

# Commercial & Industrial Development Standards

Property Development Standards	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5
Minimum Lot/site Area (acreage)	n/r	n/r	3	20	n/r	n/r	n/r	n/r <sup>1</sup>
Minimum Width (ft)	50	n/r	n/r	n/r	n/r	n/r	n/r	n/r
Minimum / Site Depth (ft)	n/r	120	250	660	n/r	n/r	n/r	660
Minimum Frontage on One Arterial (ft)	n/r	n/r	450	660	n/r	n/r	n/r	660
Maximum Lot Coverage (percentage)	n/r	n/r	30%	n/r	n/r	100%	n/r	n/r
Height (ft)	30	30	30	60	48 <sup>2</sup>	48	48 <sup>2</sup>	60
Front Setback (ft)	15	15	60	120	15	n/r	15	40
Corner Setback (ft)	15	15	60	120	15	n/r	15	40
Rear Setback (ft)	20	20	20	60	20	n/r	20	30
Interior Rear/Side Setback (ft)	n/r	n/r	60	60	n/r	n/r	n/r	n/r
Setback from Residential Zones (ft) (Ord. No. 05-58A)	30	30	30	120	30	n/r	30	120
Height & Setbacks (ft) (Ord. No. 02-21)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)

Property Development Standards	BPI	PI-1	I-1	I-2
<b>Minimum Size of by Use</b>				
Area (acreage)	n/r	n/r	n/r	n/r
Width (ft)	80	80	80	80
<b>Minimum Setbacks for Principal Buildings</b>				
Front Setback (ft)	30	40	20	60
Least Side (ft)	20	0	0	0
Total Sides (ft)	40	20	20	30
Interior Setback (ft) (Ord. No. 04-188)	n/r	n/r	n/r	n/r
Rear Setback (ft)	25	25	25	40
Corner Side (ft)	20	20	20	30
Setback from Residential Zoning Districts (ft) <sup>1</sup>	30	50	50	50
<b>Maximum Coverage</b>				
Percentage - by all Buildings	n/r	40%	n/r	n/r
<b>Height</b>				
Principal Building Height (ft)	48 <sup>2</sup>	48 <sup>2</sup>	48 <sup>2</sup>	60 <sup>2</sup>
Height & Setbacks (ft) (Ord No. 02-21)	(a)	(a)	(a)	(a)

## Commercial

- <sup>1</sup> C-5: Required minimum 10 acres site area.
  - <sup>2</sup> Building Height: Maximum thirty (30) feet high within thirty (30) feet of any residential district. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of forty-eight (48) feet. (Ord. No. 05-58A)
- n/r No minimum requirements
- (a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance. (Ord. No. 04-23)
- B. The following property development standards shall apply in zoning districts BPI, PI-1, I-1, and I-2:
- n/r No minimum requirements.

## Industrial

- <sup>1</sup> The setback shall be applied to sides which abut or are adjacent to a residential zoning district, as established in Section 14-4-1.A or as designated residential on a PAD or PCD. Where a side is adjacent to a residential zoning district, said setback shall be applied when the abutting right-of-way is a collector or lower classification as identified on the Peoria General Plan and Street Classification Map.
  - <sup>2</sup> Building Height: Where a setback from residential zoning district applies, the building shall be limited to a maximum height of thirty (30) feet at the setback line. The building height may be increased by one (1) foot per each three (3) feet of additional setback to the maximum height as prescribed by the applicable district.
- (a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance. (Ord. No. 04-23)