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21-401 Intent ^{*19}

This district is intended to comprise lands devoted to agriculture related activities, and other open field uses. This district is further intended to constitute a "holding" district to retain land in less intensive use until the time is appropriate for more intensive development so as to prevent scattered development and the premature and costly extension of utility mains and services related thereto, and to regulate development of the town so that it occurs in stages according to market need and progresses contiguously outward from the developed urban area. Regulations are designed to limit uses to those which are compatible with agriculture, to prevent encroachment by more intensive uses and to preserve the open field characteristic of the district.

21-402 Permitted Principal Uses

A. Agricultural Uses

1. General agriculture on parcels not less than two contiguous commercial acres in area.
2. Soil Crops.
3. Commercial breeding, raising, training and feeding, principally by grazing of horses, cattle, sheep, goats and hogs provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any street, highway or residential district.
4. Cattle and goat dairies; poultry and egg farms; fur farms; public stables, provided that pens, buildings and enclosures other than open pastures used for keeping of livestock are not closer than one hundred (100) feet to any street, highway or residential district.

B. General Uses

1. Guest ranches, on parcels having an area not less than ten (10) acres, providing that pens, buildings and yards other than open pastures used for the keeping of livestock are not closer than one hundred (100) feet to any street, highway or residential district.
2. Veterinary clinic, subject to provisions of Section 21-505.J.3. ^{*32}
3. One single family dwelling.

C. Public and Quasi-Public Uses

1. Water pumping plants and storage tanks.

2. Religious Institutions such as churches, synagogues, temples, chapels or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. ^{*18}
 3. Public recreational uses.
 4. Golf courses, subject to provisions of Section 21-415.3.D. ^{*32}
 5. Public utility buildings, structures, equipment and uses.
- D. Group Homes
In accordance with Section 21-812.A. ^{*21}
- E. Public/charter schools and private schools
Provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. ^{*13}

21-403 Permitted Conditional Uses

- A. Day Care Group Homes
With five (5) or more children, in accordance with Section 21-812.A provided that the residence is a single-family detached dwelling. ^{*21}
- B. Group Care Facility or Community Residential Setting Facility
In accordance with Section 21-812.C. ^{*21}
- C. Colleges or University Facilities
Such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. ^{*31}
- D. Plant Nurseries and Greenhouses
Including on-site retail sales, for the propagation, cultivation, sales and distribution of plants produced on the premises. ^{*19}
1. Development of the plant nursery area shall require Site Plan Review in accordance with Section 21-320.
 2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery area and adjacent properties.
 3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
 4. Retail sales shall be limited to plants grown in the ground or pots on the premises.

21-404 Permitted Accessory Uses

- A. Accessory buildings, structures and uses customarily incidental to permitted uses.
- B. Employee housing, servant's quarters, guest houses, farm labor camps.
- C. Storage of petroleum products required for use on the premises, provided that such storage shall be above ground, not exceed one thousand gallons and shall be subject to all applicable health and safety laws.

- D. Home occupations.
- E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992). ^{*12}

21-405 Property Development Standards for Permitted Principal Uses and Conditional Uses ^{*22}

Use	Agriculture	Guest Ranches	Single Family Dwellings	Conditional Uses	Plant Nurseries & Greenhouses	Colleges & Universities	Public and Quasi Public Uses; Schools ^{*25}
Minimum Lot Size	5 acres	10 acres	2 acres	2 acres	5 acres	5 acres	2 acres
Min. Lot Width and Depth	300 feet	300 feet	200 feet	200 feet	300 feet	300 feet	250 feet
Min. Yard Setback Front	100 feet	100 feet	40 feet	40 feet	100 feet	100 feet	40 feet
Min. Yard Setbacks Side	100 feet	100 feet	20 feet	40 feet	100 feet	100 feet	40 feet
Min. Yard Setback Rear	100 feet	100 feet	40 feet	40 feet	100 feet	100 feet	40 feet
Min. Yard Setbacks Corner	100 feet	100 feet	40 feet	40 feet	100 feet	100 feet	40 feet
Max Building Height ^{*26}	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet ^{*27}
Max Lot Coverage	10%	15%	10%	10%	10%	15%	15%
Min. Space between Buildings	10 Feet	10 feet	100 feet	10 feet	10 feet	20 feet	10 feet

- A. Fences. Fences in areas of actual agricultural uses, as defined by Section 21-402., in any district may use:
 1. Barbed wire fences, or
 2. Electric current or charge of electricity fences on other than property perimeters so long as transformer bears the underwriters laboratory seal of approval.

