or shrubs.
- B. When a parking lot has less than 100 parking spaces the landscaping may be placed within interior curbed parking islands and/or within ten feet of the perimeter of the parking lot.
- C. When a parking lot has 100 or more parking spaces, one-half of the required points shall consist of shade trees planted in curbed islands within the interior of the parking lot. The intent of this provision is to break up large expanses of pavement and to provide shading by locating shade trees away from the perimeter and within the interior of parking lots.
- D. Parking lot islands shall be curbed with concrete or a functionally equivalent material that must be approved by the Zoning Administrator. The following materials are not considered functionally equivalent to concrete curbs and are therefore unacceptable for use as curbs:
 - 1. Landscape timbers
 - 2. Railroad ties
 - 3. Wood/lumber
 - 4. Concrete wheel stops
- E. The minimum area for planting all types of trees within parking lots shall not be less than 157.25 square feet. Shade trees and intermediate trees shall not be planted in any area with a width of less than five feet. Evergreen trees shall not be planted in an area with a width of less than ten feet. Shrubs shall not be planted in areas with a width of less than two feet. When plants are proposed to be planted within

curbed islands or adjacent to curbs the width of such planting areas shall be measured from inside of curbs. The locations of the parking lot landscaping will be subject to review by the Site Plan Review Board.

8.2.8 Parking Lot Perimeter Landscaping

- A. The perimeter of all parking areas and other vehicular use areas with frontage on any portion of an existing public right-of-way shall be screened by a continuous landscaped hedge, a decorative masonry wall or any combination thereof. No wooden fences shall be allowed.
- B. At the time of installation, such screening shall be at least 30 inches in height. A decorative wall shall not exceed 36 inches in height.
- C. Any vegetative screen shall reach a maximum height of 36 inches within two years of planting. No such screen shall be required along an alley, unless required as a component of a Transitional Buffer Yard.
- D. The perimeter of all parking areas and other vehicular use areas adjacent to an existing single-family or duplex lot shall be fully screened from the abutting property by an opaque wall not less than six feet in height but not more than eight feet in height. The wall shall be constructed and maintained in good condition along the applicable lot line or paving line.

8.2.9 Transitional Buffer Yards

A. General

- 1. Unless otherwise provided, all commercial, industrial, institutional, and parking district zoning lots which abut, or, in the absence of an alley, would abut any residential zoning lot or district shall be required to provide a Transitional Buffer Yard. Multifamily zoning lots containing more than two dwelling units which abut, or, in the absence of an alley, would abut any single-family district are also required to provide a Transitional Buffer Yard.
- 2. If there is a significant naturally occurring visual break between the commercial, industrial, institutional, parking and residential lots, such as a wooded stream, ravine, or an area with extensive natural vegetation, the alternative compliance provisions described in 8.2.16 may be worth consideration.

B. Depth of Yard

The nonresidential lot, as described above, is required to have a Transitional Buffer Yard that is ten percent of the lot width or depth, whichever is applicable. However, no Transitional Buffer Yard shall be less than ten feet and no Transitional Buffer Yard shall be required to be more than 25 feet.

C. Reduction of Requirements

In those cases where the residential zoning lot adjoining or across the alley from the applicable nonresidential zoning lot has been developed other than single- or multi-family residential, the Site Plan Review Board shall have the authority to reduce the Transitional Buffer Yard requirements. This authority may be exercised when the Site Plan Review Board determines that the proposed reduction will not have a negative impact on the subject residential lot.

D. Dispute Resolution

The Site Plan Review Board shall have the final authority to determine the depths and location of the Transitional Buffer Yards for irregularly shaped parcels, or other parcels when there is a dispute on the depth and location of a Transitional Buffer Yard. The yard depth or width for a yard with varying widths or depths will be measured from the yard's mid-point.

E. Prohibited Materials

Any Transitional Buffer Yard shall be maintained as a planted or landscaped area only. Exotic, invasive woody plants (see 8.2.13C) must be removed from the Transitional Buffer Yard. No driveways other than what is minimally required to properly access parking which can only be accessed from the adjacent alley, refuse containers, storage, aisleways, vehicular maneuvering area, mechanical equipment, sidewalks, materials other than landscaping, or structures of any form shall be located within any

required Transitional Buffer Yard. However, if an emergency exit into the Transitional Buffer Yard area is required by Building Code, a concrete pad of no more than 23 square feet in area may be placed at grade level immediately outside of the required exit.

F. Utility Structures

Utility structures as described in 5.3.2C may be permitted in a Transitional Buffer Yard on a case by case basis and only through the alternative compliance provisions of 8.2.16.

