The Form-Based Codes Institute gratefully acknowledges the Richard H. Driehaus Foundation of Chicago for its generous support of the organization’s programs and for its commitment to the timeless principles of city building.
Heart of Peoria

Land Development Code

2010 Driehaus Form-Based Code Award

Peoria, IL
Reviewing Existing Plans
The Team

- urban designers & architects
- planners
- landscape architect
- traffic engineer
- computer visualization
- urban economists & market analysts
- attorney
- city staff – planning, DPW, economic development
- Heart of Peoria Commission
- citizens
Peoria tradition
Downtown Peoria
Current Peoria Public Policies:

“Regulate use along arterial streets and highways to protect their through-traffic function and capacity”

City of Peoria Zoning Ordinance Article 1, Section 1.2.b.(4)

“Wide traffic lanes are used to maintain speeds of 30-45 miles per hour”

“Access to local land use should be limited to allow more efficient traffic flow...”

“The primary function is to provide through movement of traffic”

City of Peoria Subdivision Regulation, Article III, Section 3-104.Q.2: Definition of Arterials
The Form Districts

- Sheridan
- Prospect
- Warehouse
The District Visions
Sheridan District
Peoria, IL
Sheridan Road
Peoria, IL
Sheridan Road
The District Visions
Prospect
Peoria, IL
Prospect Road
Warehouse
Peoria, IL
Washington Street
Peoria, IL
Washington Street
The Form District Code

- specific district regulating plans
- unique building form standards
- specific street sections
- common streetscape and architectural standards (except signs)
- streamlined use categories
- common administration
West Main

Warehouse District

Regulating Plans
Warehouse – from vision to code
7 Building Envelope Standards

West Main
- neighborhood center
- local
- local commerce

Prospect Road
- neighborhood center

Sheridan Triangle
- neighborhood center

Warehouse District
- general
- local
Building Envelope Standards

West Main - Local

Height

- The height of the principal building is measured in stories.
- Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided in the regulation plan.
- Any story shall not count against the maximum story height.

Parking Structure Height

- When a parking structure is within 40 feet of any principal building, its height shall not exceed 3 feet above the maximum building elevation.

Upper Story Height

- The maximum 3-story height for upper stories is 12 feet.

Mezzanines

- Mezzanines having a floor area greater than 1/3 of the floor area of the story beneath the mezzanine shall be counted as a full story.

Street Wall and Fence Height

- As with no less than 12 feet in height.

When a local site is located within 40 feet of an existing single-family residential zoning district, the maximum 3-story height shall not exceed 12 feet.

Other

- Any building occupying the portion of the lot specified by the building envelope standards.

Street Façade

- The street façade shall be built to all the required building line (min. building line plus 3 feet).

Fenestration

- All required fenestration shall be located on the required building line.

Building Projects

- No part of any building shall extend above the required building line.

Alleys

- There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

Corner Lots

- Corner lots shall satisfy the code requirements for the full required building line length (min. 100 feet).

Frontage Widths

- The minimum lot width is 19 feet. A maximum of 100 feet of required building line frontage shall be continuous as a single attached building (200 feet for corner lot). There shall be a 10-foot gap between adjacent buildings.
Building Envelope Standards

1. **Building Height**
   - The height of the principal building is measured in stories.
   - Each principal building shall be at least 2 stories in height, but no greater than 8 stories in height, except as otherwise provided on the regulating plan.
   - An attic story shall not count against the maximum story height.

2. **Parked Structure Height**
   - Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the buildings eave or parapet height.

3. **Ground Story Height: Commercial/Industry Uses**
   - The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
   - The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a depth of at least 25 feet.
   - The maximum story height for the ground story is 25 feet.

4. **Ground Story Height: Residential Units**
   - The finished floor elevation shall be no less than 3 feet and no more.

5. **Street Facade**
   - On each lot the building facade shall be built to the required building line for at least 80% of the required building line (RBL) length.
   - The building facade shall be built to the required building line within 30 feet of a block corner.
   - These portions of the building facade (the required minimum build to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

6. **Buildable Area**
   - Buildings may occupy the portion of the lot specified by these building envelope standards.
   - A contiguous open space equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, either at grade or at the second or third story.
   - No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

7. **Side Lot Setbacks**
Architectural Standards

- building materials
- walls & fences
- windows & doors
- signage
- lighting & mechanical
TYPICAL RBL
Dimension Varies, refer to Regulating Plan for Site Specific Dimension.