21-406 Property Development Standards for Accessory Buildings

- A. Maximum Height
Twenty-five (25) feet. ^{*26}
- B. Minimum Space Between a Building Used for Sleeping or Living Purposes and any other Detached Building
Twenty (20) feet.
- C. Minimum Side and Rear Setbacks of Buildings Not Used for Keeping Poultry or Animals
Twenty (20) feet.
- D. Accessory Buildings
Whether attached or detached, shall not be erected in any required front or side yard, except as otherwise provided in this Section.

21-407 General Regulations

Maintenance of stock-tight fences. All livestock and poultry shall be kept confined to the premises by erection and maintenance of a stock-tight fence and necessary cattle guards.

Suburban Ranch (SR-43 and SR-35)

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21-408 Intent ^{*34}

The purpose of the Suburban Ranch Districts (SR-43 and SR-35) is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

21-409 Permitted Principal Uses ^{*19 *34}

- A. Single-Family Dwelling.
- B. Publicly owned and operated parks, recreation areas, and centers.
- C. Soil Crops.
- D. Group Homes, in accordance with Section 21-812.C. ^{*21}
- E. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. ^{*13}
- F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities. ^{*34}
- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. ^{*28}

21-410 Permitted Conditional Uses

- A. Commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any property line.
- B. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.
- C. Kennels, for the boarding and breeding of dogs and cats.
- D. Plant Nurseries, including on-site retail sales, for the propagation, cultivation, sales and distribution of plants. ^{*19}
 - 1. Development of the plant nursery area shall require Site Plan Review.
 - 2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery areas and adjacent properties.

3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
4. Retail Sales shall be limited to plants grown in the ground or pots on the premises.
- E. Public buildings providing cultural, educational, administrative, fire, or police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
- F. Colleges or University Facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. ^{*31}
- G. Golf Courses – including clubhouses, provided that:
 1. All direct vehicular access shall be from abutting arterial or collector streets.
 2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district.
 3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
 4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.
- H. Group Care Facility or Community Residential Setting Facility in accordance with Section 21-812.C. ^{*21}
- I. Day Care Group Homes with five (5) or more children, in accordance with Section 21-812.B. and provided that the residence is a single-family detached dwelling. ^{*21}
- J. Bed and Breakfast Inn, subject to the following: ^{*15}
 1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.
 2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.
 3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days in any calendar year.
 4. Meals shall be restricted to registered guests.
- K. Preschool centers or day care centers in conjunction with a non-residential permitted principal or conditional use:
 1. The use shall be in accordance with State Department of Health Services regulations.
 2. All vehicular access shall be from an existing arterial or collector street.
 3. No on street parking or drop-off shall be permitted.
 4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
 5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
 - a. Solid masonry wall no shorter than four feet, six inches (4'-6") or

- b. Wrought-iron view fence no shorter than four feet, six inches (4'-6") with vertical members no greater than four inches (4") apart; or
 - c. Other fencing method approved by the Planning and Zoning Commission.
6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.
 7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

21-411 Permitted Accessory Uses

- A. Any accessory use, structure, or building customarily incidental to a permitted principal use.
- B. Accessory day care and pre-school uses operated in conjunction with a non-residential permitted principal use provided that:
 1. Day care / pre-school uses in conjunction with a religious institution shall only operate during service / worship times; or
 2. Day care / pre-school uses in conjunction with other non-residential uses shall only operate during regular business hours.
- C. Animals per Chapter 16 of the Peoria City Code (1992) provided however that Section 4-9 (b) of the Peoria City Code shall not be applicable. ^{*7}
- D. Non-commercial aviaries and apiaries, provided that buildings, pens, or hives are not closer than one hundred (100) feet to any neighboring residence and hives are limited to two (2) in number.
- E. Non-commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, corrals, and yards, including open pastures are set back a minimum of six (6) feet from any side or rear property line. However, the six (6) foot side and rear yard setback for corrals and yards including open pastures may be waived when adjoining property owners agree to establish joint use corrals, yards and open pastures for animals provided for herein.
- F. Non-commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than twenty (20) feet to any side or rear property line.
- G. Day care for 4 or less children in conjunction with a residential use. ^{*5}
- H. Greenhouse, tool shed, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- I. Guest house.
- J. Home occupations in accordance with Section 21-808. ^{*21}
- K. Private or jointly owned community center recreational facilities, pools, tennis courts, and spas. ^{*12}
- L. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992). ^{*12}