G. Determination of Required Plant Materials for Transitional Buffer Yards

1. The number of points that must be achieved through landscaping in a Transitional Buffer Yard shall be based on the overall length of the Transitional Buffer Yard as measured along the Transitional Buffer Yard property line. For example, if the property line running the length of the Transitional Buffer Yard is 180 feet long, then 180 points must be achieved through landscaping.
2. One-half of the points for Transitional Buffer Yard landscaping must be achieved by utilizing plants from the tree classification and one-half must be from the shrub classification.
3. No more than one-quarter of the total points in the Transitional Buffer Yard may come from any one species. As an example, oak is not a species, but white oak, black oak, and burr oak would each qualify as different species.
4. The net effect of paragraphs 1 and 2 above is that two species of trees and two species of shrubs will be required in the Transitional Buffer Yard at a minimum, and perhaps more depending on the point totals for each.
5. All shade trees in a Transitional Buffer Yard must be two and one-half inches caliper size or larger.

8.2.10 Incentive for Preserving Existing Landscaping

- A. Existing landscaping that is in a vigorous growing condition and is not specifically prohibited may count toward meeting the point requirements of this development code. Furthermore, the following plant materials will be awarded ten points (added to base value) per tree when preserved:
 1. **Shade Trees**
Five inches diameter (20 inch circumference) or greater at breast height (DBH) (measured at four and one-half feet above the ground).
 2. **Intermediate Trees**
Ten feet in height or taller
 3. **Evergreen Trees**
Ten feet in height or taller
- B. If the tree dies within five years, full replacement of the landscaping points will apply, including the points credited as an incentive for preserving the existing landscaping.
- C. A special incentive will apply to the preservation of larger shade trees, with additional restrictions. Shade trees 10 inch diameter (31.5 inch circumference) or greater (DBH). Two points per inch (added to the base value) will be given for each inch of the tree's diameter (DBH). For a tree with the minimum ten-inch diameter, this would result in an additional 20 points. This incentive will be capped at a tree with a 50-inch diameter, which would result in a maximum of an additional 100 points. To receive this special incentive, the existing tree roots must be protected outside the drip line by a six-foot high chain link fence and from trenching within the drip line during the construction process. If the tree dies within five years, full replacement of the landscaping points will apply, including the points credited as an incentive for preserving the existing landscaping.

8.2.11 Incentive for Planting Larger Landscaping

Planting of landscaping larger than the minimum required sizes specified in 8.2.13B will be rewarded with five additional points (added to base value) per tree when the proposed sizes are as follows:

A. Shade Tree

Four inches diameter (Five inches in Transitional Buffer Yard) or greater.

B. Intermediate Tree

Ten feet height or taller

C. Evergreen Tree

Ten feet in height or taller

8.2.12 Ground Cover and Mulching Requirements**A. Ground Cover Requirements**

1. All yards shall be planted and maintained with a vegetative ground cover such as sod or seed. Other low growing plants (evergreen or broadleaf evergreen plants with a mature height of one foot or less) may also be utilized.
2. When low growing broadleaf evergreen plants such as Pachysandra, Vinca minor, and Purpleleaf Wintercreeper are utilized to meet the ground cover requirements they shall be planted together in continuous beds, mulched with shredded hardwood bark or cypress mulch and spaced in such a way that they achieve a substantially continuous ground cover within two years from the date a Certificate of Occupancy is issued.
3. Creeping Junipers may be mulched with shredded hardwood bark, cypress, or gravel mulch and must meet the same coverage timeline as stated for broadleaf evergreen ground covers.

B. Mulching requirements

1. All required shrubs and trees shall be mulched and maintained with shredded hardwood bark, cypress, other suitable organic material, or gravel mulch. Plant groups shall be mulched in a continuous bed in which the edge of the mulching bed does not extend any more than four feet beyond the edge of the plantings.
2. When required shrubs or trees are planted individually and away from nearby plants they shall be encircled in a mulched area with a diameter of no more than five feet. Evergreen trees are allowed a mulched circle with a diameter large enough to accommodate the spread of the tree and up to four additional feet of mulch beyond the edge of the tree.
3. All mulch proposed to be placed within or directly adjacent to a parking lot shall be shredded hardwood bark or cypress mulch. Gravel mulch, river rock, or like rock is not permitted within or directly adjacent to parking lots.

8.2.13 Plant Material**A. Plant Selection**

All required plant material shall have been grown in a nursery that complies with the propagation standards of the American Association of Nurserymen. All plant materials shall be capable of withstanding the extremes of individual site microclimates.

