



Single-Family Residential

On any lot, no structure shall exceed three (3) feet in height above grade within the required front setback area. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment can be justified.

Property Development Standards	SR-43	SR-35	R1-43	R1-35	R1-18	R1-12	R1-10	R1-8	R1-7	R1-6
Minimum Lot Area (acreage)	43,560	35,000	43,560	35,000	18,000	12,000	10,000	8,000	7,000	6,000
Minimum Lot Width (FT)	145	125	145	125	90	70	70	70	70	50
Minimum Lot Depth (FT)	NS	NS	100	100	100	100	100	100	100	100
Maximum Lot Coverage (percentage)	25%	35%	30%	35%	35%	40%	45%	45%	45%	45%
Maximum Building Height FT	30	30	30	30	30	30	30	30	30	30
Front Setback (FT)										
Side-entry garage (◆◆)	40	30	35	30	20	10 ●	10 ●	10 ●	10 ●	10 ●
Front-facing garage (○)	40	30	35	30	20	20	20	20	20	20
Interior Setback (min/total FT)	20/20	10/20	10/30	10/20	5/15	5/15	5/15	5/15	5/15	5/8/13
Rear Setback (FT)	20	20	30	20	15	15	15	15	15	15
Corner Setback (FT)	NS	NS	10	10	10	10	10	10	10	10

- 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.
- ◆◆ Not permitted on corner lots
- NS No Standard



Accessory Buildings

When not part of the principal building, accessory buildings shall be subject to the limitations in [Section 21-422](#) and in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all provisions of the City Code that are applicable to the principal building. Nothing herein is intended to relax the building code or other applicable City standards.

Detached Structure Size	Setbacks	Subject to Design Review	Additional Requirements	Building Permit Required
Less than 8 FT in height <i>and</i> Floor area not exceeding 200 SF	May be located in rear or side setback along property line	No	May not be served by utilities if on property line	Only utilities will require a permit
Between 8 FT – 9FT in height <i>and/or</i> Floor area greater than 200 SF	May be located a minimum of 3 FT from side or rear property line	No	May be served by utilities serving principal building	Yes
Exceeding 9 FT in height <i>and/or</i> Floor area of 300 SF or larger	Subject to setbacks required of principal building	Yes	May be served by utilities serving principal building	Yes

- An attached accessory building of any size requires a building permit. Any addition (of any size) to the principal building requires a building permit
- Must be screened from public view.
- No accessory building shall be located in any front yard.
- All structures shall be located in accordance with any applicable City building and/or fire code.
- *Maximum Height.* The height of an accessory building shall not exceed 20 feet in height except in the R1-18 and R1-35 zoning districts OR other zoning districts with minimum lot sizes of 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 25 feet.
- Detached accessory buildings exceeding 9 feet in height OR 300 square feet or greater shall conform to the [Design Review Manual](#) by matching the principal building’s exterior building materials and architectural style.