DOORYARD Area

Typical Pedestrian Space (16 ft off Curb-face).
TYPICAL RBL
Dimension Varies, refer to Regulating Plan for Specific Dimension.

2' 7' 12' 8' 8' 12' 8' 8' 12' 8' 9' 18' 52'6"
67'-6" 120'
The Land Development Code
HOW TO USE THIS CODE

I WANT TO ESTABLISH A NEW USE IN AN EXISTING BUILDING:
- Find your zoning district and any overlay districts on the Zoning District Map.
- Determine whether the use is allowed by looking at either 5.2 Permitted Use Table for the base districts, or the building envelope standards in Form Districts for a specific form district.
- If the use is listed in 5.2 Permitted Use Table with a cross-reference in the right-hand column, see 5.3 Use Standards.
- Uses may be further restricted in Article 7.0 Overlay Districts.

I WANT TO MODIFY A BUILDING OR DEVELOP A NEW BUILDING:

Base Districts
- Determine whether the use is allowed by looking at 5.2 Permitted Use Table. If the use is listed in 5.2 Permitted Use Table with a cross-reference in the right-hand column, see 5.3 Use Standards.
- Go to Article 4.0 Base Districts for your specific zoning district to review the dimensional standards that apply to your property.

Form Districts
- Start with the regulating plan for your specific form district. The Regulating Plan will define the building envelope standards for your property (see Article 6.0 Form Districts for your specific district). Note specifically the required building line and parking setback line on the Regulating Plan.
- Go to the specific district in Article 6.0, Form Districts. Look at the appropriate building envelope standards. See also 8.6, Architectural Standards, 6.7 Street Specifications, 6.8 Streetscape Standards, and 6.9 Parking Requirements for additional standards that apply in the Form Districts.

Overlay Districts
The standards for overlay districts can be found in Article 7.0 Overlay Districts.

All Districts
All districts are also subject to Article 8.0, General Development Standards, which covers site elements such as parking, landscaping, signs, outdoor storage and outdoor lighting.

I HAVE A USE, BUILDING OR SITE THAT IS NONCONFORMING:
Existing uses, buildings and sites that met the rules when they were constructed, but do not comply with this development code are considered nonconforming. See Article 10.0 Nonconformities, for further details.

I WANT TO CHANGE MY ZONING DISTRICT:
Only the City Council may rezone property – following public notice and hearings. See 2.8 Amendments for details on the procedure.

I WANT TO SUBDIVIDE MY PROPERTY:
Property can only be subdivided in accordance with the procedures in 2.13, Subdivision.
Contents

1.0 General Provisions
2.0 Administration
3.0 Districts Established
4.0 Base Districts
5.0 Permitted Land Uses
6.0 Form Districts
7.0 Overlay Districts
8.0 General Development Standards
9.0 Subdivision Design Standards
10.0 Nonconformities
11.0 Definitions
4.2 COMMERCIAL DISTRICTS

4.2.1 Intent Statements

A. Neighborhood Commercial (CN) and General Commercial (CG)

The CN and CG districts are intended to reestablish the historic pattern of mixed use, pedestrian-oriented commercial corridors adjacent to residential neighborhoods within the Heart of Peoria by allowing for a vibrant mix of residential, retail, and commercial uses within close proximity of one another. The districts are divided into two levels, based primarily on the scale and intensity of uses allowed, and proximity to major roadways. While the districts primarily accommodate nonresidential uses, certain residential uses are encouraged in order to promote live-work and mixed use opportunities. The development standards for these districts are intended to encourage walkable, pedestrian friendly developments that are compatible with adjacent residential neighborhoods.

1. Neighborhood Commercial (CN)

The CN District is intended for commercial and office uses that primarily serve the immediate surrounding neighborhood. Typical uses occupy no more than 15,000 square feet of ground floor area. The district is not intended for use by major or large-scale commercial, sales, service or automotive-oriented activities. Uses in this district are intended to be located immediately abutting residential neighborhoods and should be within convenient walking distance from the neighborhoods they are designated to serve.