B. Trees and Shrubs for Which Points Cannot be Earned

These plants, whether planted or existing, will not be eligible for use in meeting any of the requirements of this section. If they are planted or retained, no points shall be credited under any provision of this section.

1. The following trees are weak-wooded and generally undesirable within the urban landscape:
 - a. Box Elder *Acer negundo*
 - b. European Mountain Ash *Sorbus aucuparia*
 - c. European White Birch *Betula pendula*
 - d. White Mulberry *Morus alba*
 - e. Lombardi & Boliana Poplar *Populus nigra* cv.

- | | |
|---------------------|------------------------------|
| f. Purple Leaf Plum | <i>Prunus cerasifera</i> |
| g. Russian Olive | <i>Eleagnus angustifolia</i> |
| h. Siberian Elm | <i>Ulmus pumila</i> |
| i. Willow | <i>Salix</i> spp. |
| j. Black Locust | <i>Robinia pseudoacacia</i> |
2. The following shrub is undesirable due to its propensity to spread to adjacent land:
- | | |
|--------------------|------------------------|
| a. Multiflora Rose | <i>Rosa multiflora</i> |
|--------------------|------------------------|

C. Exotic, Invasive Woody Plants

The following plants are exceptionally invasive and will damage native ecosystems and cause economic losses in the attempt to control their spread. They must be removed from the site on a current and ongoing basis. Please note that most of these plants are on the Illinois Banned Species List, and are illegal to buy, sell, or plant in the State of Illinois.

- | | |
|------------------------------|------------------------------|
| 1. Tree of Heaven | <i>Ailanthus altissima</i> |
| 2. Autumn Olive | <i>Eleagnus umbellatus</i> |
| 3. Tartarian Honeysuckle | <i>Lonicera tartarica</i> |
| 4. Glossy Buckthorn | <i>Rhamnus frangula</i> |
| 5. Common Buckthorn | <i>Rhamnus cathartica</i> |
| 6. Saw-toothed Buckthorn | <i>Rhamnus arguta</i> |
| 7. Dahurian Buckthorn | <i>Rhamnus davurica</i> |
| 8. Japanese Buckthorn | <i>Rhamnus japonica</i> |
| 9. Chinese Buckthorn | <i>Rhamnus utilis</i> |
| 10. Kudzu | <i>Pueraria lobata</i> |
| 11. Round-leaved Bittersweet | <i>Celastrus orbiculatus</i> |
| 12. Japanese Honeysuckle | <i>Lonicera japonica</i> |

D. Minimum Plant Material Size

All required trees shall, at the time planting shall be of the following minimum size. Trunk caliper shall be measured two feet above the ground:

1. **Shade Trees**
Trunk caliper (diameter) of two and one-half inches.
2. **Evergreen Trees**
Six feet in height.
3. **Intermediate Trees**
 - a. Single stem varieties shall have a trunk caliper (diameter) of one and one-half inches.
 - b. Multi-stem varieties shall have a minimum height of six feet.
4. **Shrubs (all)**
Two feet in height or spread.

8.2.14 Landscape Maintenance

A. Responsibility

The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences and other visual barriers including refuse disposal area screens which have died (in the case of plant material) or fallen into disrepair (in the case of fences).

B. Plant Materials

All required plant materials shall be maintained in a healthy, vigorous growing condition, and neat and orderly appearance. They shall be replaced as necessary, and shall be kept free of refuse, debris and exotic, invasive woody plants.

C. Fences and Walls

All fences, walls and other barriers shall be maintained in good repair, meaning structurally sound and attractive in appearance. All fences, required or otherwise, shall have the finished face directed toward residential property, where a residential property is adjacent to or across from the subject site.

D. Penalty for Noncompliance with Maintenance Standards

A property owner, notified by the Zoning Administrator that their landscaping violates the maintenance provisions, shall be granted a reasonable period of time within which to restore or replace the required plant material, fence, wall and/or other barrier. If the violation is not corrected within the given period of time, the property owner shall be subject to a fine as set forth in 2.16, Penalties and Enforcement.

8.2.15 Screening**A. Drive-Through Facilities**

1. Drive-through windows and lanes placed between the right-of-way of a side street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent side street right-of-way. Such screening shall be a compact evergreen hedge or other type of dense foliage. At the time of installation, such screening shall be at least 36 inches in height and shall reach a height of 48 inches within two years of planting.
2. No drive-through window shall be permitted on the side of a building adjacent to any existing single-family or duplex lot.

