

## 6.0 Form Districts

### 6.1 GENERAL PROVISIONS

#### 6.1.1 Guiding Principles

- A. Buildings are aligned and close to the street. Buildings form the space of the street.
- B. The street is a coherent space, with consistent building forms on both sides. This agreement of buildings facing across the street-space contributes to a clear public space and street-space identity.
- C. Buildings oversee the street-space with active fronts. This overview of the street-space contributes to vital and safe public space.
- D. Property lines are physically defined by buildings, walls, or fences. Land should be clearly public or private—in public view and under surveillance or private and protected.
- E. Buildings are designed for towns and cities. Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for the urban situation within towns and cities. Views are directed to the street-space and interior gardens/court-yards, not into neighboring lots.
- F. Vehicle storage/parking, (not including on-street parking), garbage and mechanical equipment are kept away from the street-space.

#### 6.1.2 Intent

- A. The Form Districts are designed to foster a series of vibrant mixed-use form districts—the Warehouse District, West Main, Sheridan Triangle, and Prospect Road—within the historic core of the City (the boundaries of each form district can be found in 6.2 through 6.5.) These are districts intended to promote traditional urban form and a lively mix of uses. These districts are intended to allow for shopfronts, sidewalk cafes, and other commercial uses at the street level, with wide sidewalks and canopy shade trees, overlooked by upper story residences and offices.
- B. Redevelopment within the Form Districts shall be regulated as set forth below in order to achieve the vision set forth in the Heart of Peoria Plan. This Article provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Form Districts.

#### 6.1.3 Conflicting Provisions

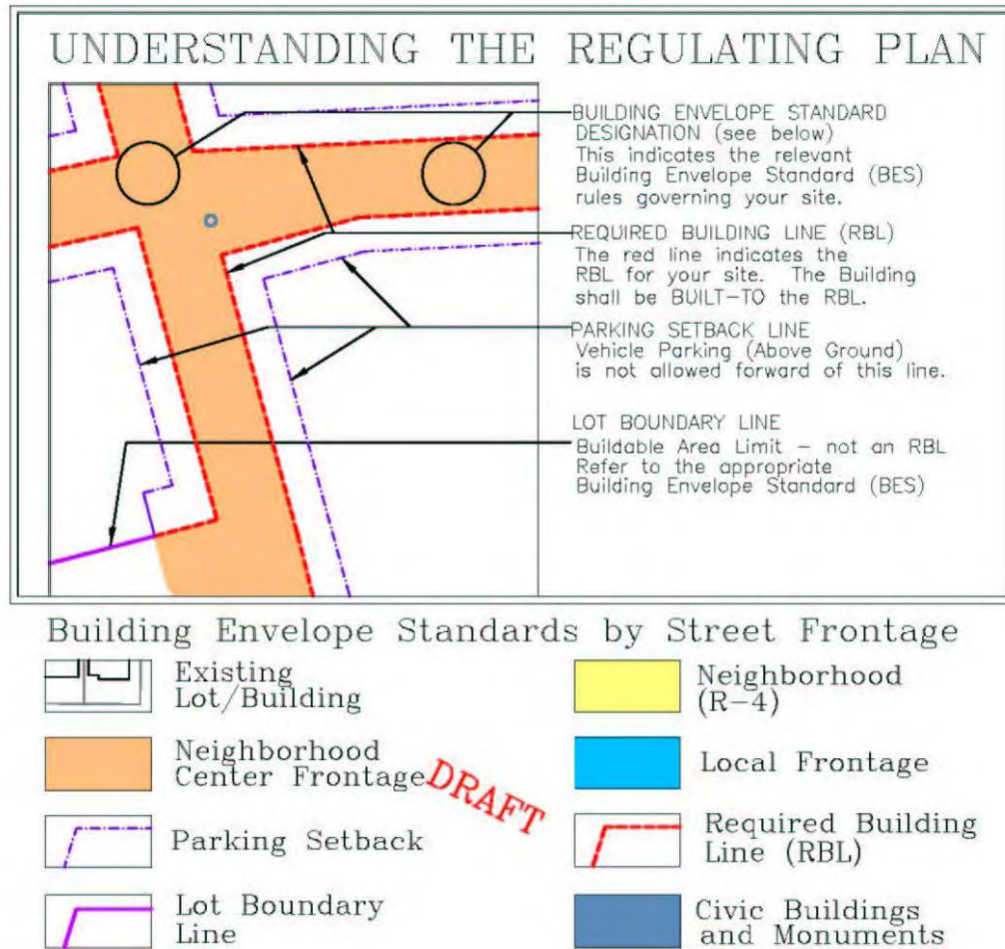
Wherever there appears to be a conflict between this Article and other requirements of this development code, the requirements specifically set forth in this Article shall prevail. For development standards not covered in this Article, additional standards may also apply.

#### 6.1.4 Components of this Article

The Article is comprised of Form District Regulating Plans and Building Envelope Standards, Architectural Standards, Street Specifications, Streetscape Standards and Parking Requirements as described below.

##### A. Regulating Plans

- 1. A regulating plan provides standards for the disposition of each property or lot and illustrates how each relates to the adjacent properties and street-space. The regulating plan is the coding key for the Form District that provides specific information on permitted development for each property.
- 2. The regulating plan identifies the building envelope standards for all building sites within each Form District. The regulating plan also shows how each lot relates to public spaces (street-space, civic greens, pedestrian pathways, etc.) and the surrounding neighborhood. There may be additional regulations for lots in special locations as identified on the specific regulating plan. The key below explains the elements of the regulating plan and serves as a reference when examining the regulating plan.
- 3. Full-scale regulating plans are available for review at the Department of Planning and Growth Management.



*Illustrated Regulating Plan - Properties are coded by their street frontage*

### B. Building Envelope Standards

1. The building envelope standards establish basic parameters governing building form, including the envelope for building placement (in three dimensions) and certain required or permitted building elements, such as shopfronts, doors, windows, balconies, and street walls. The building envelope standards establish both the boundaries within which things may be done and specific things that must be done. The applicable building standard for a lot or parcel is determined by its street frontage, as designated on the regulating plan. The building envelope standards also include broad parameters for use.
2. The intent of the building envelope standards is to shape vital public space throughout each Form District through placement and envelope controls on buildings that frame the street-space. The standards aim for the minimum level of control necessary to meet that goal.

### C. Architectural Standards

The goal of the architectural standards is to promote a coherent and pleasing architectural character that is complementary to the best regional traditions. The standards govern a building's architectural elements regardless of its building envelope standard and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for approval to the City.

**D. Street Specifications**

The street-type specifications illustrate typical configurations for streets within the Form Districts. Specifications address vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, pedestrian crossing distances, and on-street parking configurations.

**E. Streetscape Standards**

The streetscape standards are intended to ensure coherent street-space and to assist builders and owners with understanding the relationship between the public space of the form district and their own building. These standards set the parameters for the placement of street trees and other amenities or appurtenances (e.g., benches, signs, street lights, etc.) on or near each building site and are coordinated with the street specifications.

**F. Parking Requirements**

The goals of the parking requirements are to:

1. Promote a “park once” environment that will enable people to conveniently park and access a variety of commercial and civic enterprises in pedestrian friendly environments by encouraging shared parking.
2. Reduce fragmented, uncoordinated, inefficient, single-purpose reserved parking.
3. Avoid adverse parking impacts on neighborhoods adjacent to the form districts
4. Maximize on-street parking
5. Increase visibility and accessibility of publicly available parking.
6. Provide flexibility for redevelopment of small sites.
7. Promote early prototype projects using flexible and creative incentives.
8. Incorporate convenient bicycle parking.

**6.1.5 How to Use this Code**

In order to understand what this Article allows on property within each district in question, there are four basic steps. This information explains where the building will sit on the site, the parameters for its three dimensional form, the range of allowable uses, and the palette of materials that will cover it.

- A. Look at the regulating plan (available on the City's website or from the Department of Planning and Growth Management). Find the property. Note the required building line and the parking setback line. Note the color of the fronting street-space – this determines the building envelope standards for buildings fronting that street (shown on pages 6-5, 6-10, 6-15, & 6-24).
- B. Look at the appropriate building envelope standards pages. These pages will tell you the regulations for building on this site in terms of Height, Siting, Elements, and Use. Note: proposed encroachments into the public right-of-way must obtain approval pursuant to Section 26-11 of the City Code which includes above and below ground encroachments.
- C. Look at the architectural standards section to understand the parameters for the external building materials and architectural configurations.
- D. Additional information regarding the street-space is located in the street type specifications and the streetscape standards. These will show the prescriptions for the character of the street-space including vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.

*(Ordinance No. 16,348, § 1, 10-28-08; Ordinance No. 16,521, § 1, 01-12-10)*

**6.1.6 Rules for New Development****A. Blocks/Alleys**

1. All lots shall share a frontage line with a street-space.
2. All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No block face shall have a length greater than 400 feet without an alley, common drive or access easement, or pedestrian pathway providing through-access to another street, alley, common access easement,

or street-space. Individual lots with less than 99 feet of frontage are exempt from the requirement to interrupt the block face; those with over 250 feet of frontage shall meet the requirement within their lot, unless already satisfied within that block face.

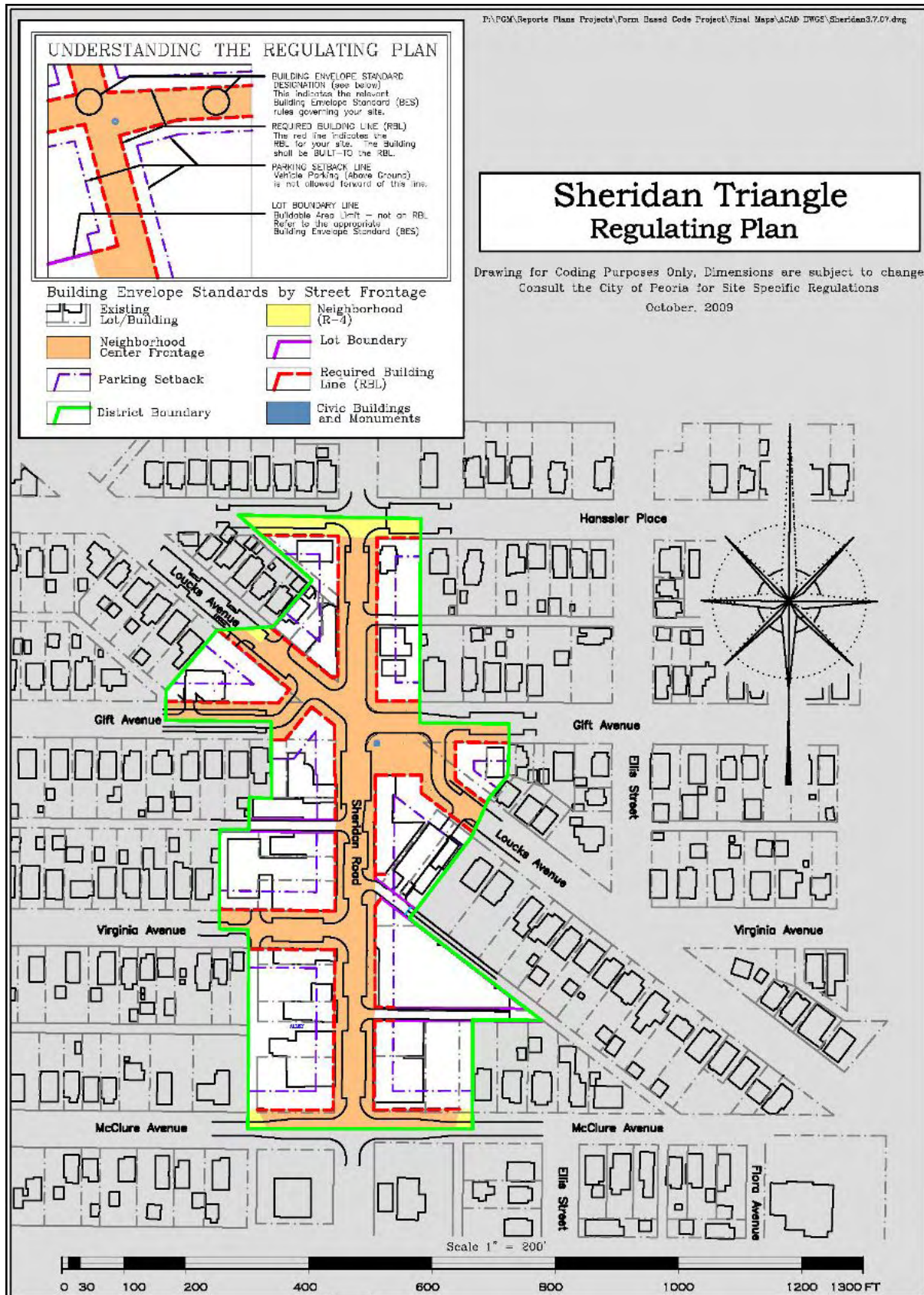
3. Curb cuts shall be limited to no more than one per 200 feet of street frontage, except where otherwise designated on the regulating plan.
4. Where designated on the regulating plan:
  - a. Alleys shall provide access to the rear of all lots. Alley construction is required as part of the redevelopment project within the rear setback, unless an alley already exists. Alleys shall be constructed to meet the City construction standards in order to be suitable for emergency and service vehicle access.
  - b. Where an alley does not exist and is not constructed at the time of redevelopment of any property, the applicant is required to dedicate the alley right of way within the rear setback to the City, build the alley, maintain the area within the rear setback by, at a minimum:
    - 1) Sodding and providing routine landscape maintenance to the area.
    - 2) Keeping the area clear of debris, stored materials, and vehicles.

#### **B. Buildings**

1. The maximum building floor-plate (footprint) is 50,000 square feet; beyond that limit a special use permit is necessary.
2. For each block face, buildings along the required building line shall present a complete and discrete vertical façade composition (i.e., a new façade design) at an average street frontage length of no greater than 60 feet for neighborhood center sites; or 75 feet for general and local sites. Each façade composition shall include a functioning, primary street-space entry. This requirement may be satisfied through the use of liner shops for large floor-plate buildings. For individual infill projects on lots with frontage of less than 100 feet, only a single façade composition is required.
3. When the building envelope standard designation changes along a street frontage, the property owner has the option of applying either building envelope standards for a maximum additional distance of 75 feet in either direction along that frontage.

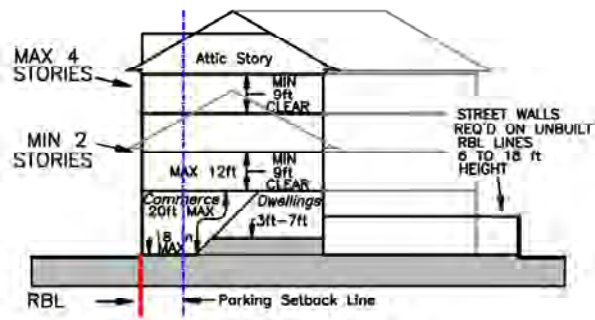


## 6.2 SHERIDAN TRIANGLE



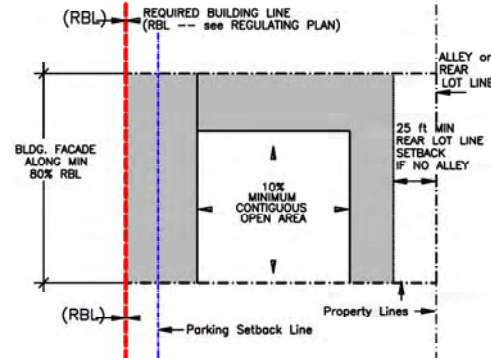
## A. Sheridan Triangle - Neighborhood Center

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be at least 2 stories in height, but no greater than 4 stories in height, except as otherwise provided on the Regulating Plan.
  - c. An attic story shall not count against the maximum story height.
2. **Parking 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: Commerce Uses**
  - a. 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.
  - b. 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 minimum depth of at least 25 feet.
  - c. The maximum story height for the ground story is 20 feet.
4. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7. **Street Wall Height**
  - a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
  - b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8. **Other**  
Where a Neighborhood Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the Neighborhood Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

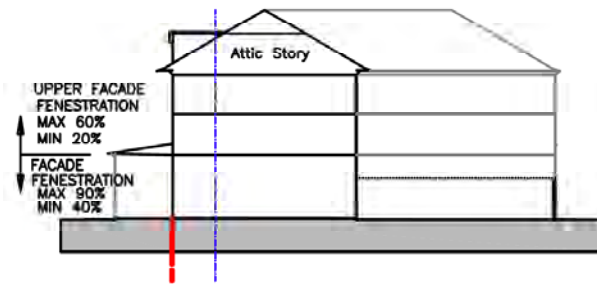
### SITING



9. **Street Facade**
  - a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length.
  - b. The building façade shall be built to the required building line (RBL) within 30 feet of a block corner.
  - c. These portions of the building façade (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.
10. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 10% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
  - c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11. **Side Lot Setbacks**  
On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be setback at least 10 feet from the shared lot line.
12. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
13. **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.
14. **Corner Lots**  
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.
15. **Unbuilt Required Building Line and Common Lot Line Treatment**
  - a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
  - b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
  - c. Where a Neighborhood Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.

## B. Sheridan Triangle - Neighborhood Center

### ELEMENTS

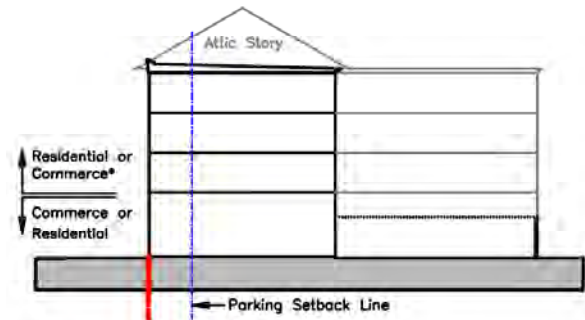


1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area (measured as a percentage of the facade between floor levels).
  - c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
  - b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
  - c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
  - d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
  - e. Awnings may have supporting posts at their outer edge provided that they:
    - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
    - g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts
3. **Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 60 linear feet.
4. **Street Walls**

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

### USE



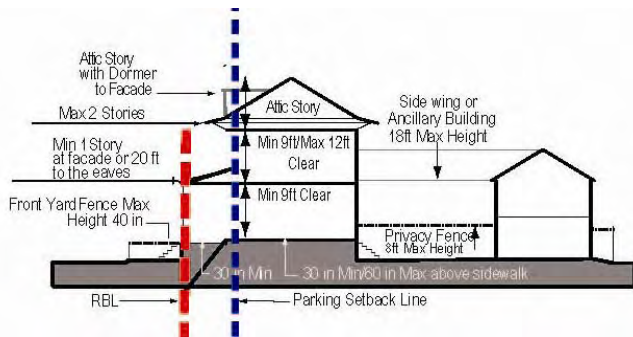
5. **Ground Story**

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.
6. **Upper Stories**
  - a. The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
  - b. No commerce use is permitted above a residential use.
  - c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
  - c. Use Standards as stated in Section 5.3 shall be applicable.



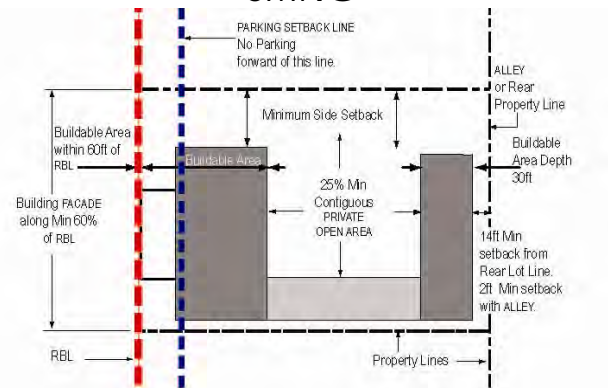
## C. Sheridan Triangle – R-4

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be no greater than 2 stories in height, except as otherwise provided on the Regulating Plan.
  - c. An attic story shall not count against the maximum story height.
2. **Ground Story Height**
  - a. The finished floor elevation shall be no less than 30 inches and no more than 60 inches above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.
3. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
4. **Fence Height**
  - a. A front yard fence is allowed to a maximum height of 40 inches.
  - b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building façade and is not otherwise occupied by a building.

### SITING



5. **Street Facade**
  - a. On each lot the building façade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.
  - b. The front porch shall be built to the RBL.
  - c. Within 20 feet of a block corner, the building façade shall be 8 to 10 feet behind the RBL.
6. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
  - c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
7. **Side Lot Setbacks**

The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Private garage entries shall not be located on the RBL/facade.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
9. **Alleys**

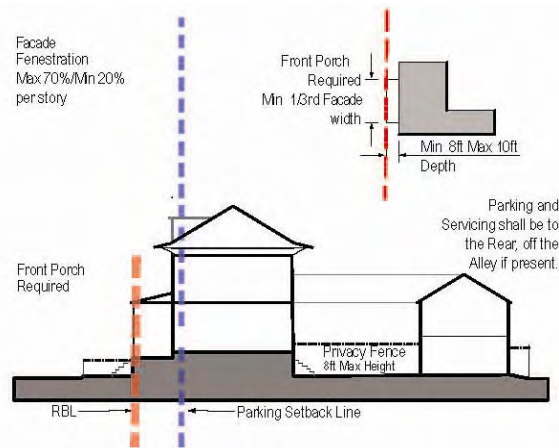
There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10. **Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.



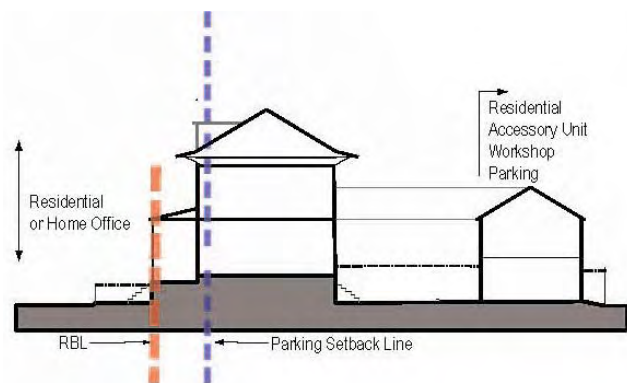
## D. Sheridan Triangle – R-4

### ELEMENTS



1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least 20%, but not more than 70%, of the facade area (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the facade width.
  - b. No part of any building, except the front porch roof (overhanging eaves) and steps shall encroach beyond the required building line.
3. **Doors/Entries**  
Functioning entry door(s) shall be provided along ground story facades of each building.
4. **Street Walls**
  - a. There is no street wall requirement.
  - b. A privacy fence may be constructed along a common lot line behind the RBL.

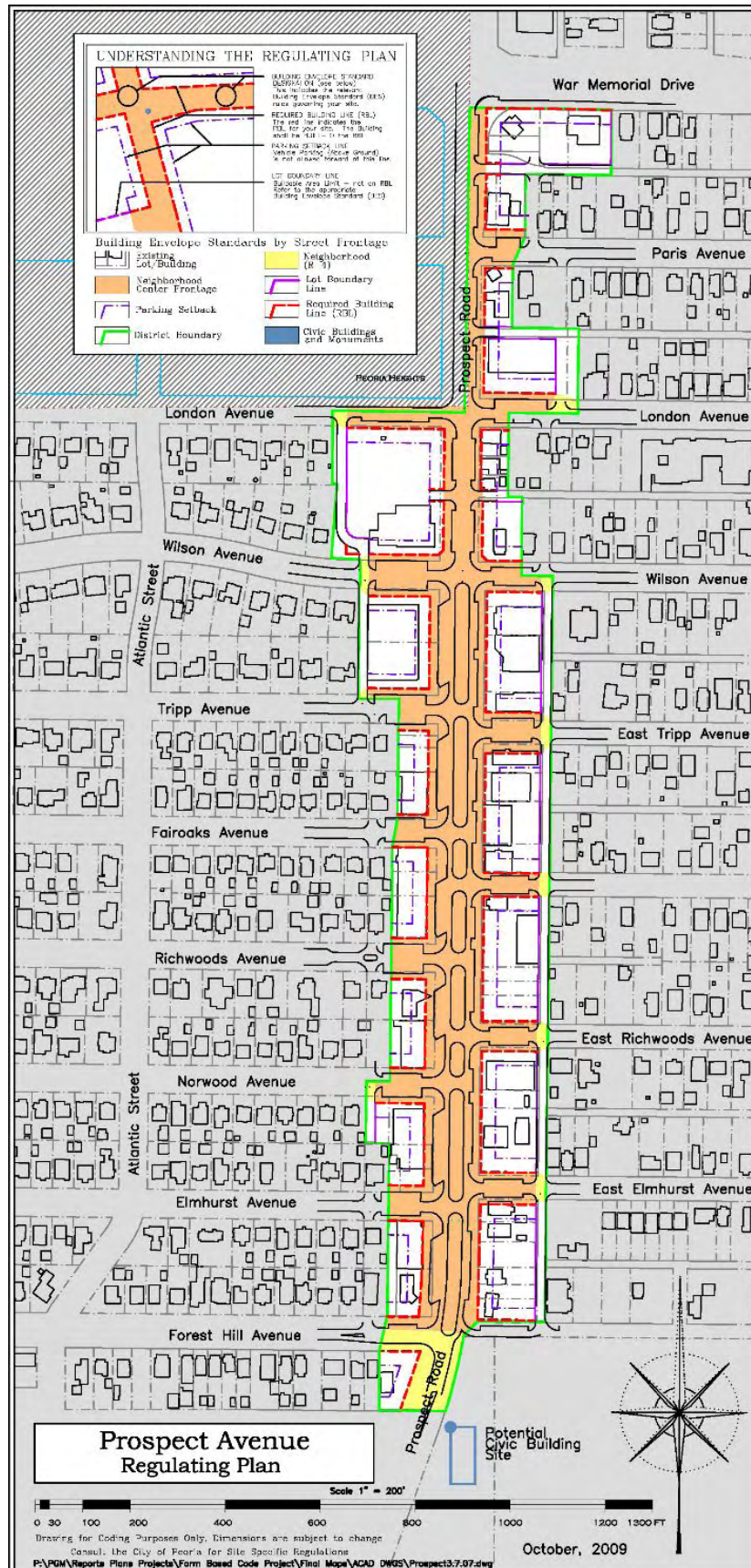
### USE



5. **Ground Story**  
The ground story shall house residential or home office uses.
6. **Upper Stories**
  - a. The upper stories shall house residential or home office uses.
  - b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Conversion of primary structure single-family units for multiple-family use is prohibited.
  - c. Use Standards as stated in Section 5.3 shall be applicable.
8. **Accessory Uses**
  - a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.

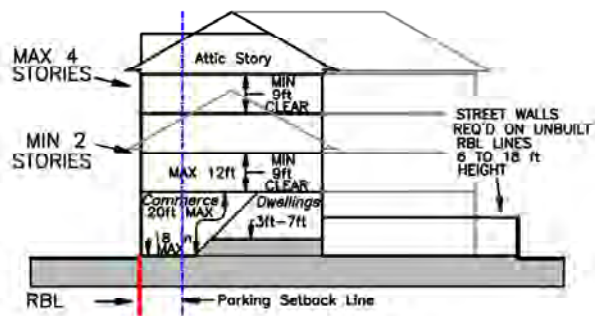
(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,521, § 1, 01-12-10)

### 6.3 PROSPECT ROAD



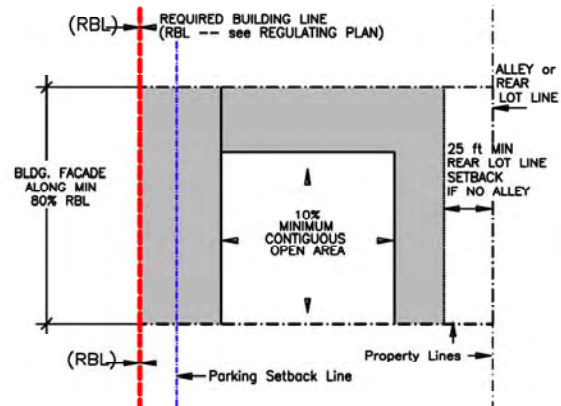
## A. Prospect Road - Neighborhood Center

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be at least 2 stories in height, but no greater than 4 stories in height, except as otherwise provided on the regulating plan.
  - c. An attic story shall not count against the maximum story height.
2. **Parking 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: Commerce Uses**
  - a. 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.
  - b. 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 minimum depth of at least 25 feet.
  - c. The maximum story height for the ground story is 20 feet.
4. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7. **Street Wall Height**
  - a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
  - b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8. **Other**  
Where a Neighborhood Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the Neighborhood Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

### SITING

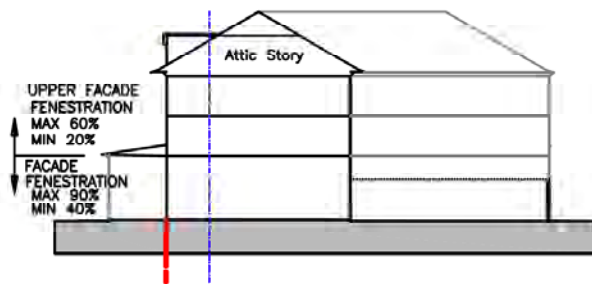


9. **Street Facade**
  - a. On each lot the building façade shall be built to the required building line for at least eighty 80% of the required building line (RBL) length.
  - b. The building façade shall be built to the required building line within 30 feet of a block corner.
  - c. These portions of the building façade (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.
10. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 10% of the total buildable area shall be preserved on every lot. such contiguous open area may be located anywhere behind the parking setback, at grade.
  - c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11. **Side Lot Setbacks**  
On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be setback at least 10 feet from the shared lot line.
12. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
13. **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.
14. **Corner Lots**  
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.
15. **Unbuilt Required Building Line and Common Lot Line Treatment**
  - a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
  - b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
  - c. Where a Neighborhood Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.



## B. Prospect Road - Neighborhood Center

### ELEMENTS

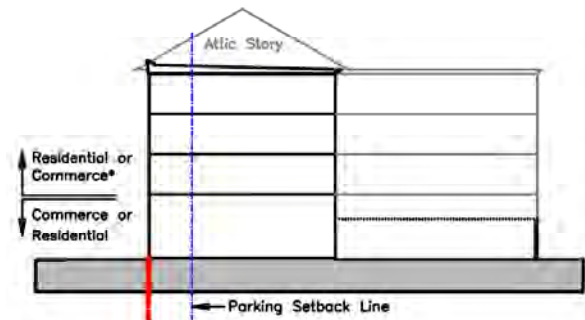


1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.
  - c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
  - b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
  - c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
  - d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
  - e. Awnings may have supporting posts at their outer edge provided that they:
    - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
    - g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts
3. **Doors/Entries**

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 60 linear feet.
4. **Street Walls**

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

### USE



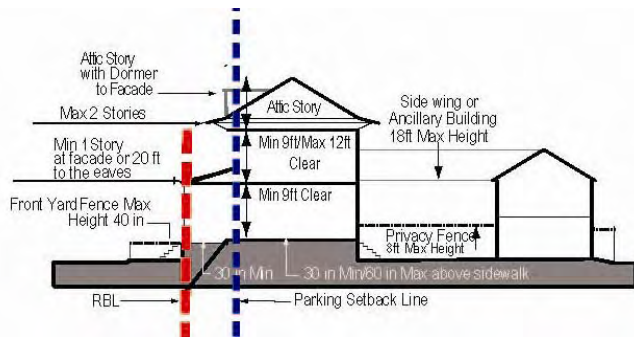
5. **Ground Story**

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.
6. **Upper Stories**
  - a. The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
  - b. No commerce use is permitted above a residential use.
  - c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
  - c. Use Standards as stated in Section 5.3 shall be applicable.



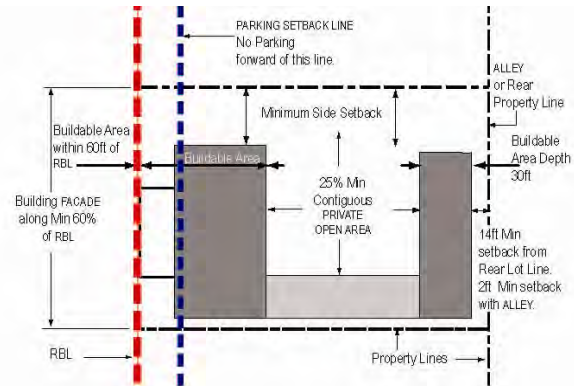
## C. Prospect Road – R-4

### HEIGHT



1. **Building Height**
  - c. The height of the principal building is measured in stories.
  - d. Each principal building shall be no greater than 2 stories in height, except as otherwise provided on the Regulating Plan.
  - e. An attic story shall not count against the maximum story height.
2. **Ground Story Height**
  - a. The finished floor elevation shall be no less than 30 inches and no more than 60 inches above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.
3. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
4. **Fence Height**
  - a. A front yard fence is allowed to a maximum height of 40 inches.
  - b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building facade and is not otherwise occupied by a building.

### SITING



5. **Street Facade**
  - a. On each lot the building facade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.
  - b. The front porch shall be built to the RBL.
  - c. Within 20 feet of a block corner, the building facade shall be 8 to 10 feet behind the RBL.
6. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
  - c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
7. **Side Lot Setbacks**

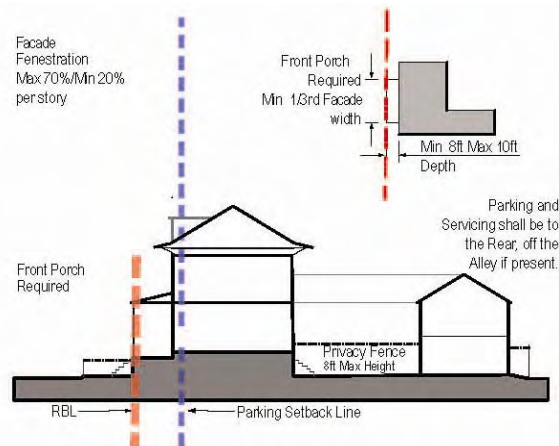
The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Private garage entries shall not be located on the RBL/facade.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
9. **Alleys**

There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10. **Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

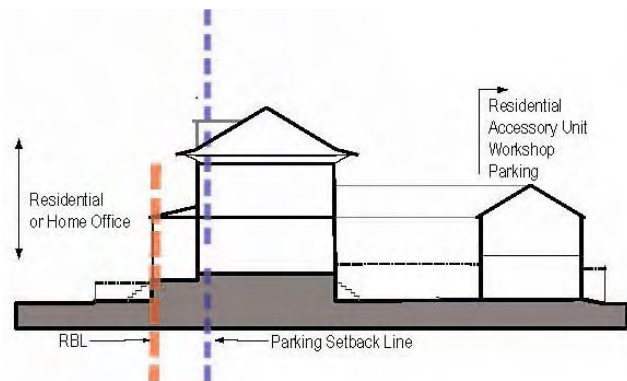
## D. Prospect Road – R-4

### ELEMENTS



1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least 20%, but not more than 70%, of the facade area (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the facade width.
  - b. No part of any building, except the front porch roof (overhanging eaves) and steps shall encroach beyond the required building line.
3. **Doors/Entries**  
Functioning entry door(s) shall be provided along ground story facades of each building.
4. **Street Walls**
  - a. There is no street wall requirement.
  - b. A privacy fence may be constructed along a common lot line behind the RBL.

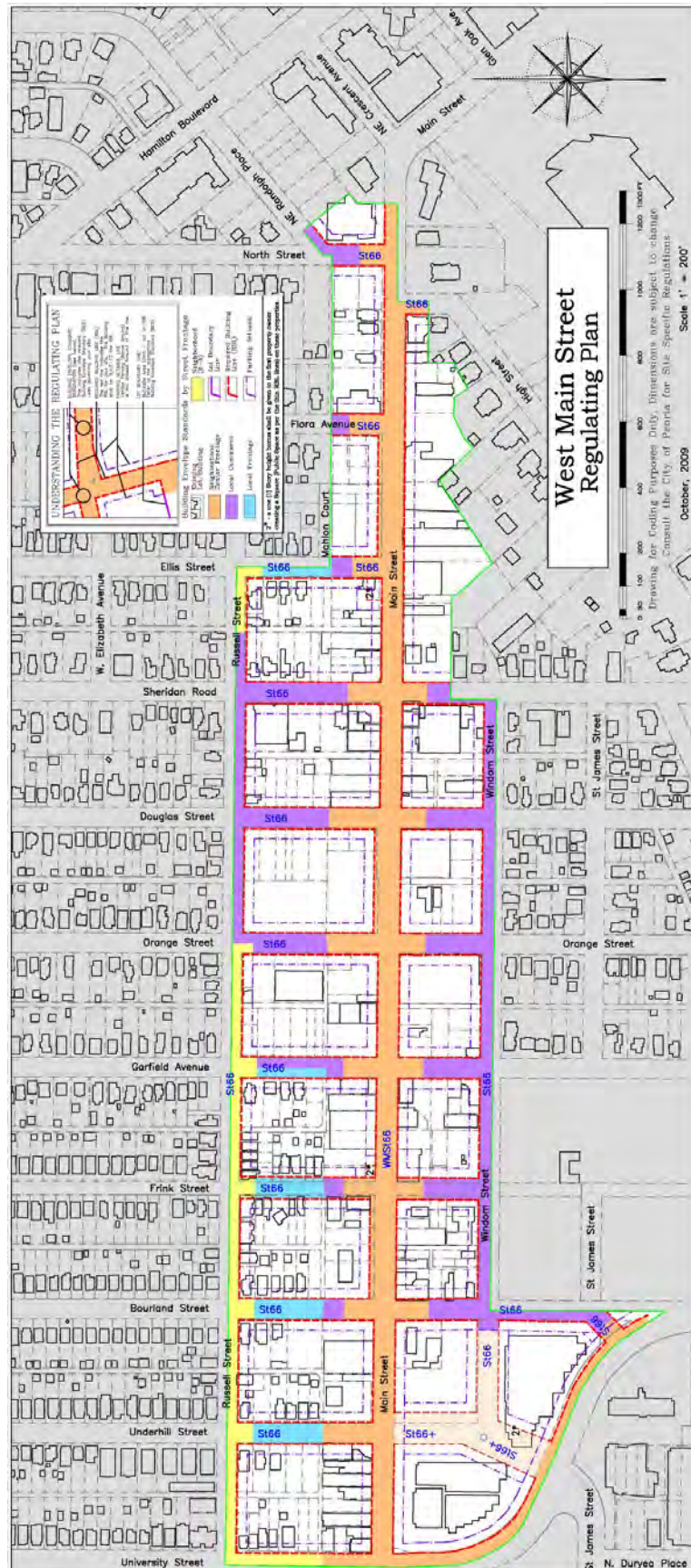
### USE



5. **Ground Story**  
The ground story shall house residential or home office uses.
6. **Upper Stories**
  - a. The upper stories shall house residential or home office uses.
  - b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Conversion of primary structure single-family units for multiple-family use is prohibited.
  - c. Use Standards as stated in Section 5.3 shall be applicable.
8. **Accessory Uses**
  - a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.

(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,521, § 1, 01-12-10)

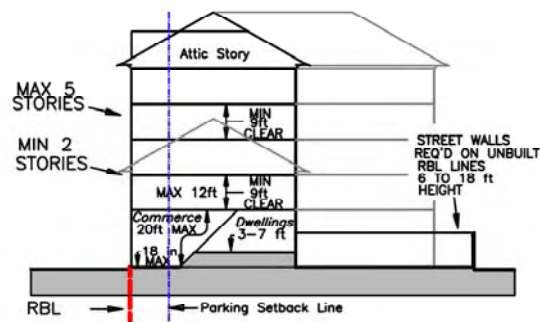
## 6.4 WEST MAIN



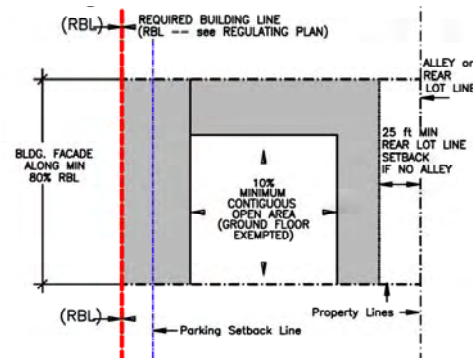


## A. West Main - Neighborhood Center

### HEIGHT



### SITING

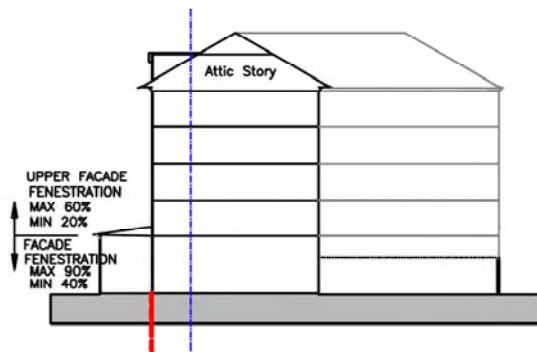


1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided on the regulating plan.
  - c. An attic story shall not count against the maximum story height.
2. **Parking 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: Commerce Uses**
  - a. 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 eighteen 18 inches above the sidewalk.
  - b. 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 minimum depth of at least 25 feet.
  - c. The maximum story height for the ground story is 20 feet.
4. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least eighty 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7. **Street Wall Height**
  - a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
  - b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8. **Other**  
Where a West Main Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the West Main Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.
9. **Street Facade**
  - a. On each lot the building façade shall be built to the required building line for at least eighty 80% of the required building line (RBL) length.
  - b. The building façade shall be built to the required building line within 30 feet of a block corner. The ground floor façade, within 7 feet of the block corner may be chamfered to form a corner entry.
  - c. These portions of the building façade (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.
10. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least ten 10% 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 story.
  - c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11. **Side Lot Setbacks**  
There are no side lot setbacks except: on a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be setback at least 10 feet from the shared lot line.
12. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
13. **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.
14. **Corner Lots**  
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.
15. **Unbuilt Required Building Line and Common Lot Line Treatment**
  - a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
  - b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
  - c. Where a West Main Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.



## B. West Main - Neighborhood Center

### ELEMENTS



#### 1. Windows and Doors

- Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- Windows and Doors on the ground story facades shall comprise at least 40%, but not more than ninety 90%, of the facade (measured as a percentage of the facade between floor levels).
- Windows and Doors on the upper story facades shall comprise at least twenty 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

#### 2. Building Projections

- Balconies and stoops shall not project closer than 5 feet to a common lot line.
- No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
- Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet.
- Awnings may have supporting posts at their outer edge provided that they:
  - Have a minimum of 8 feet clear width between the Facade and the support posts or columns of the awnings.
  - Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the awning columns/posts.

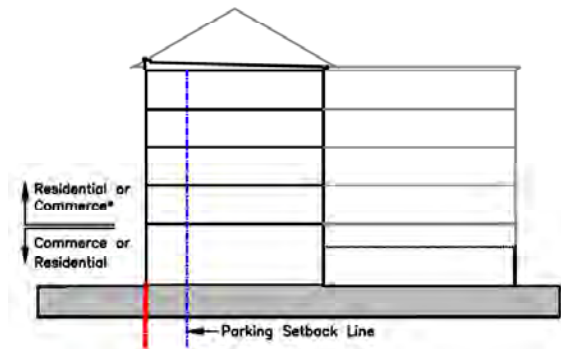
#### 3. Doors/Entries

At least one functioning entry door(s) shall be provided along the ground story facade of each building and at intervals not greater than 60 linear feet.

#### 4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

### USE



#### 5. Ground Story

The ground story shall house commerce or residential uses. See height specifications above for specific requirements unique to each use.

#### 6. Upper Stories

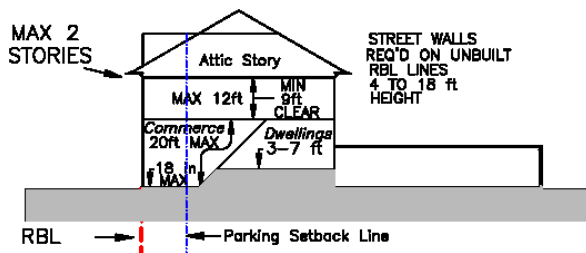
- The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
- No commerce use is permitted above a residential use.
- Additional habitable space is permitted within the roof where the roof is configured as an attic story.

#### 7. Permitted Uses

- Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
- Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
- Use Standards as stated in Section 5.3 shall be applicable.

## C. West Main – Local Commerce

### HEIGHT



#### 1. Building Height

- The height of the principal building is measured in stories.
- Each principal building shall be at least 18 feet in height, but no greater than 2 stories in height, except as otherwise provided on the regulating plan
- An attic story shall not count against the maximum story height.

#### 2. Parking 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 building's eave or parapet height.

#### 3. Ground Story Height: Commerce 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 eighteen 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 minimum depth of at least 25 feet.
- The maximum story height for the ground story is 20 feet.

#### 4. Ground Story Height: Residential Units

- The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.

#### 5. Upper Stories Height

The maximum floor-to-floor story height for upper stories is 12 feet. At least 80% of each upper story shall have an interior floor to ceiling height of at least 9 feet.

#### 6. Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as a full story.

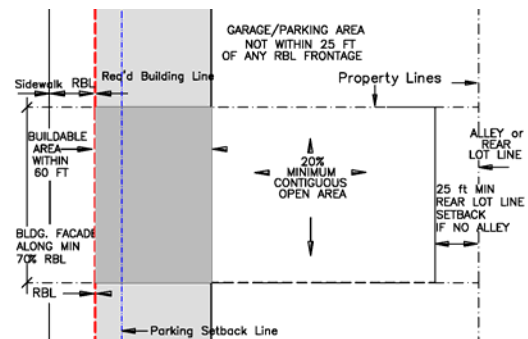
#### 7. Street Wall and Fence Height

A street wall not less than 4 feet in height or greater than 8 feet in height shall be required along any required building line that is not otherwise occupied by a building.

#### 8. Other

Where a local commerce site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the local site shall be 32 feet.

### SITING



#### 9. Street Facade

- On each lot the building façade shall be built to the required building line for at least 70% of the required building line length.
- The building façade shall be built to the required building line within 30 feet of a block corner.
- These portions of the building façade (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, front porches and balconies.

#### 10. Buildable Area

- Buildings may occupy the portion of the lot specified by these building envelope standards.
- A contiguous open area equal to at least 20% of the total buildable area shall be preserved at grade on every lot. Such contiguous open area may be located anywhere behind the parking setback.
- No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
- Parking/garage is permitted in the buildable area at the rear of the lot.

#### 11. Side Lot Setbacks

There are no required side setbacks except: on a lot where a common lot line is shared with a property located within an existing single family district, the building, parking and storage areas shall be set back at least 10 feet from the shared lot line.

#### 12. Garage and Parking

- Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
- Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
- These requirements are not applicable to on-street parking.
- The parking setback line shall be 30 feet from the designated required building line.

#### 13. 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.

#### 14. Corner Lots

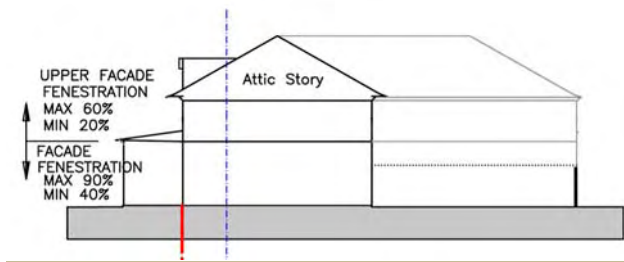
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

#### 15. Frontage Widths

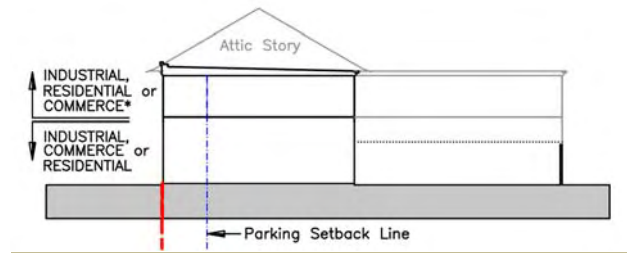
The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 100 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

## D. West Main – Local Commerce

### ELEMENTS



### USE



#### 1. Windows and Doors

- Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- Windows and Doors on the ground story facades shall comprise at least twenty 20%, but not more than 80%, of the facade area (measured as a percentage of the facade between floor levels).
- Windows on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

#### 2. Building Projections

- Balconies and stoops shall not project closer than 5 feet to a common lot line.
- No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the Code, shall encroach beyond the required building line.
- Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- Awnings may have supporting posts at their outer edge provided that they:
  - Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awning.
  - Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts

#### 3. Doors/Entries

- Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 75 linear feet
- Each ground story unit shall have direct access to the street.

#### 4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

#### 5. Ground Story

The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.

#### 6. Upper Stories

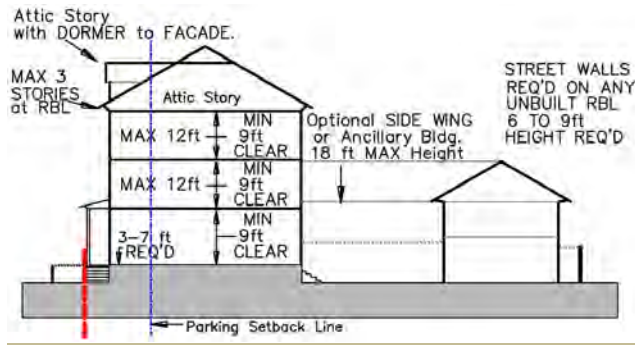
- The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
- No commerce or industrial use is permitted above a residential use.
- Additional habitable space is permitted within the roof where the roof is configured as an attic story.

#### 7. Permitted Uses

- Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
- Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
- Industrial uses shall be considered to encompass all of the Industrial use categories except the heavy industrial and waste-related services, as defined in Article 5.6.
- Use Standards as stated in Section 5.3 shall be applicable.

## E. West Main - Local

### HEIGHT



#### 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 3 stories in height, except as otherwise provided on the regulating plan
- An attic story shall not count against the maximum story height.

#### 2. Parking 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 building's eave or parapet height.

#### 3. Ground Story Height

- The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.

#### 4. Upper Stories Height

- The maximum floor-to-floor story height for upper stories is 12 feet.
- At least 80% of each upper story shall have an interior floor to ceiling height of at least 9 feet.

#### 5. Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as a full story.

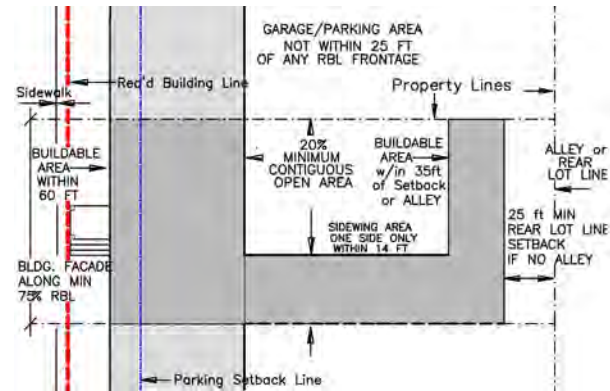
#### 6. Street Wall and Fence Height

A street wall not less than 4 feet in height or greater than 8 feet in height shall be required along any required building line that is not otherwise occupied by a building.

#### 7. Other

Where a local site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the local site shall be 32 feet. This requirement shall supersede the minimum story requirement.

### SITING



#### 8. Street Facade

- On each lot the building façade shall be built parallel to the required building line for at least 70% of the required building line length.
- The front porch or stoop shall be built to the RBL.
- The building facade or front porch shall be built to the RBL within 20 feet of a block corner.

#### 9. Buildable Area

- Buildings may occupy the portion of the lot specified by these building envelope standards.
- A contiguous open area equal to at least 20% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback at grade.
- No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
- Parking is permitted in the buildable area at the rear of the lot.

#### 10. Side Lot Setbacks

There are no required side setbacks except: on a lot where a common lot line is shared with a property located within an existing single family district, the building, parking and storage areas shall be set back at least 10 feet from the shared lot line.

#### 11. Garage and Parking

- Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
- Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
- These requirements are not applicable to on-street parking.
- The parking setback line shall be 30 feet from the designated required building line.

#### 12. 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.

#### 13. Corner Lots

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

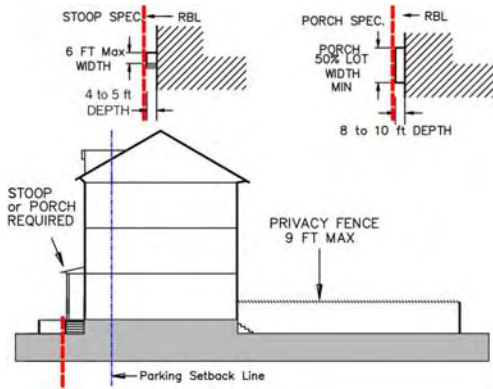
#### 14. Frontage Widths

The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 130 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.



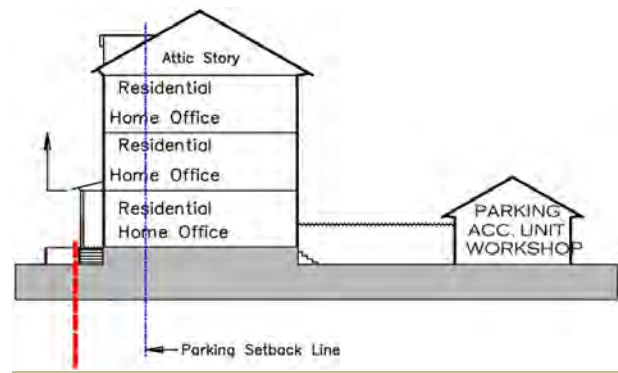
## F. West Main - Local

### ELEMENTS



1. **Stoops and Porches**
  - a. Each lot/unit shall include a stoop or a front porch.
  - b. A stoop shall be built at the required building line and be between 4 and 5 feet deep and 6 feet wide (plus steps).
  - c. A Front Porch shall be built at the required building line and be between 8 and 10 feet deep, with a width not less than 50% of the required building line. (The facade will sit behind the RBL, as determined by the required front porch depth.)
2. **Windows and Doors**
  - a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on all required building line facades shall comprise at least 30%, but no more than sixty 60%, of the facade area per story (measured as a percentage of the facade between floor levels).
3. **Building Projections**  
No part of any building, except overhanging eaves, awnings, balconies, bay windows, and steps, as specified by the code, shall encroach beyond the required building line.
4. **Doors/Entries**
  - a. Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 75 linear feet.
  - b. Each ground/first floor residential unit shall have direct access to the street.
  - c. Each lot shall have a functioning entry door on the required building line façade.
5. **Fences/Garden Walls**  
A fence or garden wall, 20 to 40 inches in height, is permitted along the front and the common lot lines of the dooryard. A privacy fence, 6 to 9 feet in height, may be placed along any unbuilt rear lot lines and common lot lines.

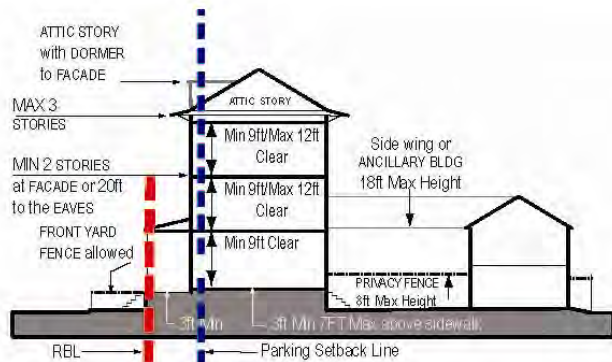
### USE



6. **Ground Story**  
The ground story shall house residential and home office uses.
7. **Upper Stories**
  - a. The upper stories shall house residential and home office uses.
  - b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
8. **Accessory Unit**
  - a. One English basement unit or one accessory unit is permitted per lot. Conversion of primary structure single-family units for multifamily use is prohibited.
  - b. Parking and accessory unit (maximum 650 square feet) uses are permitted in the buildable area at the rear of the lot.
9. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Home Office: For the purposes of the Form Districts, a home office shall be considered to be a home occupation. 5.4.9.
  - c. Use Standards as stated in Section 5.3 shall be applicable.

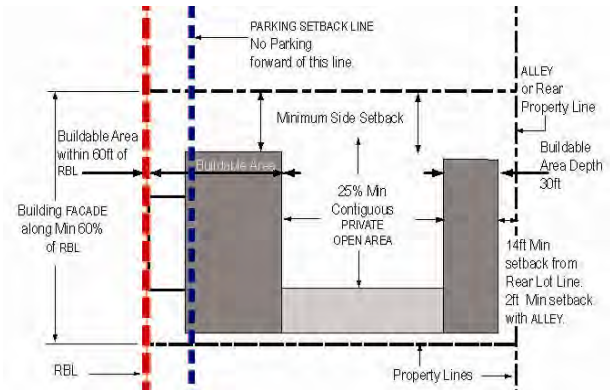
## G. West Main – R-4

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be at least 2 stories in height, but no greater than 3 stories in height, except as otherwise provided on the regulating plan.
  - c. An attic story shall not count against the maximum story height.
2. **Ground Story Height**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.
3. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
4. **Fence Height**
  - a. A front yard fence is allowed to a maximum height of 40 inches.
  - b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building façade and is not otherwise occupied by a building.

### SITING



5. **Street Facade**
  - a. On each lot the building façade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.
  - b. The front porch shall be built to the RBL.
  - c. Within 20 feet of a block corner, the building façade shall be 8 to 10 feet behind the RBL.
6. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
  - c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
7. **Side Lot Setbacks**

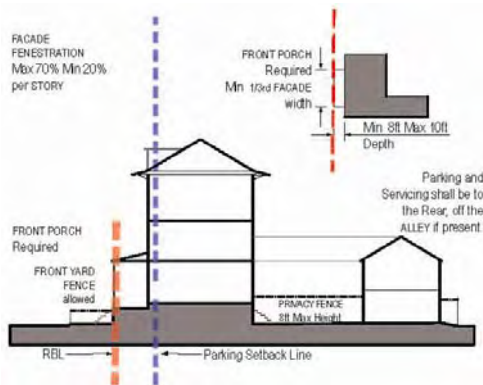
The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Private garage entries shall not be located on the RBL/facade.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
9. **Alleys**

There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10. **Corner Lots**

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

## H. West Main – R-4

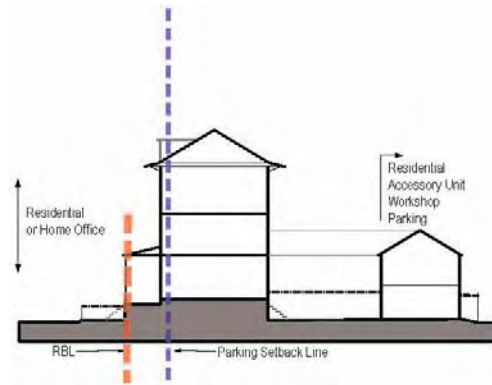
### ELEMENTS



1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on ground story facades shall comprise at least 20%, but not more than 70%, of the facade area (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the facade width.
  - b. No part of any building, except the front porch roof (overhanging eaves) and steps may encroach beyond the required building line.
3. **Doors/Entries**

At least one functioning entry door shall be provided along ground story facade of each building.
4. **Street Walls**
  - a. There is no street wall requirement.
  - b. A privacy fence may be constructed along a common lot line behind the RBL.

### USE



5. **Ground Story**

The ground story shall house residential or home office uses.
6. **Upper Stories**
  - a. The upper stories shall house residential or home office uses.
  - b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Conversion of primary structure single-family units for multiple-family use is prohibited.
  - c. Use Standards as stated in Section 5.3 shall be applicable.
8. **Accessory Uses**
  - a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.

(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,302, § 1, 07-08-08; Ordinance No. 16,396, § 1, 02-24-09; Ordinance No. 16,521, § 1, 01-12-10)



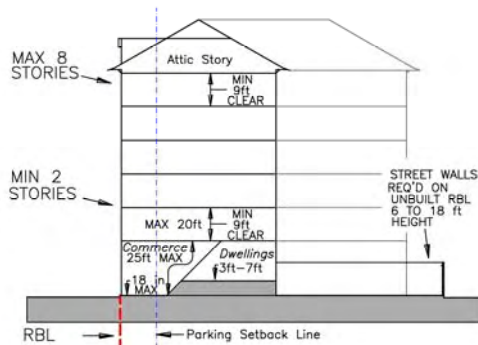
## 6.5 WAREHOUSE DISTRICT





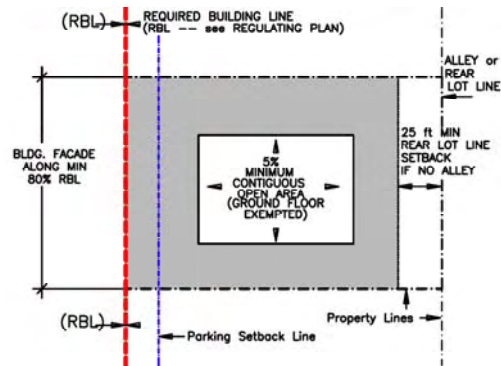
## A. Warehouse District – General

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. 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.
  - c. An attic story shall not count against the maximum story height.
2. **Parking 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: Commerce/Industry Uses**
  - a. 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.
  - b. 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.
  - c. The maximum story height for the ground story is 25 feet.
4. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 22 feet.
5. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 20 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7. **Street Wall Height**
  - a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
  - b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

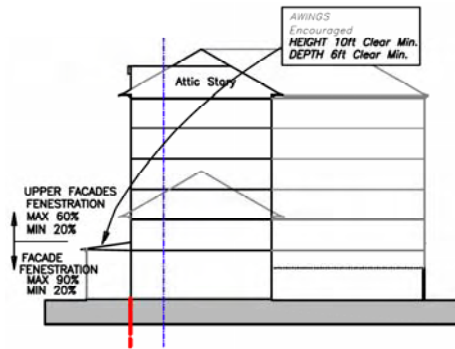
### SITING



8. **Street Facade**
  - a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line (RBL) length.
  - b. The building façade shall be built to the required building line within 30 feet of a block corner.
  - c. These portions of the building façade (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.
9. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area 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.
  - c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
10. **Side Lot Setbacks**  
There are no required side lot setbacks.
11. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Garage Entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
12. **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.
13. **Corner Lots**  
Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.
14. **Unbuilt Required Building Line and Common Lot Line Treatment**
  - a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located no more than 8 inches behind the required building line.
  - b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

## B. Warehouse District – General

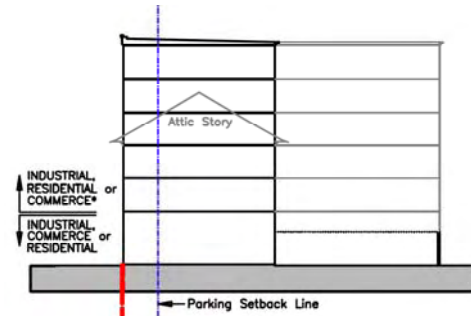
### ELEMENTS



1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least 20%, but not more than 90%, of the facade area (measured as a percentage of the facade between floor levels).
  - c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
  - b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
  - c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
  - d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
  - e. Awnings may have supporting posts at their outer edge provided that they:
    - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awning.
    - g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts
3. **Doors/Entries**
  - a. Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 75 linear feet
  - b. Each ground story residential unit shall have direct access to the street-space.
4. **Street Walls**

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

### USE

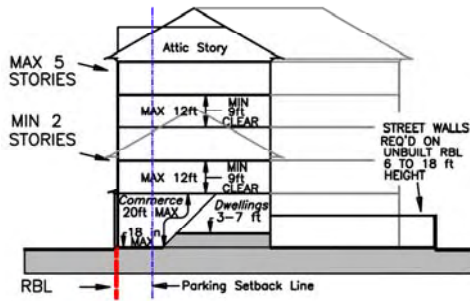


5. **Ground Story**

The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.
6. **Upper Stories**
  - a. The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
  - b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
  - c. Industrial uses shall be considered to encompass all of the Industrial use categories except the heavy industrial and waste-related services, as defined in Article 5.6.
  - d. Use Standards as stated in Section 5.3 shall be applicable.

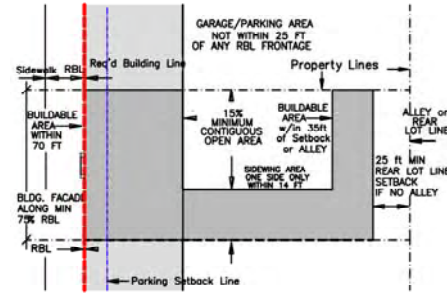
## C. Warehouse District - Local

### HEIGHT



1. **Building Height**
  - a. The height of the principal building is measured in stories.
  - b. Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided on the regulating plan.
  - c. An attic story shall not count against the maximum story height.
2. **Parking 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 building eave or parapet height.
3. **Ground Story Height: Commerce/Industry Uses**
  - a. 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.
  - b. 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.
  - c. The maximum story height for the ground story is 20 feet.
4. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least eighty 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7. **Street Wall Height**
  - a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
  - b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8. **Other**  
Where a warehouse local site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the warehouse local site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

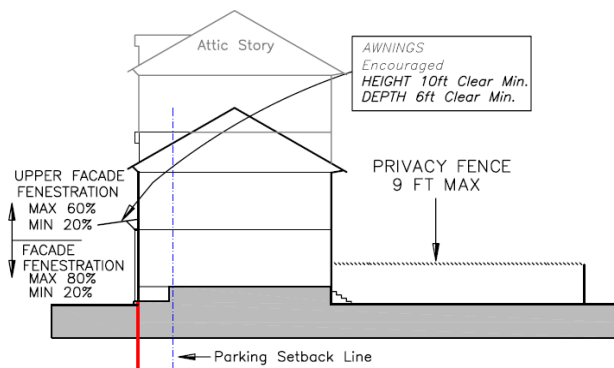
### SITING



9. **Street Facade**
  - a. On each lot the building façade shall be built to the required building line for at least 75% of the required building line (RBL) length.
  - b. The building façade shall be built to the required building line within 30 feet of a block corner. (The ground floor façade, within 7 feet of the block corner may be chamfered to form a corner entry.)
  - c. These portions of the building façade (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.
10. **Buildable Area**
  - a. Buildings may occupy the portion of the lot specified by these building envelope standards.
  - b. A contiguous open area equal to at least 15% 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 story.
  - c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11. **Side Lot Setbacks**  
There are no required side lot setbacks.
12. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
  - b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
  - d. These requirements are not applicable to on-street parking.
  - e. The parking setback line shall be 30 feet from the designated required building line.
13. **Alleys**
  - a. 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.
14. **Corner Lots**
  - a. Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.
15. **Frontage Widths**  
The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 130 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.
16. **Unbuilt Required Building Line and Common Lot Line Treatment**
  - a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located no more than 8 inches behind the required building line.
  - b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

## D. Warehouse District - Local

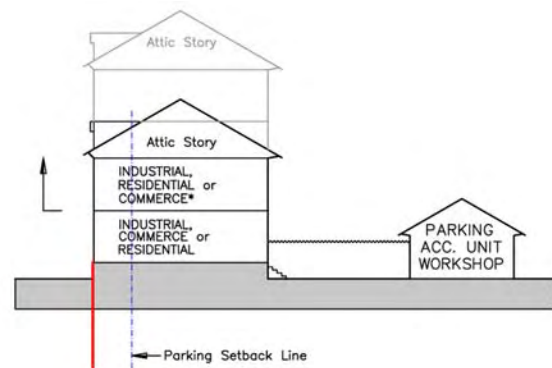
### ELEMENTS



1. **Windows and Doors**
  - a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
  - b. Windows and Doors on the ground story facades shall comprise at least twenty 20%, but not more than 80%, of the facade area (measured as a percentage of the facade between floor levels).
  - c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).
2. **Building Projections**
  - a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
  - b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the Code, shall encroach beyond the required building line.
  - c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
  - d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
  - e. Awnings may have supporting posts at their outer edge provided that they:
    - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awning.
    - g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts
3. **Doors/Entries**
  - a. Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 75 linear feet
  - b. Each ground story unit shall have direct access to the street.
4. **Street Walls**

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

### USE



5. **Ground Story**

The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.
6. **Upper Stories**
  - a. The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
  - b. No commerce or industrial use is permitted above a residential use.
  - c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7. **Permitted Uses**
  - a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Article 5.6.
  - b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Article 5.6.
  - c. Industrial uses shall be considered to encompass all of the Industrial use categories except waste-related services and animal processing, as defined in Article 5.6.
  - d. Use Standards as stated in Section 5.3 shall be applicable.

(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,521, § 1, 01-12-10)

## 6.6 ARCHITECTURAL STANDARDS

### 6.6.1 General Principles, Intent and Specific Standards

These Architectural Standards serve to establish a coherent character for the Form Districts and encourage a high caliber, lasting quality of development. Proposed development plans must be reviewed by the Site Plan Review Board to verify that they meet these Architectural Standards, as well as the building envelope and other standards established by 6.0: Form Districts of this development code.

- A. Refer to Section 2.1.3 for Site Plan Review Board information.
- B. The following *Principles* and *Standards* shall be applied to all development projects within the Form Districts. A statement of Principle precedes each set of Standards, defining the general intent and goals to be achieved.
- C. The Standards that follow each Principle define more specific requirements for compliance. The standards are intended to provide some flexibility to the applicant, providing the project meets the general intent of the principle.
- D. Definitions (apply to 6.6, Architectural Standards only):
  - 1. Statements that have language such as "shall" or "shall not" are mandatory.
  - 2. Statements that have language such as "preferred" mean that the applicant must comply unless he/she can prove that it is impractical for his/her project, before the Site Plan Review Board, based on the following criteria:
    - a. The physical conditions of the property (e.g. Steep slopes, flood plain, drainage, or small/irregular lot shape) or the existing building features make compliance physically impossible; or
    - b. The applicant presents an alternative means of compliance that, in the judgment of the Site Plan Review Board, meets the applicable principles and complies with the stated goals and standards of the Form District.
- E. Guidelines statements that have language such as "encouraged" or "discouraged" mean that compliance is not mandatory, but recommended.
- F. **Where Clearly Visible from the Street-space**  
These Architectural Standards apply only in conditions where clearly visible from the street-space. Note that the definition of street-space includes parks, civic squares, and civic greens. These standards therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street-space.
- G. **Equivalent or Better**  
While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Site Plan Review Board for review. Additional products may be added to the list as set forth in 6.10, Amendments and Deviations.
- H. **Standards for Specific Architectural Standards**

#### 1. Accessory Unit

The maximum floor area of an accessory unit shall be 650 square feet.

#### 2. Balcony

Balconies shall project no less than five feet from the facade and shall have no less than seven feet in width. Balconies may not project within five feet of a common lot line. Balconies, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof (or a balcony on the story immediately above) and shall not be otherwise enclosed above a height of 42 inches, except with insect screening. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.



**3. Bay or Bay Window**

Minimum interior clear width at main wall of four feet; projection not greater than 36 inches beyond the facade; walls and windows shall be between 90 degrees (perpendicular) and zero degrees (parallel) relative to the primary wall from which they project.

**4. Dormers**

Dormers are permitted and a habitable attic story behind them shall not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of the facade length.

**5. Front Porches**

Front porches, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

**6. Parapet Height**

An additional three feet in height by twelve feet in width (or 15% of the facade, whichever is greater) is permitted for a section of the parapet emphasizing the building's primary street-space entry or a block corner.

*(Ordinance No. 16,521, § 1, 01-12-10)*

**6.6.2 Roofs and Parapets****A. Principle**

Roofs shall reflect the Form District's patterns of the surrounding context and provide visual interest to the tops of the buildings, but shall not overwhelm the scale of the street façade.

**B. Materials**

The following materials are permitted.

1. Clay or concrete (faux clay).
2. Tile (barrel or flat roman).
3. Slate (equivalent synthetic or better).
4. Metal (standing seam, equivalent or better).
5. Dimensional Asphalt shingles.
6. Cedar Shingles.
7. Cornices and soffits may be a combination of wood, vinyl, and/or metal.
8. See Also Section 6.6.1G for equivalent or better material approval.

**C. Standards**

1. Acceptable roof styles are flat, hipped, pitched, and front-gabled, although flat roofs are encouraged for commercial buildings. Dormers are allowed per 6.6.1H.4.
2. Shed roofs (i.e. roofs with a single pitch visible from the street space) shall not be used.
3. Flat roofs shall incorporate a parapet and/or cornice line that clearly identifies the top of a building. See also Section 6.6.1H.6
4. Simple hip, pitched and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
5. Occupied roofs, such as roof gardens and terraces are acceptable.
6. Mechanical equipment located on roof tops shall be screened per 6.6.9B

*(Ordinance No. 16,521, § 1, 01-12-10)*

### 6.6.3 Facades

#### A. Principle

Building facades shall reflect the Form District's patterns of the surrounding context and provide interest for the pedestrian. Building facades shall reflect and complement the traditional materials and techniques of the central Illinois region. They shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

#### B. Materials

The following materials are permitted.

1. Primary Materials (75% of facade or greater):
  - a. Brick and tile masonry (or synthetic equivalent).
  - b. Native stone (or synthetic equivalent).
  - c. Hardie-Plank™ equivalent or better siding.
  - d. Stucco (cementitious finish).
2. Accent Materials (no greater than 5% of facade):
  - a. Pre-cast masonry (for trim and cornice elements only).
  - b. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only).
  - c. Metal (for beams, lintels, trim elements and ornamentation only).
  - d. Split-faced block (only for piers, foundation walls and chimneys).
3. See Also Section 6.6.1G. for equivalent or better material approval for Primary and Accent Materials.

#### C. Standards

1. Cornice lines, stringcourses, and other architectural elements shall create a recognizable base, middle, and top to buildings.
2. Facade openings shall not span vertically more than one story, nor shall the horizontal opening measurement exceed the vertical opening measurement. Facade openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
3. Long, uninterrupted horizontal stretches of facades shall be avoided. Building bays, storefronts, entrances, columns and other vertical elements shall be used in approximately fifteen (15) to thirty (30) foot increments to "break-up" the building façade. See also Section 6.1.6B.2. for facade composition requirements.
4. Storefronts shall include elements such as display windows, transoms, awnings, and entrances.
5. Recessed or projected brick or masonry courses used to emphasize horizontal details of the façade are encouraged in order to avoid a flat appearance of the wall.

*(Ordinance No. 16,521, § 1, 01-12-10)*

### 6.6.4 Doors and Windows

#### A. Principle

Doors, windows and other façade openings and bays shall reinforce and maintain the Form District's patterns of the surrounding context, and provide interest for the pedestrian.

#### B. Materials

1. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
2. Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building and energy code

requirements). Specialty windows (one per facade maximum) may utilize stained, opalescent, or glass block.

3. Window screens shall be black or gray.
4. Screen frames shall match window frame material or be dark anodized.
5. Doors shall be of wood, clad wood, or steel and may include glass panes.
6. See Also Section 6.6.1G. for equivalent or better material approval for Primary and Accent Materials.

### C. Standards

1. Window frames (including glass block) shall be recessed at least 2 inches from the exterior face of the building (to avoid a flat appearance to the plane of the wall). R-4 designated properties shall not be required to adhere to this standard.
2. Stone or similar materials for window heads (lintels), and sills consisting of accent masonry, precast concrete, soldier, or rowlock brick courses are preferred.
3. A vertical or square orientation for upper story windows is preferred.
4. Refer to the applicable Form District's Building Envelope Standards for required fenestration (window and door) configurations and quantities.
5. Heavily tinted or mirrored windows shall not be used on the ground floor.
6. Recessed Doorways are encouraged. Doorways shall not be recessed more than five (5) feet from the front façade unless a courtyard, café, window display, or other animated space is provided between the doorway and the sidewalk. If the doors are recessed more than three (3) feet, then angled walls to promote the door's visibility are preferred. Doorways shall not span more than one story.
7. Window openings shall not span vertically more than one story and shall not span across building structure such as the floor structural and mechanical thickness.
8. Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches wide. Windows divided into multiple panes of glass are encouraged.

*(Ordinance No. 16,521, § 1, 01-12-10)*

## 6.6.5 Existing Buildings and Additions

### A. Principle

If at all reasonable, buildings that are more than fifty (50) years old shall be encouraged for retention and/or rehabilitation unless those building forms are disallowed by this code.

### B. Standards

1. New additions or alterations shall be compatible with the massing, size, scale, rooflines, materials, and architectural features of the original building.
2. Alterations shall not cover, infill, remove or damage significant, original architectural elements of existing buildings that are visible from the street. Such elements include decorative cornices, windows, doors, trim around openings, railings, storefronts and any significant decorative features. Original architectural elements which are in too poor of condition to repair or re-use are preferred to be closely replicated with new elements.
3. New additions shall be placed to the side or rear of existing buildings whenever possible but must adhere to the applicable build-to line.
4. All building additions shall generally align windows, doors, cornices and other architectural elements with those of the existing building on the primary facade.

*(Ordinance No. 16,521, § 1, 01-12-10)*

### 6.6.6 Street Walls

#### A. Principle

Street walls establish a clear edge to the street-space where the buildings do not. The Form District requirements include masonry walls that define outdoor spaces and separate the street-space from the private realm (parking lots, refuse areas, gardens, and equipment). All street wall facades shall be as carefully designed as the building facade, with the finished side out, i.e. the “better” side facing the street-space.

#### B. Materials

The following materials are permitted.

1. Native/regional stone and equivalent imitation stone
2. Metal (wrought iron, welded steel and/or aluminum [electro-statically plated black])
3. Brick
4. Stucco on concrete block (or poured) only with brick or stone coping
5. A combination of materials (e.g. stone piers with brick infill panels or stone piers with brick base courses with a minimum of 2 feet in height and metal above)
6. See Also Section 6.6.1G. for equivalent or better material approval

#### C. Standards

1. Street walls along any unbuilt required building line shall be built to the height and length specified in the building envelope standard.
2. Stone or brick piers shall be used in 8 to 10 foot intervals to avoid long, uninterrupted horizontal street walls.
3. Metal work may additionally be treated to imitate a copper patina.
4. Copings shall project between ½- inch and four inches from the face of the wall.
5. See Section 8.2.15C. for refuse area requirements.

*(Ordinance No. 16,521, § 1, 01-12-10)*

### 6.6.7 Exterior Building Materials

#### A. Principle

Exterior materials shall be durable, of high quality and reflect a sense of permanence and urban character.

#### B. Materials

The following materials are permitted.

1. Native/regional stone and equivalent imitation stone
2. Metal (wrought iron, welded steel and/or aluminum [electro-statically plated black])
3. Brick
4. Stucco on concrete block (or poured) only with brick or stone coping
5. A combination of materials (e.g. stone piers with brick infill panels or stone piers with brick base courses and metal above)
6. See Also Section 6.6.1G. for equivalent or better material approval

#### C. Standards

1. Buildings shall use materials that are compatible with, or similar to, nearby buildings on the same street, unless those buildings use materials which are disallowed by this code.
2. Materials used at the base of the building are to be stone, brick, ground faced/burnished concrete masonry, precast concrete or high quality synthetic stone. EIFS materials are not to be used on the first story of buildings. Utility materials such as split face or standard concrete block are only allowed on rear, interior lot lines and alley frontages.



3. Lap siding of metal, aluminum, vinyl or wood shall only be permitted in the R-4 frontage. Metal panels (as distinct from lap siding) with concealed fastening systems may be used as accent materials in all frontages.

*Ordinance No. 16,521, § 1, 01-12-10)*

### 6.6.8 Signage

#### A. Principle

Signs along commercial frontages shall be clear, informative to the public and shall weather well. Signage is desirable for advertising form district shops and offices, and as decoration. Signs shall be scaled to the nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the district experience, and creates visual clutter. Signs shall align with or be framed by the building's major architectural elements such as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines.

#### B. Design, Construction and Maintenance

All signs shall be designed, constructed and maintained in accordance with the following standards:

1. Except for permitted flags, temporary signs, and window signs conforming in all respects with the requirements of this ordinance, all signs shall [be] constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
2. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this code, at all times.
3. All signs, awnings and overhangs shall be kept and maintained in a safe, neat and orderly condition and appearance, and shall be repainted or otherwise maintained periodically by the owner to prevent corrosion or deterioration caused by weather, age or any other conditions, and to keep the same in a safe, neat and orderly condition and appearance.
4. Signs shall not obstruct visibility from a driveway to an abutting street or vice versa.

#### C. Illumination of Signs

##### 1. External Illumination Standards

- a. For externally illuminated signs, the light source shall be shielded so as to prevent glare and overspill. The source of light shall be located and directed in such a manner that the light is not directly visible from any public street or private residence.

##### 2. Internal Illumination Standards

- a. Internally illuminated wall signs shall be reverse-lit / halo-lit.

##### 3. Brightness Limitations – All Illumination Methods

- a. In no case shall the lighting intensity of any sign, whether resulting from internal illumination or external illumination exceed seventy-five (75) foot candles when measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign.

#### D. Prohibited and Exempt Signage

##### 1. Prohibited Signage

- a. Signs which move, or give the appearance of moving with the exception of those signs exempted in Section 6.6.8.D.2. This category includes pennants, streamers, string pennants, "garrison" size flags (other than the official national flag of the United States of America) and all other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means.
- b. Signs containing any flashing or running lights creating an illusion of movement. No flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration.

- c. Signs which imitate official traffic signs. Signs which use the words "stop," "look," "danger," "go slow," "caution," or "warning," are deemed to be within this category except where such words are part of the name of the business. This category does not include signs which are accessory to parking lots, driveways or roads.
- d. Signs placed on a parked vehicle or trailer where the apparent purpose is to advertise a product or direct people to a business or business located on the same or nearby property.
- e. Can and/or Cabinet Signs
- f. Electronic multiple message boards subject to the requirements of Section 17.15 of Peoria City Code, Appendix B.
- g. Freestanding, Wall, Roof, Projecting or Stacked Off-Premise Signs
- h. Neon Illumination Signs unless specifically permitted.
- i. On-Premise Freestanding Signs
- j. Open Face Letter Signs
- k. Painted Window Signs with exception to those permitted in Section 6.6.8.E.1.c.
- l. Portable or wheeled signs and advertising devices located outside any building.
- m. Push-Through Letter Signs
- n. Raceway Signs
- o. Roof Signs
- p. Reserved.
- q. Temporary Signs with exception to those permitted in Section 6.6.8.E.1.e. and 6.6.8.E.1.f.

## 2. Exempt Signage

- a. House numbers and house nameplates, provided that nameplates shall not exceed one (1) square foot in area.
- b. Paper notices placed on bulletin boards or on kiosks maintained by any governmental organization.
- c. Signs erected or required by governmental bodies, or authorized for a public purpose by any law, statute or ordinance. Such public signs may be of any type, number, area, height, location, or illumination as authorized by law, statute, or ordinance
- d. Flags bearing the officially adopted design of a nation, state, or political subdivision of a state. Flags shall not exceed thirty (30) square feet in size, except that United States of America garrison size flags are allowed.
- e. Business flags displaying the name of the business and the corporation symbol or logo. Each nonresidential zoning lot shall be permitted one flag not to exceed 30 square feet.
- f. Signs on storefronts that include business hours of operation not to exceed one square foot in size.

## E. Standards - All Form Districts

### 1. General

- a. Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- b. Letters shall not exceed 18 inches in height or width and three inches in relief. Letters may be constructed with two inch standoff studs to allow for reverse-lit / halo-lit illumination. Letters shall be individually cut reverse channel letters and opaque. Signs shall not come closer than two feet to an adjacent common lot line.
- c. Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of eight square feet.

- d. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet.
- e. Temporary sidewalk easel signs are permitted within the dooryard area. They may also be considered a permitted obstruction to the sidewalk or right-of-way, with prior approval from the City.
- f. Temporary signs are permitted as defined in Appendix B, Article 17.10.c.(2), except for window signs as defined in Article 17.10.c.(2)g.

## 2. Awnings/Overhangs

When an awning or overhang is incorporated into a building, the following requirements must be met:

- a. Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade. Maximum projection to within one foot of back of curb where there are no street trees, or one foot into the tree-planting strip.
- b. Canvas cloth or equivalent (no shiny or reflective materials).
- c. Metal and glass are permitted, when configured as a marquee.
- d. No internal illumination through the awning/overhang.
- e. Lettering on awnings limited to six inches tall on vertically hanging fabric at curb side of awning.
- f. No one-quarter cylinder, bubble or convex configurations.
- g. Awnings and overhangs shall complement the fenestration pattern of the building façade.

## F. Standards - Sheridan Triangle

The scale and character of this district is primarily pedestrian with a neighborhood orientation. The signage standards reflect this intent. In addition to paragraph E above, the following specific standards apply in the Sheridan Triangle district:

- 1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
- 2. Neon signs are allowed within storefront windows in the Sheridan Triangle District.
- 3. Additional prohibited signs: monument signs and signs painted on the exterior walls of buildings.

## G. Standards - West Main

The scale and character of this district is primarily pedestrian with a neighborhood orientation. The signage standards reflect this intent. In addition to paragraph E above, the following specific standards apply in the West Main district:

- 1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
- 2. Neon signs are prohibited in the West Main District.
- 3. Additional prohibited signs: monument signs and signs painted on the exterior walls of buildings.

## H. Standards - Prospect Road

Under this Article, the character of this district will fundamentally change over time. The corridor will be physically reconfigured to recognize the needs of the pedestrian while continuing to function as one of the primary automobile gateways to the City. The signage will be reduced in scale, no longer solely targeted to drivers (some auto-oriented signage, as described below, will be permitted in the interim). In addition to paragraph E above, the following specific standards apply in the Prospect Road District:

- 1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
- 2. Monument signs are permitted, if constructed to the following standards, until the date in which the property is redeveloped:

- a. They shall be located at the required building line.
  - b. They shall sit on a defined pedestal.
  - c. The text panel shall not exceed three feet in height, eight feet in length, or 24 square feet in area.
  - d. For internally illuminated monument signs, text and graphics shall be cut-outs from an opaque panel. Opaque text and graphics on a translucent panel are not allowed.
3. If signs are externally illuminated, the light source shall be shielded so as to prevent glare and overspill.
4. Neon signs are allowed in the Prospect Road District.
5. Additional prohibited signs: signs painted on the exterior walls of buildings.

**I. Standards - Warehouse District**

This district is intended to be a lively mixed-use, pedestrian-oriented area, with a variety of activities at different hours of the day. The scale and orientation of the signage standards reflect this intent, while allowing for more variation in the types and placement of the signs to complement the diverse character of the area. In addition to paragraph E above, the following specific standards apply in the Warehouse District:

1. Blade signs (perpendicular to the required building line) shall maintain a minimum clear height of nine feet and not project more than four feet from the façade. When hung at the ground story level, or from an overhang or awning, they shall not exceed 12 square feet in area. When hung at the second story level, they shall not exceed 24 square feet in area. No blade signs shall be allowed above the second story level, except at a block corner, where blade signs may project from a building corner at the third story level.
2. Historic/existing signs painted on the exterior walls of buildings may be maintained or preserved.
3. Neon signs are allowed in the Warehouse District.
4. Additional prohibited signs: monument signs.

*(Ordinance No. 16,222, § 1, 12-11-07; Ordinance No. 16,521, § 1, 01-12-10)*



### 6.6.9 Lighting and Mechanical Equipment

#### A. Lighting

##### 1. Principle

Materials and equipment chosen for lighting fixtures should be durable and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

##### 2. Standards:

- a. Street Lights. The Granville style pole light or luminaire (or other street light as the city may specify) shall be used in the Form Districts.
- b. Refer to 6.8.3.C for street light spacing and locations.
- c. At the front of the building, exterior lights shall be mounted on the building between seven (7) feet and fourteen (14) feet above the adjacent grade.
- d. All lots with alleys shall have lighting fixtures within five (5) feet of the alley right-of-way. This fixture shall illuminate the alley, shall be between nine (9) and sixteen (16) feet in height, and shall not cause glare in adjacent lots.
- e. Lighting elements shall be specified to exclude those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Metal halide or halogen light sources are preferred. No fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings. These standards shall be adjusted by the city as technologies advance and produce additional acceptable elements.
- f. Site lighting may be used to illuminate alleys, parking garages and working (maintenance) areas and shall be full cut-off and not exceed ½ foot-candles of illumination at any property line. Any light fixtures which are required for alley illumination by Section 6.6.9.A.2.d shall not exceed ½ foot-candles at the alley right-of-way line opposite the subject property. Lighting shall maintain an average-to-minimum uniformity ratio of 5:1. Floodlighting shall not be used to illuminate building walls from sidewalk level (i.e. no horizontally projected up lighting as opposed to vertical "wall washing").
- g. Site lighting shall be of a design and height; and shall be located so as to illuminate only the lot
- h. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.
- i. Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.

#### B. Mechanical Equipment

##### 1. Standards:

The following shall be placed behind and away from any required building line, not be stored or located within any street-space, and shall be screened from view from the street-space:

- a. Air compressors , mechanical, pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans/dumpsters, storage tanks, and similar equipment shall not be stored or located within any area considered street-space in this code.
- b. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street-space.

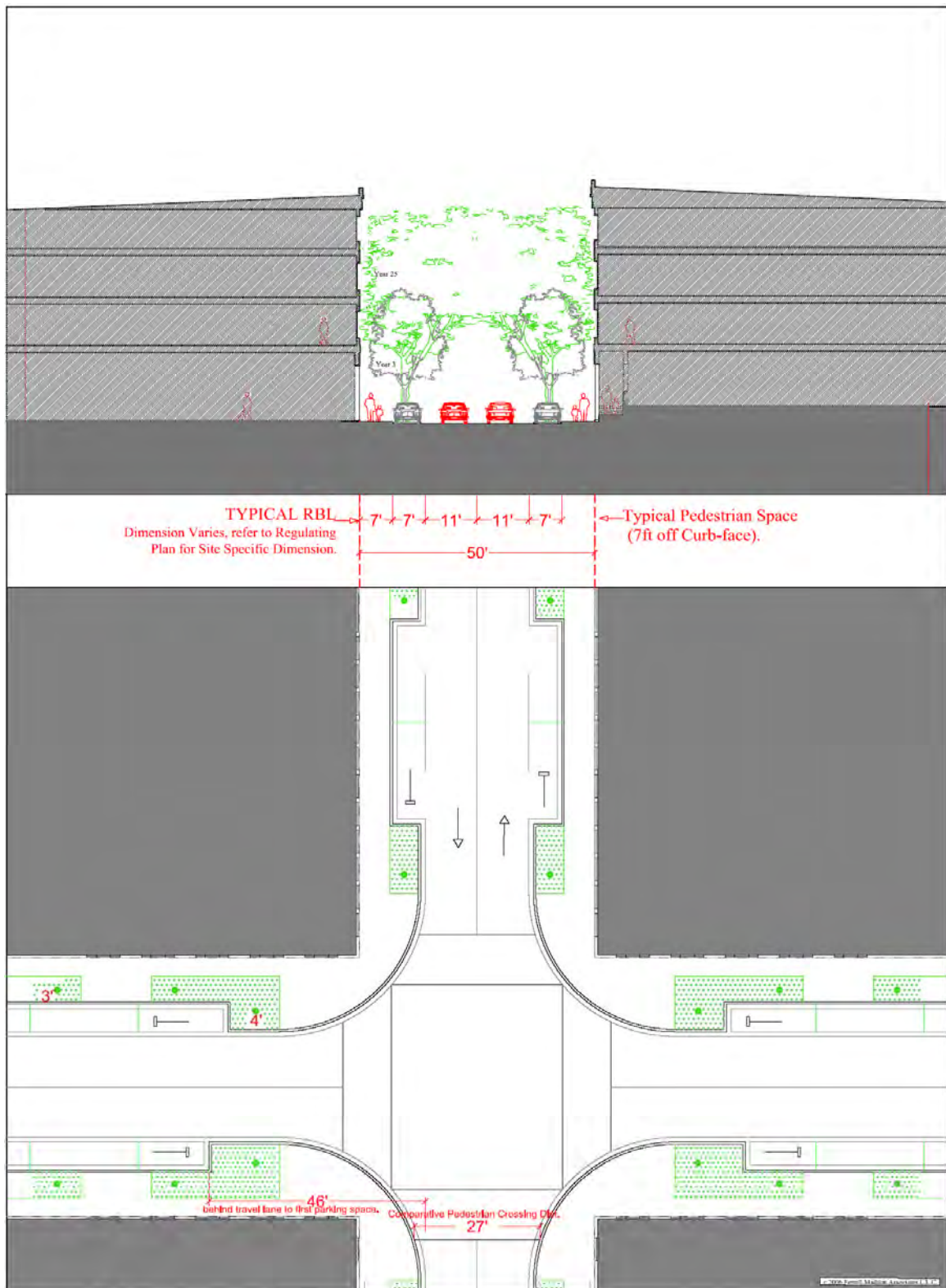
## **6.7 STREET SPECIFICATIONS**

### **6.7.1 Intent**

The streets within the Form Districts are intended to balance the needs of all types of traffic—auto, bicycle, and pedestrian—to maximize mobility and convenience for all the citizens and users of the respective districts. While all streets will appropriately balance pedestrian and automobile needs, their character will vary by specific location. Some streets will carry a large volume of both automobile and pedestrian traffic and provide a more intense urban experience while others will provide more intimately scaled street-space.

### **6.7.2 Street-Type Specifications**

The street-type specifications illustrate typical configurations for street-spaces within the Form Districts. The City will configure and adjust these as necessary for specific conditions. The specifications address vehicular traffic lane widths, curb radii, sidewalks, tree planting area, and on-street parking configurations. They also provide comparative pedestrian crossing distances as a relative gauge of pedestrian comfort.

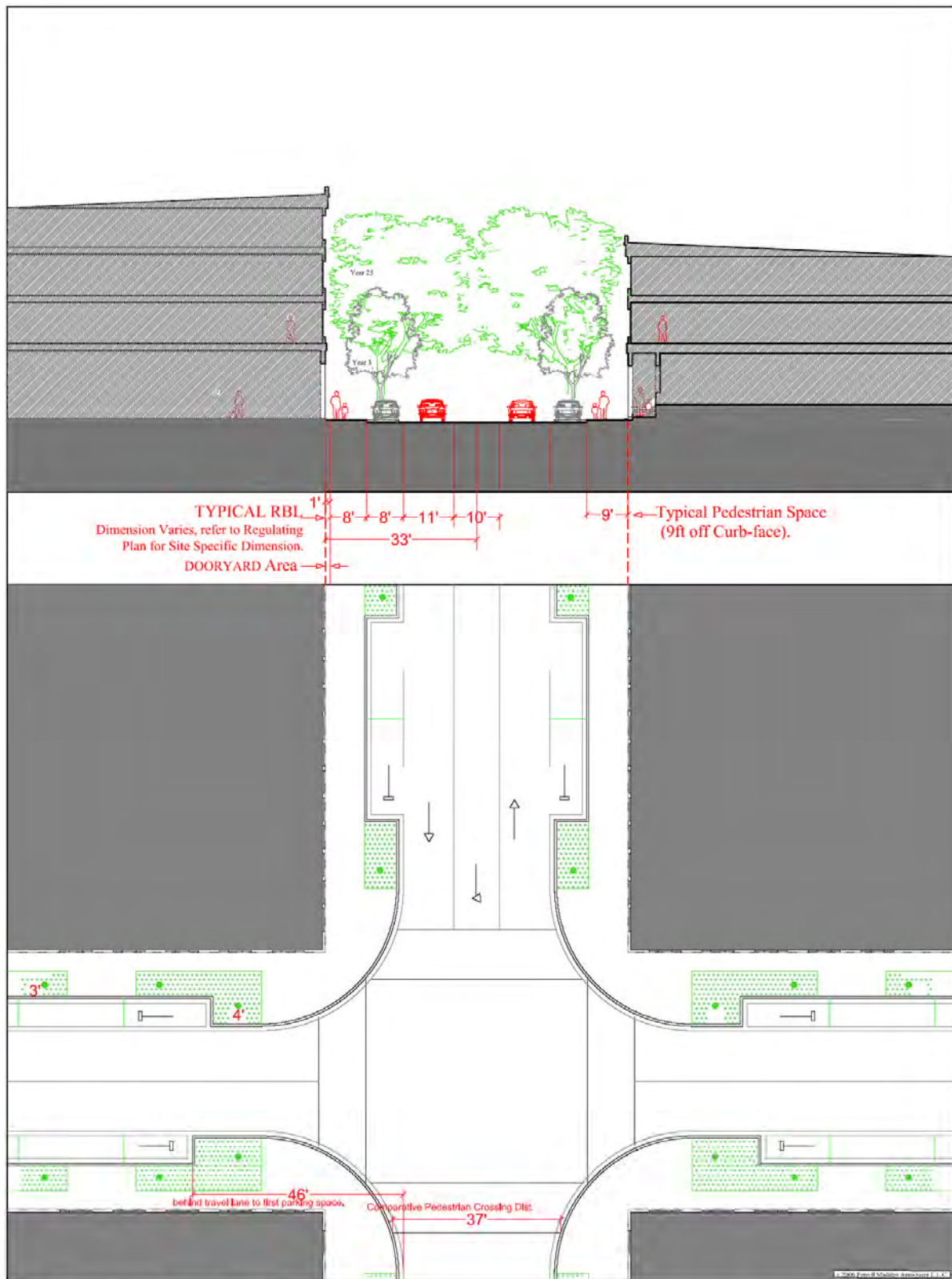


## Lane 50

STREETSPACE: 50 feet. Sidewalks: 7 ft. Travel Lanes: 2 @ 11 feet. Dedicated Parking/Street Tree Lanes: 7 feet. Tree Planters: 6.5 x 14 feet.

Comparative Pedestrian Crossing Distance 27 feet (all dimensions to face of curb).

Note: These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.

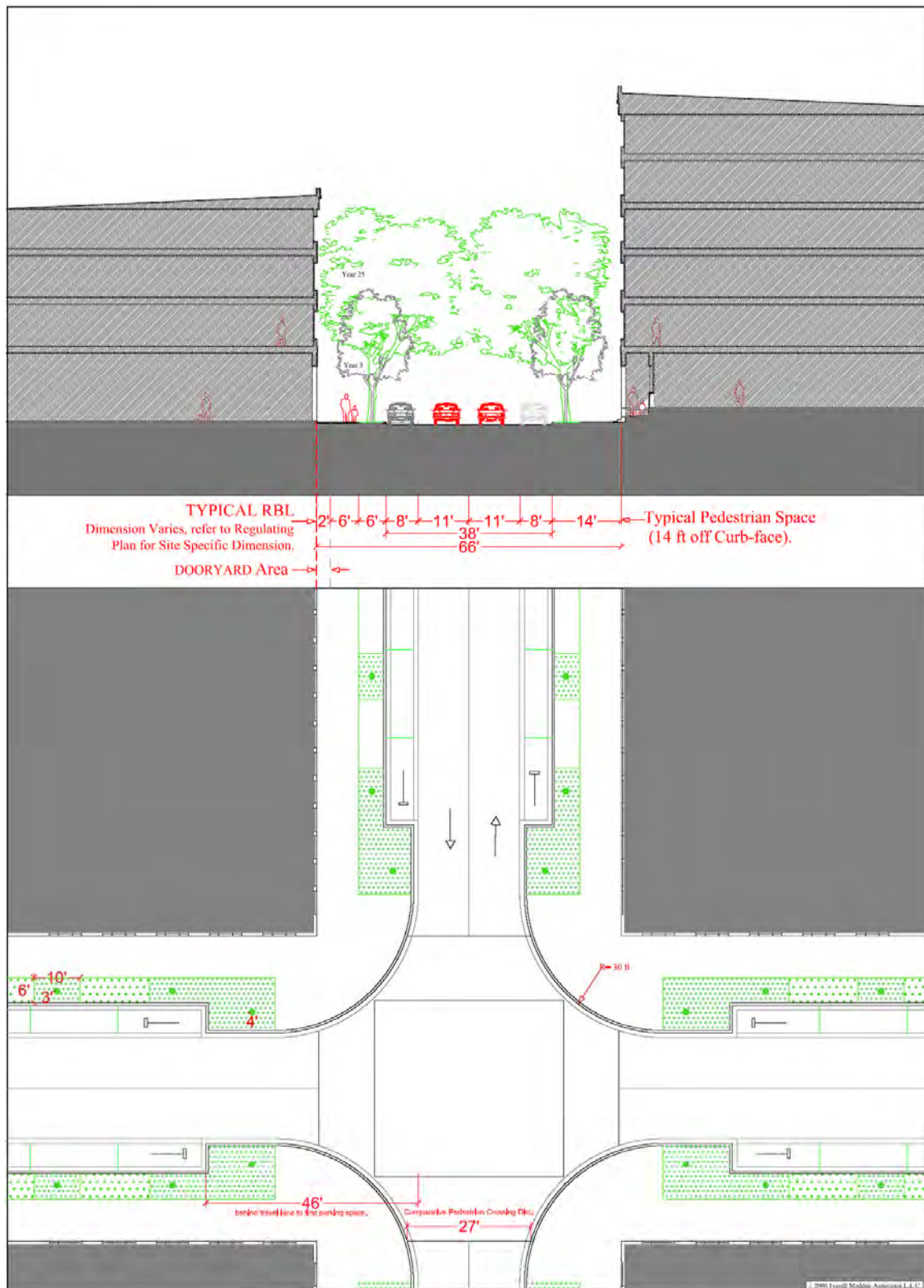


## West Main 66

STREETSPACE: 66 feet. Sidewalks: 8 ft. Travel Lanes: 2 @ 11 feet. Center Turn Lane 10 feet.  
 Dedicated Parking/Street Tree Lanes: 8 feet. Tree Planters: 7.5 x 18 feet Minimum.  
 Comparative Pedestrian Crossing Distance 37' feet (all dimensions to face of curb).

Note: These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.

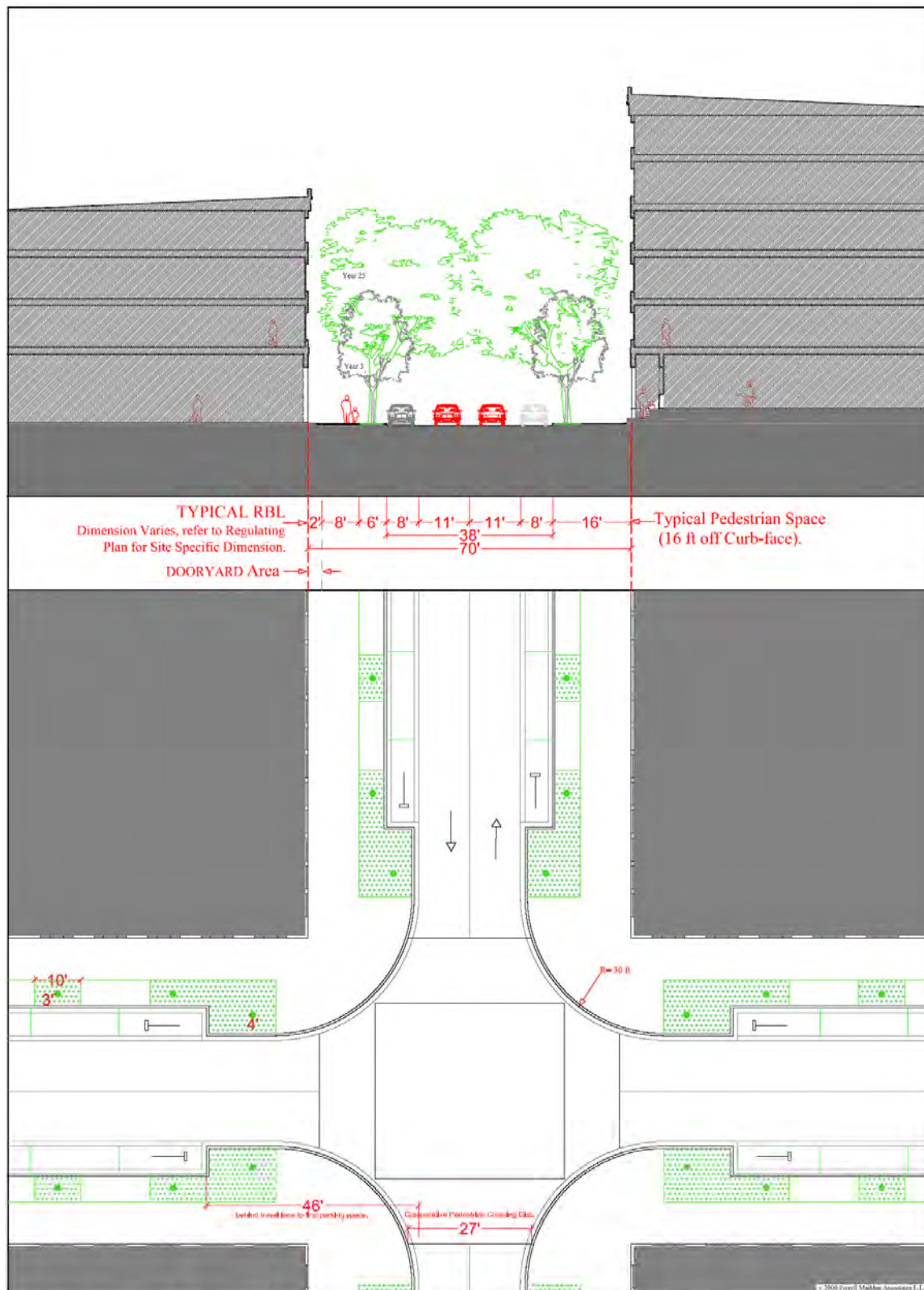




## Street 66

**STREETSPACE:** 66 feet. **Sidewalks:** 14 ft (6 feet tree, 6 feet clear, 2ft DOORYARD). **Travel Lanes:** 2 @ 11 feet. **Dedicated Parking Lanes:** 7 feet. **Tree Planters:** 6 x 10 feet open area, connected trench. **Comparative Pedestrian Crossing Distance** 27 feet (all dimensions to face of curb).

Note: These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.



### Warehouse District Street 70 (Generally Perpendicular to the River)

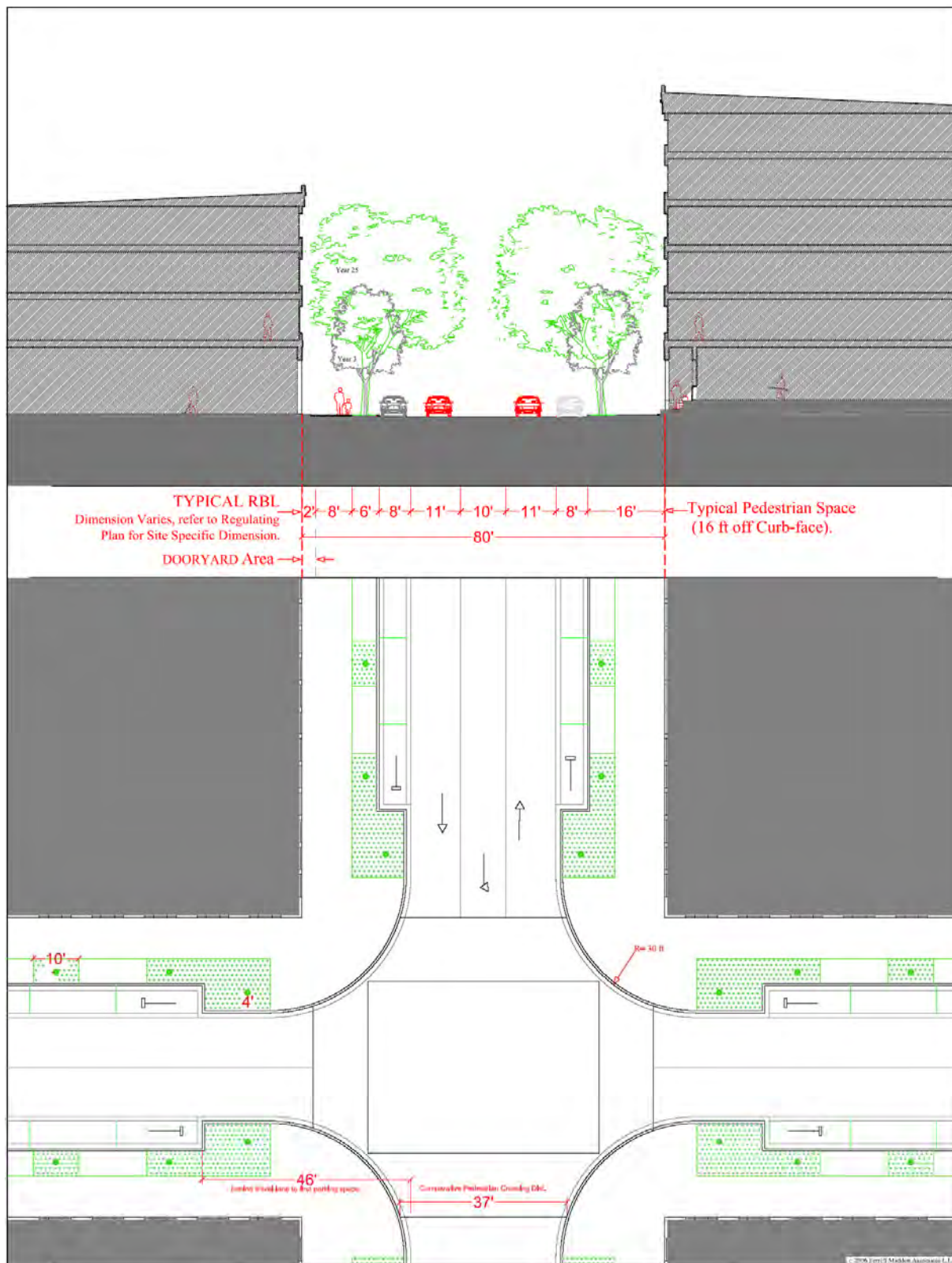
**STREETSPACE:** 70 feet. **Sidewalks:** 16 ft (6 feet tree, 8 feet clear, 2ft DOORYARD). **Travel Lanes:** 2 @ 11 feet. **Dedicated Parking Lanes:** 8 feet. **Tree Planters:** 6 x 10 feet open area, connected.

**Comparative Pedestrian Crossing Distance** 27 feet (all dimensions to face of curb).

-Where the Streetspace is in excess of 70 ft, the extra dimension shall be added to the sidewalk.

Note: These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.





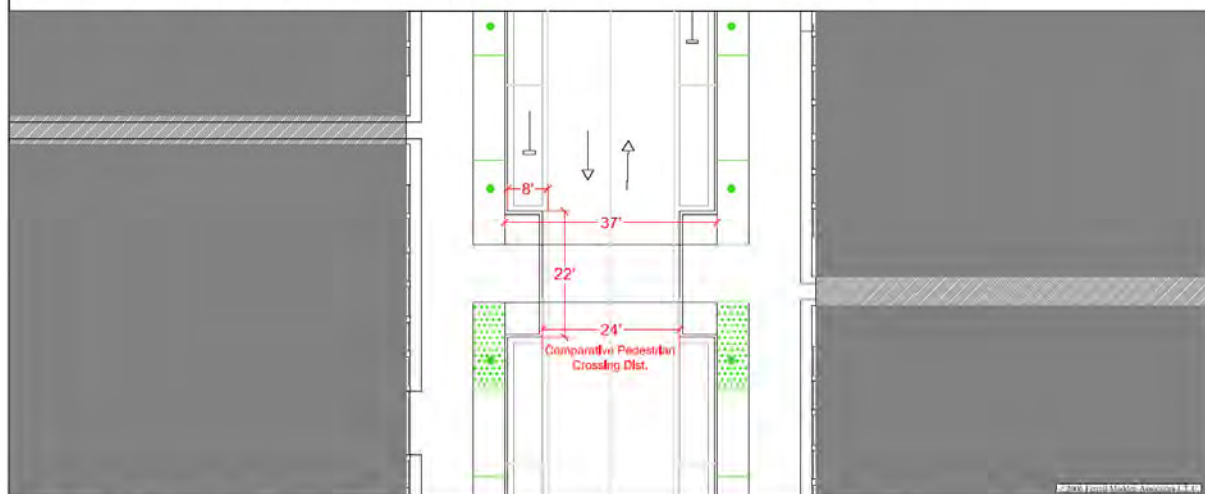
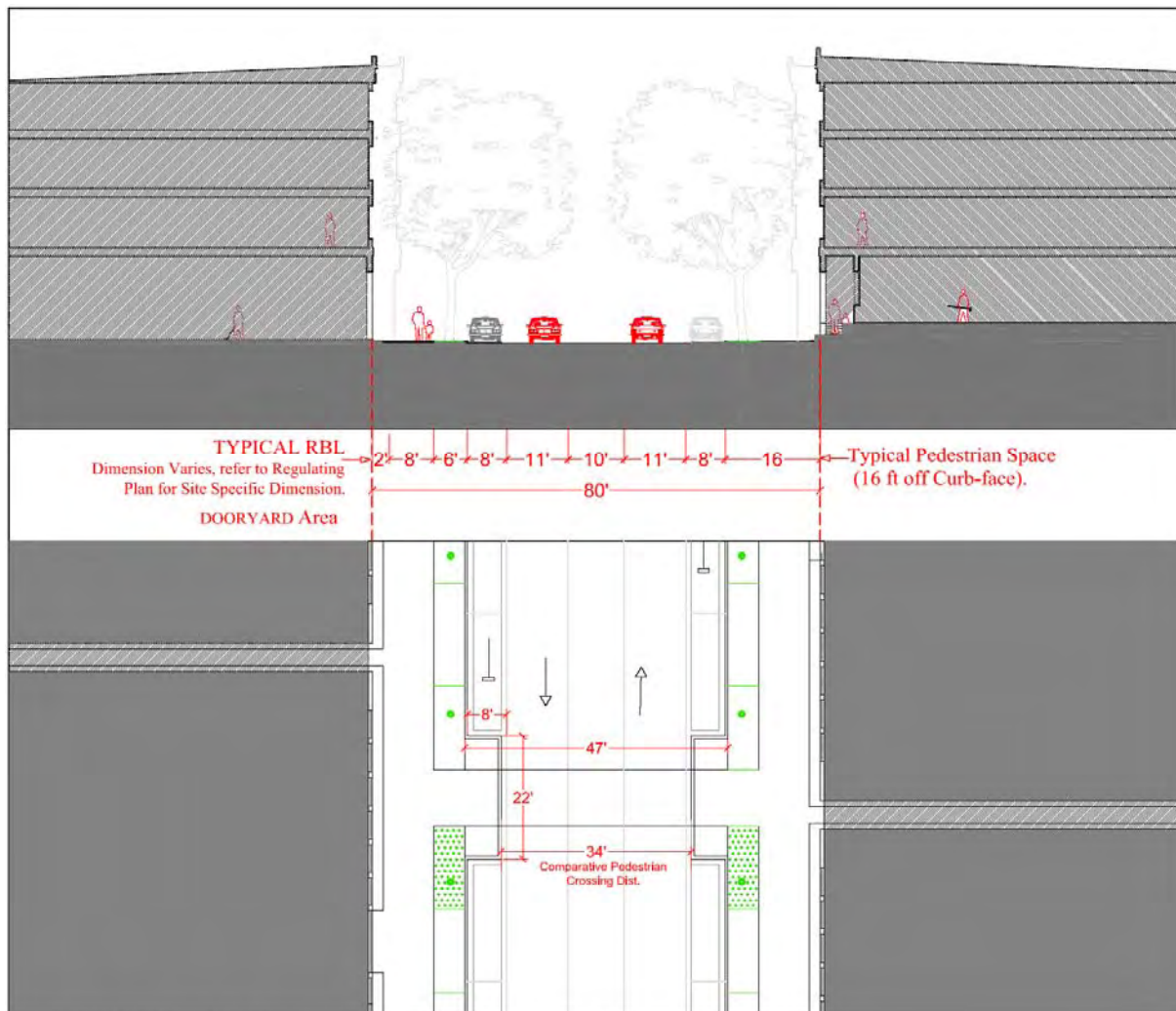
### Warehouse District Street 80 (Generally Parallel to the River)

**STREETSPACE:** 80 feet. **Sidewalks:** 16 ft (6 feet tree, 8 feet clear, 2ft DOORYARD). **Travel Lanes:** 2 @ 11 feet, 10 foot turn lane. **Dedicated Parking Lanes:** 8 feet. **Tree Planters:** 6 x 10 feet open area, connected.

**Comparative Pedestrian Crossing Distance** 37 feet (all dimensions to face of curb).

-Where the Streetspace is in excess of 80 ft, the extra dimension shall be added to the sidewalk

**Note:** These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.



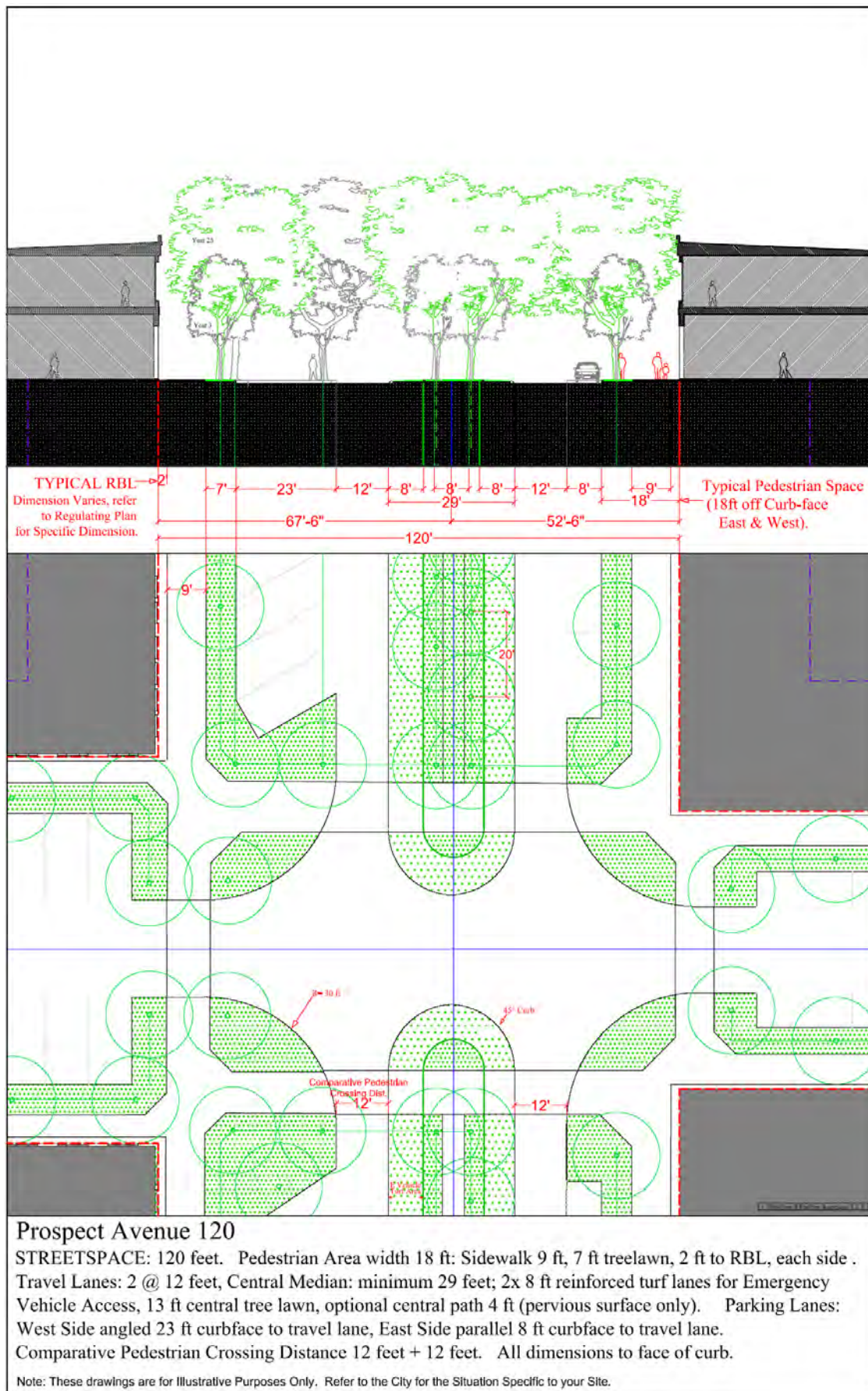
### Mid-Block Crossing (Block face more than 250 feet in length)

STREETSPACE: 70 feet and below. Two (2) Lanes and Dedicated Parking Lane.

Fire Department Set-Up Width 37 feet (paved surface) and 22 feet (between curb faces).

Note: These drawings are for illustrative Purposes Only. Refer to the City of Peoria for the Situation Specific to your Site.







## **6.8 STREETScape STANDARDS**

### **6.8.1 Intent**

The streetscape standards ensure the coherence of the street-space. They also serve to assist building owners and operators with understanding the relationship between the street-space and their own lots. This code requires that sites will be developed with buildings placed at the required building line along the outer edge of the lots they occupy. These standards also establish an environment that encourages and facilitates pedestrian activity. Native trees and plants contribute to privacy, reduction of noise and air pollution, maintenance of the natural habitat, and conservation of water.

### **6.8.2 General Principles**

#### **A. Streetscape**

1. Building facades are part of the public realm and therefore are subject to more regulation than the rest of the property.
2. Street trees are part of an overall streetscape plan designed to provide both form (canopy) and comfort (shade) to the street-space. Street trees give special character and coherence to each street-space. The desired aesthetic shall be achieved through the use of native or proven hardy adapted species.

#### **B. Fronts And Rears**

1. Building facades are the public "face" of every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines within 12 inches of the building facade.
2. The private, interior portions of the lots (toward the alley or rear lot line) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) gardens and courtyards.

### **6.8.3 Standards**

#### **A. General Provisions**

1. All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
2. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any street-space. (Water pumps not visible are not included in this prohibition.)
3. All streetscape shall be maintained by the adjacent property owner, Property Owners Association, or Business Owners Association. A hose bib shall be required within 50 feet of the fronting street-space.
4. Street lighting and bicycle racks shall be placed along the street tree alignment line.

#### **B. Street Trees**

At the time of development, the applicant is responsible for installing/planting the following street trees in the space fronting their property between the required building line and the travel lane:

1. Each street-space shall have street trees planted along the street tree alignment line (generally three feet, six inches from the back of the curb) at an average spacing not greater than 30 feet on center (measured per block face). Required tree planting area widths are specified in the Street Type Specifications or on the regulating plan. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements, however, at no location shall spacing exceed 45 feet on center.
2. Street tree planter areas (tree pits and tree lawns) shall be located at grade or with their soil surface elevated not more than 12 inches above the adjacent sidewalk or top of curb. The open soil surface area shall be not less than 80 square feet per isolated planting area or 50 square feet per tree for

connected soil (tree soil strip) configurations. Any planter area's minimum soil surface dimension shall be not less than six feet. Raised planter boxes shall not be used.

3. At planting, street trees shall be at least two and one-half inches in diameter (measured two feet above grade) and at least six feet in overall height. Species shall be selected from the Form District Street Tree List. Consult the Planning Director for the designated tree species for a particular street-space.
4. Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines.
5. Street trees shall be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum seven feet clear over the sidewalk and 14 feet over the travel lanes of the street).

#### C. Street Lighting

1. At the time of development, the applicant is responsible for installing street lighting in the space fronting their property between the required building line and the travel lane, as prescribed in the appropriate street –type specification.
2. A street light luminaire shall be installed on both sides of streets, along the street tree alignment line, unless otherwise designated on the regulating plan, at intervals no greater than 60 feet on Warehouse General and Neighborhood Center sites (and 75 feet on Warehouse and Main Street Local sites), measured parallel to the street, unless otherwise designated on the regulating plan. Street lights shall be between 12 and 16 feet above ground in height. Lighting standards for street-spaces and alleys should be developed to meet the minimum standards of the Illumination Engineering Society (with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas).

#### D. Rears

At least one tree per 600 square feet of the required open (unpaved) area shall be planted in the rear lot area not closer than five feet to any common lot line. Such trees shall be at least two inches in diameter (four feet above grade) and ten feet in overall height at installation. Species shall be selected from the Form District Tree List. Sites that are reusing existing structures on sites that have no ground level open area are exempt from this requirement.

#### E. Sidewalks

1. At the time of development, the developer is required to install sidewalks.
2. Sidewalks not otherwise designated in the regulating plan or street type specifications are a minimum of six feet wide and shall be constructed to meet all City specifications.
3. Turf and Groundcover (where clearly visible from the street-space and along the alley)
  - a. All turf grass must be solidly sodded at installation—not seeded, sprigged, or plugged.
  - b. Vegetative groundcovers may be used in place of turf grass.
  - c. In addition to the lot, the owner must maintain the following areas:
  - d. The portion of the street-space between their lot line(s) and the back of the curb.
  - e. The portion of the alley between the lot line(s) and the edge of pavement.

#### F. On-Street Parking

1. The parking space/tree planting pattern may be interrupted by existing or new driveways designated in the regulating plan, streets, alleys, and transit stops/stations.
2. Parking spaces shall be constructed in a manner that allows proper drainage

#### G. Rules for Parking Lot Plantings

1. Surface parking lots must have at least one canopy shade tree (from the Form District Tree List) for every six spaces planted in an "orchard" configuration.
2. Subdivide surface parking lots into smaller areas through the use of landscaping and other visual elements. Landscaping shall be hardy and able to withstand soot and gas fumes.

3. Incorporate convenient bicycle parking. The "U" Rack is recommended as the standard rack. A bicycle rack may be allowed along the street tree alignment line within the street-space with prior approval from the City of Peoria.

#### H. Civic Greens and Squares

1. The term square is generally used to describe spaces that have more paved surface area. The term civic green is generally used to describe a formally configured, small public lawn or park that is primarily unpaved.
2. Civic greens and squares shall be designed, planted and maintained according to the following requirements. Civic greens and squares shall have at least 60% of their perimeter fronting rights-of-way and both spaces should be surrounded by street trees. Their dimensions shall be no narrower than a 1:5 ratio and no square or civic green width or breadth dimension shall be less than 20 feet.
3. Squares are generally intended to be active pedestrian centers. They should be designed appropriate to their high (pedestrian) traffic level with a higher percentage of paved surface area. Civic greens are spaces intended for less intensive foot traffic. