

ARTICLE 14-42

OLD TOWN MIXED-USE DISTRICTS

(OTMU) (Ord. 04-19)

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14-42-1 INTENT

A. The Old Town Mixed-Use Districts are intended to facilitate the revitalization of Old Town Peoria by encouraging a mixture of appropriate uses to be established within the same development or on the same lot. The design for the mixtures of uses intends to promote pedestrian activities and to create economic niches in the Old Town area. The Old Town Mixed-Use Districts implement the goals and policies set forth in the Central Peoria Revitalization Plan and the Peoria General Plan. The design of the Old Town Mixed-Use Districts aims to promote the following land uses:

1. High-quality office, storefront retail, restaurant and entertainment to integrate with various residential components in order to create an urban center where people live, work, and entertain.
2. Developments that create a compacted pedestrian environment and promote pedestrian activities that would balance day and night uses.
3. Innovative integration of compatible uses through the conversion of existing buildings and the development of new buildings in a manner that fosters sensitive and sustainable site design and architectural style.

14-42-2 GENERAL PROVISIONS

A. The Old Town Mixed-Use Districts are designed to direct development in the Peoria central core area by allowing complimentary mixtures of commercial, specialized retail, office, and various types of residential developments. Development standards are modified to enhance the urban setting and to encourage private investment. All uses shall be subject to the applicable provisions of the Zoning Ordinance. However, where the regulations and standards established by the Old Town Mixed-Use Districts conflict with other provisions of the ordinance, the regulations and standards set forth in the Old Town Mixed-Use Districts shall govern.

14-42-3 ZONING DISTRICTS

A. The Old Town Mixed-Use Districts encompass an area within the original town plat of Peoria with Grand Ave to the east, Monroe Street to the south, 85th Ave to the west and Peoria Ave to the north. The Old Town Mixed-Use Districts compose of three zoning districts: Core Commercial Mixed-Use (CCM), Core Residential Mixed-Use (CRM), and Park/Open Space (PO).

1. Core Commercial Mixed-Use (CCM)

The Commercial Mixed-Use designation allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, entertainment uses. Architecturally enhanced parking structure, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged.

2. Core Residential Mixed-Use (CRM)

The Residential Mixed-Use designation allows for primarily single-family residential uses. Limited types of non-residential uses adapted to the residential structures are permitted in the Residential Mixed-Use area. Non-residential uses may include small-scale entrepreneurial, pedestrian-oriented goods and services, family-owned business, bed and breakfast establishments, and small professional or home business whose business is primarily oriented to users in the Old Town area.

3. Park/Open Space (PO)

The Park/Open Space designation is reserved for open space, passive recreational activities and support facilities. The Park and Open Space designation also provides venues for seasonal activities and short-term events such as arts and crafts sales, farmers' markets, out-door performances and similar uses in an urban park-like setting.

14-42-4 LAND USE MATRIX

A. Uses permitted in specific zoning districts within the Old Town Mixed-Use Districts as permitted by right, permitted subject to a Conditional Use Permit, and permitted as an accessory to a principal use on the same lot are established in the Mixed Use Land Use Matrix (Table 14-42-4.a). In the event of a specific use not being identified on the matrix, the Community Development Director or designee(s) shall determine the closest associated use based on the provisions of this ordinance. The City will permit any accessory use customarily incidental to a permitted principal use on the same lot.

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**Table 14-42-4.a
Mixed Use Land Use Matrix**

LAND USE TYPES	CCM	CRM	PO
Multi-Family Residence	P	P	-
Single-Family Residence	P	P	-
ADMINISTRATIVE & FINANCIAL			
Automatic Teller Machine (ATM)	P	-	-
Medical, Dental or Health Offices	P	-	-
Professional, Administrative or Business Offices	P	P	-
AUTOMOTIVE USES (Ord. No. 05-36)			
Automobile Diagnostic and/or Service Establishment, including engine & transmission overhaul, repair facilities & similar services [#]	C		
EATING & DRINKING ESTABLISHMENTS			
Catering Establishment	P	-	-
Coffee Shop	P	-	-
Coffee Shop less than 2,000 square feet and without a drive-thru (Ord. No. 05-36)	P	P	
Outdoor Dining and Seating Areas (Ord. No. 07-22)	C	C	
Restaurants and Cafeterias	P	-	-
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants [#]	C	-	-
ENTERTAINMENT AND RECREATION			
Dance, Theatrical, Arts, Music Studio and similar uses (Ord. No. 05-58A)	P	P	-
Health and Exercise Center	P	-	-
Wedding and Reception Center [#]	C	C	C
GENERAL INDUSTRIAL & MANUFACTURING			
Essential Public Service or Utility Installation	P	P	P
Recycling Collection Point	A	A	A
GENERAL RETAIL			
Antiques, Crafts, and Collectibles Sales	P	P*	-
Book, Stationery & Greeting Card Store	P	P*	-
Candy and Ice Cream Store	P	P*	-
Florist	P	P*	-
Gift, Novelty and Souvenir Shop	P	P*	-
Hobby, Stamp and Coin Shop	P	P*	-
Newsstand	P	P*	-
Retail Sales of New & Used Merchandise, Indoor	P	P*	-
Video Rental Store	P	P*	-
Water and Ice Store	P	P*	-

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39.

A = Accessory use

***** = Due to potential traffic impacts, residential use shall be the primary use in these categories

= Subject to special limitations as set forth in Article 14-9 Section 14-9-5

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LAND USE TYPES	CCM	CRM	PO
INSTITUTIONAL			
Art Gallery	P	P	-
Day Care Centers or Pre-School Centers #	C	C	-
Group Care Facility or Community Residential Facility #	C	C	-
Group Homes, less than 10 handicapped residents	P	P	
Nursing or Convalescent Home, Long Term Care Facility #	C	C	-
Performance Arts Center and similar uses (Ord. No. 05-58A)	P	-	-
Public Buildings #	P	P	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment #	P	P	P
Religious Institutions & similar places of worship #	P	P	-
INTENSE RETAIL			
Appliance, Furniture, & Household Equipment Sales and Rentals	P	-	-
Commercial Service Establishments combining retail, showroom with workshop #	P	-	-
Farmer's and Crafts Markets	C	-	C
Outdoor Sales and Display Area #	P	-	-
LODGING			
Bed and Breakfast Inn #	P	C	-
Living quarter for night guards	A	A	A
PERSONAL SERVICES			
Custom Dressmaking, Furrier, Millinery or Tailor Shop #	P	P*	-
Dry Cleaning and Laundry Establishment	P	-	-
Laundromat, self-service	P	-	-
Locksmith	P	-	-
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	P	P*	-
Photographic Studio	P	P*	-
Shoe Sales and Service, Clothing Alteration	P	P*	-
Ticket and Travel Agency	P	-	-
Watch and Clock Repair Shop	P	P*	-
TRANSPORTATION			
Parking lots or structures	A	-	-

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39.

A = Accessory use

* = Due to potential traffic impacts, residential use shall be the primary use in these categories

= Subject to special limitations as set forth in Article 14-9 Section 14-9-5

14-42-5 GENERAL REGULATIONS FOR NON-RESIDENTIAL USES

- A. All activities, except as otherwise permitted herein, shall be conducted entirely within enclosed buildings.
- B. Outdoor storage of goods and materials shall be prohibited.
- C. Warehousing or indoor storage of goods and material beyond that normally incidental to permitted uses shall be prohibited.
- D. Automotive Uses shall be limited to developments with arterial street frontages and to properties having a Certificate of Occupancy as of July 1, 2005. (Ord. No. 05-36)

14-42-6 PROPERTY DEVELOPMENT STANDARDS (Ord. No. 06-16)

- A. All mixed-use developments integrating a residential component in the CCM District shall be consistent with the *Non-Residential Design Standards* (Design Review).
- B. All mixed-use developments integrating a non-residential component in the CRM District shall be consistent with the *Residential Design Standards* (Design Review).
- C. Parking Facilities (Ord. No. 05-36)
 - 1. There is no minimum requirement for parking spaces in the Old Town Mixed-Used Districts. To promote the urban form outlined in Section 14-42-1, developments are encouraged to locate parking facilities behind buildings and structures, and/or offer shared or joint parking arrangements.
- D. Landscape Requirements
 - 1. There are no minimum on-site landscape requirements. However, all portions of the development not occupied by buildings, structures, vehicular access and parking shall be landscaped or finished with a natural topping material which may include, but is not limited to, turf (subject to Section 14-35-4.B.2), ground cover, decomposed granite (at a minimum size of ¾" minus and at a depth of 2"), river run rock, expanded shale or bark. A pre-emergent herbicide shall be applied to the ground prior to and after the initial installation of natural surface materials in any landscaped area to prevent weed growth.

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E. CCM and PO District Standards:

DEVELOPMENT STANDARDS	CCM	PO
SETBACKS ¹ (FEET)		
Front Minimum ²	0	0
Front Maximum ³	10	0
Rear	0	0
Side	0	0
Interior	0	0
MAXIMUM BUILDING HEIGHT	60	30
LANDSCAPE BUFFER ABUTTING RESIDENTIAL ZONES	10	n/r
ACCESSORY BUILDING	(a)	(a)

- ¹ The Planning Commission and City Council may require additional setback requirements to mitigate potential adverse impacts of proposed uses on adjoining developments.
- ² A street frontage landscape buffer with a minimum width of 15 feet is required for any parking structure developed within the Old Town Mixed-Use District. (Ord. No. 05-36)
- ³ Activities within the front setback areas shall be associated with the primary use of the building. Parking spaces within the front setback areas are discouraged. (Ord. No. 05-36)
- n/r No minimum requirement
- (a) All regulations and development standards applicable to the principal building shall apply.

F. CRM District Standards:

DEVELOPMENT STANDARDS	Single-Family Residence as the Primary Use	Multi-Family Residence as the Primary Use
MINIMUM SETBACKS ¹ (FEET) (Ord. No. 06-06)		
Front	10	10
Rear	5	5
Side (Ord. No. 05-36)	5	5 ²
Corner Side (Ord. No. 06-06)	8	8
MAXIMUM LOT COVERAGE (%)	45	n/r
MAXIMUM BUILDING HEIGHT (FEET)	25	30
ACCESSORY BUILDING	(b)	(b)

- ¹ The Planning Commission and City Council may require additional setback requirements to mitigate potential adverse impacts of proposed uses on adjoining developments.
- ² No minimum building separation along common wall. (Ord. No. 05-36)
- n/r No minimum requirement
- (a) Accessory buildings shall be subject to the limitations contained in Article 14-5 "Single-Family Residential Districts" Section 14-5-8 of the ordinance.