B. Mechanical Equipment

1. All roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from view from residential properties or public rights-of-way at ground level of the property line.
2. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative galvanized metal screening or louvers or screening or louvers that are painted to blend with the principal structure.
3. Wall or ground-mounted equipment screening shall be constructed of:
 - a. Planting screens;
 - b. Brick, stone, reinforced concrete, or other similar masonry materials; or
 - c. Redwood, cedar, preservative pressure treated wood, or other similar materials.

C. Refuse Areas

All refuse areas used to store trash or recyclable materials shall be located on the side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.

1. All refuse containers shall be limited to that area shown on an approved site plan.
2. Refuse areas shall be located a minimum of 50 feet away from residentially-zoned property lines. Where 50 feet of separation is not available, the Site Plan review Board shall work with the applicant to locate the refuse area as optimally as possible.
3. Refuse containers shall be screened on all sides, with a minimum eight-foot high enclosure that fully screens the refuse area from view. Screening shall be comprised of material that matches or complements the building material of the principal structure.

4. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent and fasteners to keep them closed at all times except during refuse pick-up.

D. Loading Areas

1. All loading areas shall be located to the side or rear of buildings a minimum of 50 feet away from any single-family residential district, unless the loading area is wholly within a closed building.
2. All loading areas shall be fully screened from view from residential properties or public rights-of-way.
3. Additional loading area requirements can be found in 8.1.8, Off-Street Loading.

E. Utilities

Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight feet. Required accessways to these utilities are exempt from the screening provisions.

8.2.16 Alternative Compliance

Petitioners may choose to follow the point system described above or to submit a landscape plan to the Zoning Administrator under the alternative compliance provisions. The alternative compliance provisions are intended to give the petitioner the flexibility needed to respond to unique site issues and client needs and still meet the intent of this article.

A. No Appeal of Zoning Administrators Review

If the petitioner chooses to submit a landscape plan through the alternative compliance provisions there will be no appeal of the Zoning Administrator's review. Denial by the Zoning Administrator will require that the petitioner amend the plan through the alternative compliance process or submit a plan through the standard point system process.

B. Basis for Review

Landscape plans submitted through the alternative compliance process shall fully achieve the criteria pursuant to 8.2.3.

C. Minor Adjustments to Existing Special Uses

1. Plan Submission

When a minor adjustment to landscaping is planned for an existing special use the petitioner may either request a public hearing before the Zoning Commission and final approval by the City Council or they may submit the amended plan to the Zoning Administrator for review through Alternative Compliance.

2. Zoning Administrators Authority

The Zoning Administrator shall have the authority to determine whether the proposed adjustment will have any impacts other than on the landscaping. The Zoning Administrator shall have the authority to approve the proposed amendment or state that the request must be processed through the Zoning Commission and the City Council.

3. Appeals

The decision of the Zoning Administrator shall be final. There shall be no appeal of the Zoning Administrators decision.

8.3 SIGNS

Appendix B, Article 17, Sign Ordinance, of the City of Peoria Code, shall apply to all signs in the Heart of Peoria. For the purpose of this development code, signs in the CN, CG and Form Districts (which do not exist in Appendix B, Article 17) shall be regulated as set forth in the table below.

District	Apply Standards From:	Additional Standards
Commercial Neighborhood (CN)	O1	--
Commercial General (CG)	C2	--
Prospect Form District	O1 and 6.6	6.6.8
Sheridan Form District	O1 and 6.6	6.6.8
West Main Form District	O1 and 6.6	6.6.8
Warehouse Form District	B1 and 6.6	6.6.8

8.4 OUTDOOR STORAGE AND DISPLAY

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 of as set forth below. Outside storage and display shall not be permitted in a residential district, except for that specified in 8.4.4B.4.
- B. Where allowed, the outdoor sale, lease or rent of motor vehicles 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 4.3.6, Limit on Outdoor Activity.

8.4.3 Allowed Outside Storage and Display

Outdoor storage and display is allowed by district as designated below. Outside storage and display may be allowed in a district not specifically designated in accordance with the special use procedures (see 2.9).

	CN	CG	B1	I1	I2	I3	N1	P1	PR	ST	WH	WM
Outdoor Display	■	■		■	■	■			■	■	■	■
Limited Outdoor Storage		■	■	■	■	■	■		■	■	■	■
General Outdoor Storage				■	■	■					■	

Key = ■ Permitted Blank Cell = Not Permitted

8.4.4 Categories of Outside Storage and Display

Outside storage and display is classified as follows.

A. Outdoor Display

1. Outdoor display is the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered limited outdoor storage).
2. Outdoor display shall be permitted in association with any nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for outdoor display provided it meets the standards below.
 - a. Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day.
 - b. Outdoor display shall be permitted adjacent to the building façade and shall extend no more than eight feet from the façade.
 - c. Outdoor display shall be located no closer than five feet from any public entrance.
 - d. Outdoor display shall occupy no more than 30% of the horizontal length of the building façade.
 - e. Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas.

B. Outdoor Storage

1. General

Outdoor storage is more intensive than outdoor display. Outdoor storage is not normally brought indoors overnight. Outdoor storage is broken in two categories as follows:

2. Limited Outdoor Storage

- a. Limited outdoor storage is the overnight outdoor storage of vehicles awaiting repair, RV and boat storage at a self-service storage facility, merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
- b. Limited outdoor storage is permitted in association with any permitted nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for limited outdoor storage provided it meets the standards below.
 - 1) Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen.
 - 2) All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
 - 3) Limited outdoor storage shall be located in the rear yard.
 - 4) Limited outdoor storage may be located to the side of a building, provided it is not located within the required side yard or Transitional Buffer Yard.
 - 5) Vehicles awaiting repair may be stored up to 14 days within the required screened storage area, provided that no more than ten such vehicles shall be stored at any one time.

3. General Outdoor Storage

- a. General outdoor storage shall be defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.
- b. General outdoor storage shall be permitted in association with any permitted nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for general outdoor storage provided it meets the standards below.
 - 1) General outdoor storage shall be screened by 100 percent opaque, eight foot high visual barrier or screen, except where located abutting or across the street from a residential district such screening shall be high enough to completely conceal all outdoor storage from view.
 - 2) All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residential district.
 - 3) No general outdoor storage shall be permitted in a front yard, corner side yard, or otherwise forward of the front building line.
 - 4) General outdoor storage may be located in the side or rear yard.

4. Temporary Outdoor Storage in Residential Districts

- a. Temporary outdoor storage of materials in residential districts is limited to the following:
 - 1) Temporary storage of building materials and equipment for on-site construction for a period not to exceed the duration of such construction.
 - 2) Reserved.
 - 3) Temporary storage of firewood allowed, but prohibited from the required side yards and the area located between the front building setback line and the corresponding street property line.

(Ordinance No. 16,521, § 1, 01-12-10; Ordinance No. 16,619, § 1, 10-26-10; Ordinance No. 16,784§ 1, 01-10-12)

8.5 OUTDOOR SITE LIGHTING

8.5.1 Applicability

All outdoor lighting shall be subject to the following requirements.

8.5.2 Prohibited Light Sources

The following light fixtures and sources shall not be used where the direct light emitted is visible from adjacent public areas and adjacent properties:

- A. Low-pressure sodium and mercury vapor light sources;
- B. Searchlights and other high-intensity narrow-beam fixtures, except for accent lighting as defined in 8.5.4B

8.5.3 Design Requirements

Outdoor lighting shall primarily be used to provide safety while secondarily accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

A. Fixture (Luminaire)

Light shall be directed downward and all fixtures shall be mounted horizontal to the ground surface to minimize the amount of light spillage into the night sky and onto adjacent properties. All lighting fixtures shall be cutoff fixtures in accordance with Illuminating Engineering Society (IES) standards. Tilt arms are prohibited.

B. Fixture Height

Lighting fixtures shall be a maximum of 45 feet in height (including base) within parking areas and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas.

C. Light Source (Lamp)

Lighting with a similar color temperature shall be used for similar types of lighting on any one site throughout any development.

D. Light Spill/Trespass

If necessary, house-side shields shall be used on light fixtures adjacent to residential zoned property to prevent glare, light spill or trespass.

8.5.4 Specific Lighting Standards

A. Building Mounted Lighting

1. Building mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be full cut-off
2. Building mounted fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

B. Accent Lighting

Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize glare and light spill into the night sky.

C. Canopy Area Lighting

All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use flat lens, full cutoff fixtures and shall not exceed 25 foot-candles of illumination under the canopy.

D. Parking Area Lighting

All non-residential parking lots shall follow Illuminating Engineering Society (IES) parking lot standards. A minimum of ½ foot-candle of illumination is required on the parking surface and a 5:1 average-to-minimum uniformity ratio over 95% of the parking surface shall be required for the parking areas.

E. Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this section.
2. Any lighting used to illuminate off-street parking areas shall be down lit away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed one-half (½) foot-candle measured at the lot line as measured at the time of installation.
3. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers.

8.5.5 Submission Requirements

All lighting plans must be prepared by a lighting professional and all lighting plans must contain the following:

- A. A site photometric plan indicating foot-candle levels at grade to all lot lines.
- B. The location and height of all fixtures and poles.
- C. Specifications such as average-to-minimum uniformity ratio and maximum illumination.
- D. Specifications or "cut-sheet" of each type of fixture used.

8.6 STREAM BUFFERS

8.6.1 Purpose

The purpose of the stream buffer requirements are to establish minimal acceptable requirements for the design of buffers to protect property adjacent to streams and floodways; to protect the water quality of watercourses, reservoirs, lakes, wetlands, and other significant water resources; to protect riparian and aquatic ecosystems; and to provide for the environmentally sound use of land resources.

8.6.2 Applicability

A. This section shall apply to:

1. All proposed development which includes subdivision of land; construction or alteration of structures;
2. All existing parcels of land, structures and activities, as determined by site inspection, which are causing or contributing the following to all of the waters of within the Heart of Peoria:
 - a. Pollution, including point source and non-point pollution;
 - b. Erosion or sedimentation of stream channels;
 - c. Degradation of aquatic or riparian habitat.

B. This section shall not apply to:

1. All development which meets the waiver criteria as outlined in 8.6.6.
2. Agricultural operations that are existing at the time of the passage of this development code or, after implementation of this development code, are determined to have no significant negative effects upon the water quality of the watercourse.
3. The Illinois River.

8.6.3 Stream Buffer Design Standards

- A. Buffers shall be vegetated either in their natural state or using appropriate, nursery stock vegetation as noted in 8.6.11. Soil disturbance in buffer areas shall be minimized. Every attempt should be made to reduce or eliminate cut and fill activities, topsoil respread and soil compaction. Maintaining existing and/or development of buffer areas in naturally occurring soils is preferred. Where necessary, invasive species removal may be allowed prior to establishment of native vegetation.
- B. Buffers shall be designated along both sides of the stream. Buffer width is measured from the top of the stream bank and shall be based on the size of the watershed utilizing the following table (except as otherwise more specifically provided in this section):

Total Surface Area of Watershed (Each side of channel)	Required Minimum Buffer Width (feet)
Less than 1 square mile	30 feet
More than 1 square mile	50 feet

1. Stream buffers shall be extended to encompass the entire 100-year floodway.
2. There shall be no septic systems, permanent structures or impervious cover, with the exception of paths and other structures otherwise permitted by this part.
3. The buffer width shall be adjusted to include contiguous, sensitive areas, such as steep slopes (greater than 30% grade) or erodible soils, where development or disturbance may adversely affect soil erosion, water quality, streams, or other water bodies. Adjustments shall be accomplished by evaluating the potential of a site to produce impacts that result in runoff, soil erosion, and sediment transport.

8.6.4 Buffer Management and Maintenance

- A. The stream buffer, including wetlands and floodways, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. The following practices and activities are restricted within the stream buffer located on privately owned property, except with approval by the Planning Director.
1. Clearing of existing native vegetation;
 2. Soil disturbance by grading, stripping, or other practices;
 3. Filling or dumping, or private drainage of sump pumps;
 4. Drainage by ditching, underdrains, or other systems;
 5. Use, storage, or application of pesticides, except for the spot spraying of noxious weeds or non-native species consistent with recommendations of the Planning Director.
 6. Storage or operation of motorized vehicles, except for maintenance or emergency use, approved by the Planning Director.
- B. The following structures, practices, and activities are permitted in the stream buffer located on privately owned property, with specific design and/or maintenance features, subject to the approval of the Planning Director:
1. Flood control structures;
 2. Utility rights-of-way and facilities;
 3. Biking and hiking paths;
 4. Road crossings. Where permitted shall be generally perpendicular to the channel. The minimum number of road crossings should be used within each subdivision. An analysis needs to be conducted to ensure that no economically feasible alternative is available;
 5. Stormwater management facilities as approved by the Director of Public Works;
 6. Recreational and park uses as approved by the Planning Director;
 7. Selective tree and vegetation clearing as approved by the Planning Director;
 8. Sanitary sewers constructed towards the outside edge (greatest distance from the channel) to the extent practical.

The Director of Public Works must approve these practices and activities within City of Peoria rights-of-way. Appeals of the Director of Public Works review shall require the applicant to submit a plan through the standard Planning Commission and City Council approval process.

- C. All plats and plans prepared for recording and all right-of-way plats under City jurisdiction shall clearly:
1. Show the extent of any stream buffer on the subject property by metes and bounds;
 2. Show easement or access to the stream buffer area;
 3. Label the stream buffer;
 4. Provide a note to reference any stream buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Peoria within the stream buffer area."
 5. Provide a note to reference any protective covenants governing all stream buffer areas stating: "Any stream buffer shown hereon is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas."
- D. In order to ensure long-term maintenance and inspection access, those areas within the buffer, if not otherwise publicly owned, must be granted to the City of Peoria as a permanent drainage, conservation, and maintenance easement and depicted on all plats of survey and development plans. Such easements shall contain the following protective development covenant and deed restriction:

"All stream buffer areas shall be maintained through a declaration of protective covenant that has been approved and executed by the Planning Director. The covenant shall be recorded at the Peoria County Recorder of Deeds and shall run with the land and continue in perpetuity."

- E. All lease agreements must contain a notation regarding the presence and location of protective covenants for stream buffer areas and information on the management and maintenance requirements for the stream buffer for the new property owner.
- F. An offer of dedication of a stream buffer area to the City of Peoria shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.
- G. The City of Peoria shall periodically inspect the stream buffer for evidence of sediment deposition, erosion, or concentrated flow channels and cause the responsible entity to take corrective actions to ensure the integrity and functions of the stream buffer.
- H. Stream buffer areas may be allowed to grow into their vegetative target state naturally, but methods to enhance the succession may be required when deemed necessary by the public works department to ensure the preservation and propagation of the buffer area. Buffer areas may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving buffer preservation requirements.
- I. If not left in its natural state, replanting of the buffer with deep-rooted plantings from quality nursery stock, as suggested in the list in 8.6.11, shall be allowed.
- J. Structure, practices, and activities must meet good stormwater management engineering practices and the intent of this part.

8.6.5 Buffer Plan Requirements

- A. The buffer plan shall be submitted in conjunction with the required grading plan for any development; and the stream buffer, and access to it, shall be clearly delineated on the preliminary and final plats or plans and construction plans.
- B. The plan shall contain the following information. The scale of maps to be included with the analyses in items 1 through 7 should generally be one inch equals 100 feet scale. Other scales may be acceptable as approved by the Planning Director.
 - 1. A location or vicinity map;
 - 2. Field delineated and surveyed streams, bodies of water, and wetlands (include a minimum of 100 feet into adjacent properties);
 - 3. Limits of the ultimate 100-year floodway. The limits of the ultimate floodway, i.e., the floodway under "built-out" conditions, may not be available in all locations;
 - 4. Hydric soils mapped in accordance with the National Resource Conservation Service (NRCS) soil survey of the site area;
 - 5. Steep slopes greater than 30% for areas adjacent to and within 100 feet of streams, wetlands, or other waterbodies;
 - 6. A description or photograph of existing vegetation greater than six inches in diameter breast height (dbh) within the buffer;
 - 7. Location of permanent boundary markers.
- C. Temporary boundary markers must be in place prior to grading of the site. Permanent boundary markers shall be installed by the developer prior to the acceptance of all public improvements by the City of Peoria. Signs shall be constructed of durable, weather resistant material, permanently affixed to a post four feet in height and placed at the edge of the buffer area at every other property line. Sign dimensions shall be five inches by seven inches. Signs must read "Conservation Area: No Mowing Allowed Beyond This Point."

8.6.6 Waivers

- A. This section shall apply to all proposed development, except for that development which prior to the effective date of this development code:
 - 1. Is covered by a valid, unexpired preliminary or final plat, unless a replat or resubdivision is undertaken;

2. Is covered by a valid, unexpired building permit for as long as the building permit remains in effect;
 3. Has been granted a waiver of current development regulations, which would be in conflict with this section.
 4. Buildings in existence as of the effective date of this development code, which would otherwise be in violation of this section, shall be entitled to remain in their current location and design.
- B. Requests for waivers shall be submitted through the Planning Commission and City Council. Waivers may be granted for the following:
1. Those projects or activities where it can be demonstrated that strict compliance with this development code would result in a practical difficulty or financial hardship;
 2. Those projects or activities serving a public need where no feasible alternative is available.
 3. The buffer width may be relaxed and the buffer permitted to become narrower at some points as long as the average width of the buffer meets or exceeds the minimum requirement and no new structures are built within the 100-year floodway.
- C. The applicant shall submit a written request for a waiver to the Planning Director. The application shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. The Planning Director may require an alternative analysis that clearly demonstrates that no other feasible alternatives exist and that minimal impact will occur as a result of the project or development.
- D. In reviewing a request for a waiver, the Planning Commission may require site design, landscape planting, fencing, the placement of signs, and the establishment of water quality best management practices in order to reduce adverse impacts on water quality, streams, wetlands, and floodways.
- E. The request for waiver along with the Planning Commission's recommendation shall be forwarded to City Council for final approval.

8.6.7 Alternative Compliance

- A. Petitioners may choose to follow the buffer standards as described above or to submit a buffer plan under the alternative compliance provisions of this section. The alternative compliance provisions are intended to give the petitioner the flexibility needed to respond to unique site issues and client needs and still meet the intent of this section.
- B. Denial by the Planning Director of a buffer plan submitted through the alternative compliance provisions will require that the petitioner amend the plan through the alternative compliance process or submit a plan through the standard Planning Commission and City Council approval process.
- C. Buffer plans submitted through the alternative compliance process shall fully achieve the standards as described in 8.6.3.

8.6.8 Enforcement Procedures

- A. The City of Peoria is authorized and empowered to enforce the requirements of this section in accordance with the procedures of this development code.
- B. If, upon inspection or investigation, the Planning Director is of the opinion that any person or entity has violated any provision of this section, the Planning Director shall with reasonable promptness issue a correction notice to the person. Each such notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this section, which has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.
- C. If it is determined that the violation(s) continue after the time fixed for abatement and correction has expired, the Planning Director shall issue a citation by certified mail to the person or entity who is in violation. Each such notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this section which has been violated, and what penalty, if any, is proposed to be assessed. The person or entity charged has 30 days within which to contest the citation or proposed assessment of penalty and to file a request for a hearing with the Planning Director. At the conclusion of this hearing, the Planning Director will issue a final order, subject to appeal to the Circuit

Court of Peoria County. If, within 30 days from the receipt of the citation issued by the Planning Director, the person or entity fails to contest the citation or proposed assessment of penalty, the citation or proposed assessment of penalty shall be deemed the final order of the Planning Director.

- D. Any person or entity who violates any provision of this section may be liable for any cost or expenses incurred as a result thereof by the City of Peoria.
- E. Penalties, which may be assessed for those deemed to be in violation, may include:
 - 1. A civil penalty not to exceed \$1,000.00 for each violation with each day's continuance considered a separate violation;
 - 2. A criminal penalty in the form of a fine of not more than \$1,000.00 for each violation or imprisonment for not more than 90 days, or both. Every day that such violation(s) shall continue will be considered a separate violation;
 - 3. Anyone who knowingly makes any false statements in any application, record, plat, or plan required by this part shall upon conviction be punished by a fine of not more than \$1,000.00 for each violation or imprisonment for not more than 30 days, or both.
- F. In addition to any other sanctions listed in this section, a person or entity who fails to comply with the provisions of this buffer section shall be liable to the City of Peoria in a civil action for damages in an amount equal to twice the cost of restoring the buffer. Damages that are recovered in accordance with this action shall be used for the restoration of buffer systems or for the administration of programs for the protection and restoration of water quality, streams, wetlands, and floodways.

8.6.9 Conflict with Other Regulation

Where the standards and management requirements of this buffer section are in conflict with other laws, regulations, and policies regarding streams, steep slopes, erodible soils, wetlands, floodways, timber harvesting, land disturbance activities or other environmental protective measures, the more restrictive shall apply.

8.6.10 Stream Buffer Map

A map of blue-line streams as determined by the current United States Geological Survey map and displayed on the official stream buffer map as amended from time to time. This map shall be made available by the Planning Director.

8.6.11 Stream Buffer Plant List

The City shall maintain a plant list containing flood tolerant native northern Illinois trees, shrubs, vines and seed mixes acceptable for replanting in the buffer area. The following plants are exceptionally invasive and will damage native ecosystems. Most of these plants are on the Illinois Banned Species list and are illegal to buy, sell, or plant, in the State of Illinois.

- | | |
|-----------------------------|------------------------------|
| A. Tree of Heaven | <i>Ailanthus altissima</i> |
| B. Autumn Olive | <i>Eleagnus embellatus</i> |
| C. Tartarian Honeysuckle | <i>Lonicera tartaric</i> |
| D. Glossy Buckthorn | <i>Rhamnus frangula</i> |
| E. Common Buckthorn | <i>Rhamnus cathartica</i> |
| F. Saw-toothed Buckthorn | <i>Rhamnus arguta</i> |
| G. Dahurain Buckthorn | <i>Rhamnus davurica</i> |
| H. Japanese Buckthorn | <i>Rhamnus japonica</i> |
| I. Chinese Buckthorn | <i>Rhamnus utilis</i> |
| J. Kudzu | <i>Pueraria lobata</i> |
| K. Round-leaved Bittersweet | <i>Celastrus orbiculatus</i> |
| L. Japanese Honeysuckle | <i>Lonicera japonica</i> |