2. General Commercial (CG)

The CG District is intended for commercial, office, and employment uses located along arterial commercial corridors that serve through traffic and as well as the surrounding neighborhood. Typical centers may include anchor tenants up to 80,000 square feet in area, and common anchor uses include a full-service grocery store. Although the development standards for this district provide for walkable, pedestrian friendly uses compatible with nearby residential neighborhoods, standards should be balanced with the need to provide parking for people outside the immediate neighborhood. The district should be located in close proximity to an arterial roadway as designated on the City’s Thoroughfare Plan.

B. Downtown Commercial (B1)

The B1 District is intended only for the Central Business District. It provides for those uses customarily expected to be located in an urban downtown environment such as retail, residential, governmental, office, cultural, hotel, entertainment, and ancillary uses.

4.2.2 Permitted Land Uses

Permitted uses by zoning district are set forth in Article 5.0, Permitted Land Uses.

4.2.3 Site Plan Review

A. All development in the commercial districts is subject to the site plan review process as set forth in 2.1.3, Site Plan Review Board.

B. No building permit shall be issued or structure or building shall be erected, in any of the commercial districts, nor shall existing buildings be altered, remodeled, or enlarged or extended until the Site Plan Review Board has approved the site plan.
### 5.2.2 Permitted Use Table

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE</th>
<th>KEY:</th>
<th>Bank-d</th>
<th>Not Permitted</th>
<th>I = Permitted</th>
<th>Q = Subject to Special Use Review</th>
<th>Use Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Single-Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1A</td>
</tr>
<tr>
<td></td>
<td>Two-Family (Duplex)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1A</td>
</tr>
<tr>
<td></td>
<td>Townhouses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1B</td>
</tr>
<tr>
<td></td>
<td>Apartment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1B</td>
</tr>
<tr>
<td></td>
<td>User-Dorm Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1B</td>
</tr>
<tr>
<td></td>
<td>Live/Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.3.1B</td>
</tr>
<tr>
<td>Group Living</td>
<td>Group Care Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Group Care Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Group Care Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Single Room Occupancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Day Care</td>
<td>Day Care Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1A</td>
</tr>
<tr>
<td></td>
<td>Day Care Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1A</td>
</tr>
<tr>
<td></td>
<td>Child Care Home (up to 8)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1A</td>
</tr>
<tr>
<td></td>
<td>Child Care Home (9-16)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1B</td>
</tr>
<tr>
<td></td>
<td>All educational purposes, except as listed below</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Academy (special training)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Educational Facility</td>
<td>College, Community College, University</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Job Training Vocational Rehabilitation Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>School, Vocational, Business</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>School, Trade, no heavy equipment or truck operators</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Medical Facility</td>
<td>Hospital, Medical Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Medical or Dental Laboratory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Medical or Dental Clinic, Rehabilitation Clinic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Medical, Dental Office or Chiropractic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Parks and Open Area</td>
<td>Cemetery, Mausoleum, Columbarium, Memory Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Passenger Terminal</td>
<td>Airport, Rail Passenger Terminal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Terminal Dispatch Station, Limousine Service, Charter Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>All places of worship</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Social Service Institution</td>
<td>Alcohol Abuse Treatment, Drug Rehabilitation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Halfway House, Transitional Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Psychiatric Institution, Geriatric</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Social Service Facility, Soup Kitchen, Transient Lodging or Shelter for the Homeless</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td>Utilities</td>
<td>All movie theaters</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>All radio stations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
<tr>
<td></td>
<td>Western Communication Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.3.1C</td>
</tr>
</tbody>
</table>

Heart of春节 5-3 DRAFT 1 Land Development Code
Benefits

- **Everyone**
  - Vision to reality
  - Quality living & business environment
  - Predictability

- **Residents**
  - Compatible infill and transitions

- **Businesses**
  - Streamlined process & protection of investment
www.heartofpeoria.com
formbasedcodes.org
The Form-Based Codes Institute gratefully acknowledges the Richard H. Driehaus Foundation of Chicago for its generous support of the organization’s programs and for its commitment to the timeless principles of city building.