21-412 Property Development Standards for Permitted Principal Uses ^{*3}

A. The following property development standards shall apply in zoning districts SR-43 and SR-35:

Property Development Standards	SR-43	SR-35
Minimum Lot Area (square feet)	43,560	35,000
Minimum Lot Width (FT)	145	125
Maximum Lot Coverage (percentage)	25%	35%
Maximum Building Height (FT)	30	30
Front Yard Setback (FT)	40	30
Side Yard Setback (FT)	20	10/20
Rear Yard Setback (FT)	20	20

21-413 Property Development Standards for Permitted Conditional Uses

Permitted Conditional Uses shall conform to the property development standards for Permitted Principal Uses of Section 21-412 except as otherwise specified in this Ordinance.

21-414 Property Development Standards for Permitted Accessory Buildings

Permitted Accessory Buildings shall conform to the property development standards for Accessory Buildings as specified in Section 21-415 except as otherwise provided by this Ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks as specified in Sections 21-410 and 21-411, whichever is greater. ^{*26}

Single Family Residential

R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, and R1-6

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21-415 Intent ^{*4 *35}

These districts comprise single-family residential areas and certain land areas where such development is desirable. They provide for a range of single-family lot sizes and establish minimum property development standards directly related to such lot sizes. Each district is restricted to the same principal, accessory and conditional uses and affords each residential property a uniform degree of protection from encroachment and adverse influence, regardless of its price class or lot size. Regulations are designed to stabilize and protect the single-family character of the districts, to promote and encourage creation of a favorable environment for family life where most families include children and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards, which assure their compatibility with the character of the district.

21-416 Permitted Principal Uses

- A. One detached single-family dwelling per lot. ^{*4}
- B. Publicly-owned and operated parks and recreation areas and centers.
- C. Group Homes, in accordance with provisions of Section 21-812.A. ^{*21}
- D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited. ^{*13}
- E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. ^{*17}
- F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. ^{*28}

21-417 Permitted Conditional Uses

Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Section and Section 21-321.

- A. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.

- B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.^{*31}
- C. Non-commercial recreational uses provided that all direct vehicular access is from an arterial or collector street.^{*4}
- D. Golf courses, including clubhouses, provided that:
 - 1. All direct vehicular access shall be from abutting arterial or collector streets.
 - 2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district,
 - 3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.
 - 4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.
- E. Day Care Group Homes with five (5) or more children, in accordance with provision of Section 21-812.B., and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general: ^{*21}
- F. Group Care Facility or Community Residential Setting Facility in accordance with provision of Section 21-812.C. ^{*21}
- G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: ^{*17}
 - 1. The use shall be in conjunction with a non-residential principal or conditional use within this Section.
 - 2. All vehicular access shall be from an existing arterial or collector street.
 - 3. No on street parking or drop-off shall be permitted.
 - 4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
 - 5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
 - a. Solid masonry wall no shorter than 4'-6" or
 - b. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or
 - c. Other fencing method approved by the Planning and Zoning Commission.
 - 6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission
 - 7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

21-418 Permitted Accessory Uses

- A. Any accessory use customarily incidental to a permitted principal use.
- B. Off-street parking serving a permitted principal use, in accordance with Section 21-823.

- C. Private garage or carport for storage or parking of vehicles.
- D. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992). ^{*12}
- F. Guest house or servant's quarters; subject to 21-423.B.
- G. Home occupation, in accordance with Section 21-808, of this Ordinance. ^{*21}
- H. Where the keeping of horses and other livestock is otherwise lawful, structures customarily accessory to such use. The provisions contained within Section 16-9 of the City Code shall apply to the keeping of horses and livestock.
- I. Day care for four (4) or less children. ^{*5}

21-419 General Property Development Standards ^{*12}

- A. On any lot, no structure shall exceed three (3) feet in height above grade within the required front setback area. ^{*9}
- B. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment can be justified.
- C. All Flag Lots, except as provided under Section 21-713, shall be subject to the following standards:
 - 1. The access portion of the flag lot ("flag pole") must be under the same ownership as the flag portion
 - 2. Each flag lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet of width for the entire length of the flagpole.
 - 3. The area of the flag pole portion of the flag lot shall not be included in the calculation of minimum lot area.
 - 4. For flag lots, the Planning Manager shall determine which property line(s) shall constitute the front and rear lot lines for the purposes of compliance with yard and setback provisions of this ordinance.
 - 5. Flag lots shall have the street address clearly visible from the street to identify a dwelling that is set back from the street.
 - 6. The driveway providing access to the flag lot shall be placed as close as possible to an existing driveway on adjacent property.
 - 7. The number of flag lots shall be limited per parcel or subdivision pursuant to the following schedule. No more than two (2) flag lots may be contiguous.

Table 21-419 Maximum Number of Flag Lots

Size of Subdivision or Minor Land Division	Maximum Number or Percentage (%) of Flag Lots
10 or fewer lots	1 lot
11-50	10%
50+	5%

21-420 Property Development Standards for Permitted Principal Uses ^{*2}

- A. The following property development standards shall apply in zoning districts R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, R1-7 and R1-6: ^{*6 *11 *23 *26}

Property Development Standards	R1-43	R1-35	R1-18	R1-12	R1-10	R1-8	R1-7♦	R1-6
Minimum Lot Area (acreage)	43,560	35,000	18,000	12,000	10,000	8,000	7,000	6,000
Minimum Lot Width (FT)	145	125	90	70	70	70	70	50
Minimum Lot Depth (FT)	100	100	100	100	100	100	100	100
Maximum Lot Coverage (percentage)	30%	35%	35%	40%	45%	45%	45%	45%
Maximum Building Height FT	30	30	30	30	30	30	30	30
Front Setback (FT)								
Side-entry garage (♦♦)	35	30	20	10 ●	10 ●	10 ●	10 ●	10 ●
Front-facing garage (○)	35	30	20	20	20	20	20	20
Interior Setback (min/total FT)	10/30	10/20	5/15	5/15	5/15	5/15	5/15	5/8/13
Rear Setback (FT)	30	20	15	15	15	15	15	15
Corner Setback (FT)	10	10	10	10	10	10	10	10

Notes

- Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.
- Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.
- ♦ Residential District R1-7 shall only apply to property zoned R1-7 on or before February 13, 1991. No property shall be re-zoned to the R1-7 district after February 13, 1991. ^{*14}
- ♦♦ Side-entry garages shall be prohibited on corner lots.

21-421 Property Development Standards for Permitted Conditional Uses

- A. Maximum height of principal buildings conditionally permitted. Two stories of not more than thirty (30) feet, except as provided in Section 21-808 of this Ordinance. ^{*26}
- B. Minimum setbacks. Every conditionally permitted principal and accessory building shall maintain required setbacks.

21-422 Property Development Standards for Permitted Accessory Buildings ^{*26 *36}

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building. Nothing herein is intended to relax the building code or other applicable City standards.

- A. *Maximum Height.* The height of an accessory building shall not exceed twenty (20) feet in height except in the R1-18 and R1-35 zoning districts OR other zoning districts with minimum lot sizes 18,000 square feet or greater. Where a property is located in a zoning district with a minimum lot size of 18,000 square feet or greater, all accessory buildings shall have a maximum height of twenty-five (25) feet. ^{*26}
- B. No accessory building shall be located in any front yard.
- C. A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view. ^{*26}
- D. A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view. ^{*30}
- E. Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Planning Manager shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building. ^{*26}
- F. Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City of Peoria Design Review Manual. ^{*26}
- G. All structures shall be located in accordance with any applicable City building and/or fire code. ^{*26}

21-423 Exceptions ^{*36}

- A. Side yards, interior lots of record. On each lot or record, having a width of fifty (50) feet or less, the least side yard shall have a width not less than three (3) feet, and the other side yard shall have a width not less than seven (7) feet, and the aggregate width of both side yards shall be not less than ten (10) feet upon adoption of this Ordinance.
- B. Detached guesthouses or servant's quarters. Detached guesthouses and servant's quarters are permitted in any R1-35 and R1-18 districts; provided, however, that they shall conform to all yard requirements applicable to the accessory building.

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Multi-Family Residential

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21-424 Intent ^{*20}

This district is intended to fulfill the need for multi-family residences or attached single-family residences which are compatible with abutting single-family residential districts. Certain essential and complimentary uses are permitted under conditions and standards which assure protection of the character of the district.

21-425 Permitted Principal Uses

- A. Attached Single-family dwellings.
- B. Two-family dwellings.
- C. Multi-family dwellings.
- D. Group Homes, in accordance with provision of Section 21-812.A. provided that the residence is a pre-existing single family detached dwelling or attached dwelling. ^{*21}
- E. Public/charter schools and private schools provided that the facilities have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. ^{*13}
- F. Religious Institutions such as churches, synagogues, temples, chapels, or mosque, subject to review and approval of vehicular access by the City Engineer. ^{*21}
- G. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. ^{*28}

21-426 Permitted Conditional Uses

The following uses may be permitted subject to Conditional Use Permit approval by the Planning and Zoning Commission.

- A. Bed and Breakfast Inn, Subject to the following: ^{*15}
 - 1. Maximum building height shall be thirty feet (30') or two (2) stories, which ever is greater.
 - 2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.
 - 3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days within one calendar year.

4. Meals shall be restricted to registered guests.
- B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited.
^{*31}
- C. Day Care Group Homes with five (5) or more children, in accordance with Section 21-812.B., provided that the residence is a single-family detached dwelling, and upon a finding by the Planning and Zoning Commission that such home will be operated in a manner that is compatible with, and not detrimental to, adjacent properties or the neighborhood in general. ^{*21}
- D. Group Care Facilities or Community Residential Setting Facility in accordance with Section 21-812.C. ^{*21}
- E. Hospitals, or similar health care facilities, provided access to the site shall be determined by a Traffic Impact Analysis (TIA) approved by the City Engineering Department and that the site contains a net land area totaling at least four (4) acres for the first one hundred beds or less, plus one additional acre for each additional twenty-five beds. ^{*29}
- F. Nursing or convalescent home provided that all vehicular access is from an abutting arterial or non-residential collector street, and that the site contains a net land area of at least one (1000) thousand square feet per dwelling unit. ^{*10}
- G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations.
- H. Rooming house provided that the site contains a net land area of at least five hundred (500) square feet per resident.
- I. Reception Center provided that all outdoor events between the hours of 10:00 p.m. and 12:00 a.m. have obtained a temporary use permit.

21-427 Permitted Accessory Uses ^{*5}

- A. Any accessory use customarily incidental to a permitted use.
- B. Day care for four (4) or less children.
- C. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992). ^{*12}

21-428 General Regulations

- A. All multi-family residential developments in the RM-1 Districts are subject to site plan approval as set forth in the provisions of this Ordinance. All design standards, including on-site parking, traffic circulation, and landscaping, shall be in accordance with the City of Peoria Design Review Manual and the Peoria Zoning Ordinance.
- B. All off-site improvements shall be the responsibility of the developer and shall be accomplished in the same manner as is specified and required in the subdivision regulations of the City of Peoria, Chapter 24 of this Code.

21-429 Development Standards

A. Development Standard for Permitted Residential Uses shall be as follows:

DEVELOPMENT STANDARDS	ATTACHED SINGLE-FAMILY BUILDINGS	TWO, THREE, FOUR-FAMILY AND MULTI-FAMILY BUILDINGS	MULTI-FAMILY BUILDINGS (FIVE-FAMILY DWELLING & ABOVE)
Maximum Lot Coverage by all structures (%)	60	50	50
Minimum Lot Width (FT)	30	N/R	N/R
Maximum Density (du/ac – as calculated by Peoria General Plan)	8 ●	12 ●	18 ○
Maximum Principal Building Height (FT)	30	30	48 ◆
MINIMUM BUILDING SETBACKS (FT)			
Front Setback	10	20	20
Rear Setback	15	15	15
Side Setback	5 ◆◆	20 ◆◆	20 ◆◆
Corner Side	10	15	15

Notes

- N/R No minimum requirement
- Maximum density may be increased up to two (2) additional units per acre based on finding that the project incorporates additional amount of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.
- Maximum density may be increased up to seven (7) additional units per acre based on a finding that the project incorporates additional amounts of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.
- ◆ Building Height: Maximum thirty (30) feet high within thirty (30) feet of any Single-Family Residential District. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of 48-feet.
- ◆◆ For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall. ^{*33}

B. Development Standards for Non-Residential Uses shall be as follows:

DEVELOPMENT STANDARDS	NON-RESIDENTIAL BUILDINGS
Maximum Lot Coverage (%)	50
Maximum Principal Building Height (FT) ●	48
SETBACKS (feet)	
Front (street line)	40
Rear	25
Side	25
Corner Side (from edge of pavement)	10

Note

- Provided that the minimum required side and rear setbacks shall be increased by three additional feet (3') for each one (1) foot by which the height of the structure exceeds thirty feet (30').

C. Development Standards for Accessory uses shall be as follows:

Accessory building development standards for Attached Single-Family shall conform to the regulations set forth in Section 21-422. *24

DEVELOPMENT STANDARDS	TWO, THREE, FOUR-FAMILY DWELLING AND MULTI-FAMILY	NON-RESIDENTIAL
Maximum Building Height (FT)	20 ●	20
MINIMUM BUILDING SETBACKS (FT)		
Front	10	20
Rear	5	10
Side	8	10

Note

- Thirty feet (30') maximum height for Clubhouse

21-430 Special Regulations *8

The intent of this Section is to provide for the registration and vesting of the detached single-family dwelling use which existed within the RM-1 zoning district prior to April 1, 1993. This Section is also intended to provide that properties not registered and vested in accordance with this Section shall be subject to all the provisions of Chapter 14 of the Peoria City Code (1977) as amended and effective after April, 1993.

- Notwithstanding any other provisions contained within this Section all undeveloped and unsubdivided parcels of property within the City containing an RM-1 zoning or Planned Unit Development (P.U.D.) zoning with RM-1 zoning designation prior April 1, 1993 shall be governed by the provisions of this Section, in addition to all other applicable provisions of the City Code (1992) and Chapter 14 of the Peoria City Code (1977 Edition).
- On or before October 4, 1996, any undeveloped and unsubdivided property having an RM-1 zoning or P.U.D. zoning with RM-1 zoning designation prior to April 1, 1993 may register and vest the use of detached single-family dwelling by complying with all of the provisions contained in this

Section. Compliance with the registration and vesting requirements of this Section shall result in the continuation of the principal permitted use status of detached single-family dwelling that existed prior to April 1, 1993.

- C. In order to register the principal permitted use status of detached single-family dwelling on undeveloped and unsubdivided property having an RM-1 zoning or P.U.D. zoning with RM-1 zoning designation, the following requirement must be met:
1. Submission of a complete Preliminary Plat application prior to October 6, 1995. Submission of a complete Preliminary Plat application shall constitute registration of the subject property.
- D. In order to vest the principal permitted use status of detached single-family dwelling on undeveloped and unsubdivided property having an RM-1 zoning or P.U.D. zoning with RM-1 zoning designation and registered as provided in Section 21-430, all of the following requirements shall be met prior to October 4, 1996:
1. Approval of the Preliminary Plat for the subject property.
 2. Approval and recordation of the Final Plat for the subject property.
 3. Completion and acceptance by the City of all off-site improvements required under the Final Plat.
 4. Application and issuance of a building permit for one or more detached single-family dwelling(s) within the subject property.
- E. All detached single-family dwelling uses vested and developed between April 1, 1993 and October 4, 1996 shall comply with all of the following standards: ^{*31}
1. Minimum lot size of four thousand five hundred (4,500) square feet.
 2. Minimum front setback of twenty (20) feet.
 3. Minimum side yard setback of five (5) feet, with at least one side yard being a minimum of eight (8) feet.
 4. Minimum rear setback of fifteen (15) feet.
 5. Maximum lot coverage not to exceed forty-five percent (45%).
 6. Minimum front lot footage of forty-five (45) feet.
 7. Maximum building height of twenty-five (25) feet. ^{*29}
 8. The building setback of a principal building for a corner side yard shall be ten (10) feet.
- F. All detached single-family dwelling uses vested and developed prior to April 1, 1993 shall comply with all of the following standards: ^{*31}
1. Minimum lot size of four thousand (4,000) square feet.
 2. Minimum front setback of fifteen (15) feet.
 3. Minimum side yard setback of three (3) feet.
 4. Minimum rear setback of fifteen (15) feet.
 5. Maximum lot coverage not to exceed fifty percent (50%).
 6. Minimum lot width of forty (40) feet.

7. The setback between buildings shall be ten (10) feet.
- G. Failure by the owner of any parcel having an RM-1 zoning or P.U.D. zoning with RM-1 zoning designation prior to April 1, 1993, to comply with the provisions of this Section by registration of the property by October 6, 1995, and vesting by October 4, 1996 of the detached single-family dwelling use and compliance with all the requirements of this Section shall be deemed to subject the owners of such parcels to all the requirements of Chapter 14 of the Peoria City Code (1977 Edition) as amended and effective on April 1, 1993.
- H. Within a master planned community, which is defined as a community consisting of not less than two hundred (200) acres and which is being developed by a single developer or its successors in interest and which is characterized by the existence of enhanced recreational facilities such as lakes or golf courses which are funded by the assessments against individual residents within the master planned community, those parcels within a master planned community meeting this definition and having an RM-1 zoning designation prior to April 1, 1993 shall be deemed having vested the principal permitted use status of detached single-family dwelling that existed prior to April 1, 1993.

Mobile Home Subdivision District (RMH-1)

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21-431 Intent

This district comprises areas suitable for placement and occupancy of mobile homes for residential purposes on individually owned lots in mobile home subdivisions. Regulations are designed to stabilize and protect the residential character of the district and to promote compatibility with adjacent districts.

21-432 Permitted Principal Uses

- A. One mobile home per lot.
- B. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 21-320. ^{*16}

21-433 Permitted Conditional Uses

- A. Any use permitted in any R1-8 single-family residential district, in accordance with all regulations pertaining hereto in such district.
- B. Recreational areas, facilities and buildings; offices; service buildings and yards, subject to approval by the Commission of the proposed site development plans; provided that the primary purpose of any such use is service to residents of the subdivision.
- C. Day Care Group Homes with five (5) or more children, in accordance with Section 21-812.B., and provided that the residence is a single-family detached dwelling. ^{*21}

21-434 Permitted Accessory Uses

- A. One attached carport, one attached cabana, ramada or covered patio, one detached storage room per mobile home, and day care for four (4) or less children.
- B. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of Peoria City Code (1992).

21-435 Property Development Standards for Mobile Home Subdivisions

- A. Minimum Lot Size
Seven thousand (7000) square feet.

- B. Minimum Lot Width
Sixty (60) feet.
- C. Minimum Setback of any Building or Mobile Home from District Boundary Line or Street Abutting the Subdivision
Twenty-five (25) feet.
- D. Minimum Front Setback from Interior Streets
Twenty (20) feet.
- E. Minimum Rear Yard
Thirty (30) feet.
- F. Minimum Side Yard
Four (4) feet least single side yard, thirteen (13) feet total side yards.

21-436 Property Development Standards for Accessory Buildings

- A. Maximum Height
Fifteen (15) feet above grade.
- B. Accessory Buildings
Whether attached or detached, shall not be erected in any required front or side yard, except as otherwise provided in this Section.
- C. Corner Lot
On a corner lot adjoining a key lot and not separated there from by an alley, any detached accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the principal building. On a corner lot having its rear lot line abutting an alley line, detached accessory buildings shall be set back from the rear lot line not less than three (3) feet.

21-437 General Regulations

- A. Rezoning procedure
Requests for rezoning to RMH-1 mobile home subdivision district shall be accompanied by application for preliminary plat approval prepared in accordance with this Section and Chapter 24 Subdivision. Approval of rezoning to RMH-1 shall be contingent on approval of the proposed preliminary plat; provided further that such rezoning shall become null and void and revert to the original zoning in the event preliminary plat approval expires prior to filing of a final plat. ^{*22}
- B. No accessory building on a mobile home lot shall be used for sleeping or living purposes.
- C. Expandable sections of mobile homes shall be considered as part of the mobile home proper.
- D. Every mobile home shall be permanently connected to electric power, water supply, sewage disposal, gas and telephone service lines in compliance with applicable City Codes, and all utility distribution and service lines shall be installed underground.

Recreational Vehicle Resort District (RMH-2)

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21-438 Intent ^{*1}

This district provides for the development of areas designed and intended for use and temporary occupancy as recreational vehicle resorts as defined herein. Regulations are designed to protect and enhance the public health, safety, welfare and the environment by requiring adequate utilities and facilities and proper development standards to ensure the quality of uses within the district, and to promote compatibility with adjacent districts.

21-439 Definitions

Carport. An attached structure with one or more open sides.

Covered Patio. An attached covered use area with one or more open sides used for casual living and supplied only with normal lawn furniture and equipment.

Temporary Utility Storage Room. A storage building not exceeding one hundred and twenty (120) square feet in area, anchored to the ground or a concrete slab, park model carport or patio. No storage room shall be used for sleeping or living purposes.

Raised Deck or Porch. A wooden platform raised above the ground to a level at or below the floor level of the park model or other recreational vehicle, attached or unattached thereto and enclosed only by a railing.

Enclosed Patio Room. An all-weather structure attached or unattached to a recreational vehicle or park model, enclosed by doors, screening, and/or openable windows, used for incidental living purposes, but not including bath, laundry or kitchen facilities.

Landscaping. Permanent or semi-permanent organic or inorganic materials designed to enhance the appearance and livability of the site.

Recreational Vehicle Resort. A development designed and intended for the placement and occupancy of recreational vehicles on a temporary or semi-permanent basis, along with the amenities and support facilities necessary and desirable for the operation and maintenance of the facility.

Recreational Vehicle. A camper, travel trailer, motor home or park model as the same are further defined herein.

Camper. A model living unit designed to be mounted upon or conveyed by another vehicle.

Travel Trailer. A mobile living unit not exceeding eight (8) feet in width and thirty-three (33) feet in length designed to be towed behind another and separate vehicle.

Motor Home. A self propelled mobile living unit.

Park Model. A commercially manufactured living unit not exceeding four hundred (400) square feet in area, capable of being moved on its own wheels and placed on a site in a recreational vehicle resort in a semi-permanent manner.

21-440 Permitted Principal Uses

- A. One recreational vehicle or park model per site.
- B. Recreational vehicle resort subject to Maricopa County Health Department Regulations and to Development Standards set forth herein.

21-441 Permitted Conditional Uses

- A. Recreation areas and facilities, laundries, rest rooms, administrative offices, service buildings and storage yards, subject to the approval of the Commission or proposed site development plans, provided that the only purpose of any such use is service to residents and guests of the resort.
- B. The recreational vehicle resort developer may apply for approval of the recreational vehicle resort in compliance with all State regulations and file and record a recreational vehicle resort plat containing individual report vehicle sites and common recreational use sites and areas. The developer must obtain prior City approval of declaration of covenants, conditions and restrictions or common scheme rules and regulations.

21-442 Permitted Accessory Uses

- A. One carport, one covered patio, one temporary utility storage room.
- B. One raised deck or porch.
- C. One enclosed patio room.
- D. Landscaping.

21-443 Development Standards

- A. Minimum Area
Ten (10) acres undivided by a public street except as provided in Section 21-440 of this Ordinance and based on full acre including street easements.
- B. Minimum Area Per Recreational Vehicle Site
One thousand seven hundred and fifty (1,750) square feet.
- C. Minimum Recreational Vehicle Site Width
Thirty-five (35) feet.
- D. Minimum Recreational Vehicle Site Depth
Fifty (50) feet.

- E. Minimum Setback for Recreational Vehicle Park
Fifteen (15) feet from any public street.
- F. Minimum Setback for Private Access Streets
Thirty-two (32) feet measured between curb faces.
- G. Maximum Building Height
Two stories or twenty-five (25) feet, which ever is less.
- H. Recreation and Open Space Area
Ten percent (10%) of area less private streets shall be devoted to recreation and open space.
- I. Recreational Vehicle Storage Area
Fifty (50) square feet of area for each recreational vehicle site shall be provided for the storage of recreational vehicles not in use, boats, utility trailers and the like. Such area shall be within the resorts.

21-444 Use of Recreational Vehicle Sites

- A. No recreational vehicle or accessory structure shall be placed over any existing utility easements.
- B. Minimum setbacks for recreational vehicles and accessory structures:
 - 1. Four (4) feet from any private access street.
 - 2. Ten (10) feet from any adjacent district boundary or property line.
 - 3. Fifteen (15) feet from any public street.
 - 4. Three (3) feet from the side line of the site.
 - 5. Five (5) feet from the rear line of the site.
 - 6. Fifteen (15) feet between recreational vehicles or park models on adjacent sites.
- C. On-site parking shall be provided for one vehicle in addition to the recreational vehicle.

21-445 Occupancy

- A. Development plans for the recreational vehicle resort shall be submitted to the Commission for its review and recommendation and shall require approval of the City Council prior to the issuance of building permits.
- B. No recreational vehicle shall be occupied within the recreational vehicle resort except in compliance with the terms of this Section and the required permits and approvals of the City of Peoria, the County of Maricopa and the State of Arizona.

21-446 General Regulations

- A. All direct vehicular access shall be from abutting arterial streets.
- B. Original development of each space within a proposed park shall be valued at One Thousand Dollars per space. A building permit is required for said space development. Permits must be obtained for additions, alterations, canopies, carports, storage and detached refrigeration units.

Fees for which are set by the Uniform Building Code (Section 8-1) and Uniform Mechanical Code (Section 9-4).

- C. It shall be unlawful for any person, firm, corporation or agency to turn on or allow to be turned on any gas or electric service without an inspection and clearance from the Department of Building Safety, City of Peoria.
- D. It shall be the responsibility of the park owners or managers of rental parks to see that all sections of this Section are complied with, including requirements relative to required permits.

References

Adopted by Ord. No.: 2016-29

Previous Ordinances:

- *1 88-16
- *2 89-36
- *3 90-55
- *4 93-12
- *5 93-25
- *6 93-42
- *7 95-10
- *8 95-30
- *9 95-72
- *10 97-41
- *11 97-95
- *12 98-18
- *13 99-89
- *14 99-92
- *15 99-101
- *16 01-166
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- *19 02-55
- *20 02-83
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- *32 06-16
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