

Multi-Family Development Standards

DEVELOPMENT STANDARDS	ATTACHED SINGLE-FAMILY BUILDINGS	TWO, THREE, FOUR-FAMILY AND	MULTI-FAMILY BUILDINGS (FIVE-FAMILY DWELLING & ABOVE)
Maximum Lot Coverage by all structures (%)	60	50	50
Minimum Lot Width (feet)	30	n/r	n/r
Maximum Density (du/ac – as calculated by Peoria General Plan)	8 ¹	12 ¹	18 ²
Maximum Principal Building Height (feet)	30	30	48 ³
MINIMUM BUILDING SETBACKS (feet)			
Front Setback (Ord. No. 07-22)	10	20	20
Rear Setback	15	15	15
Side Setback (Ord. No. 05-58A)	5 ⁴	20 ⁴	20 ⁴
Corner Side (Ord. No. 07-22)	10	15	15

- ¹ 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.
 - ² 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.
 - ³ 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.
 - ⁴ For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall. (Ord. No. 07-22)
- n/r No minimum requirement

Accessory Buildings

DEVELOPMENT STANDARDS	TWO, THREE, FOUR-FAMILY DWELLING AND MULTI-FAMILY	NON-RESIDENTIAL
Maximum Building Height (feet)	20 ¹	20
MINIMUM BUILDING SETBACKS (feet)		
Front	10	20
Rear	5	10
Side	8	10

¹ Thirty feet (30') maximum height for Clubhouse

Accessory building development standards for Attached Single-Family shall conform to the regulations set forth in Section 14-5-8. (Ord. No. 04-23)

Non-Residential Uses

DEVELOPMENT STANDARDS	NON-RESIDENTIAL BUILDINGS
Maximum Coverage (%)	50
Maximum Principal Building Height (feet) ¹	48
SETBACKS (feet)	
Front (street line)	40
Rear	25
Side	25
Corner Side (from edge of pavement)	10

¹ 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').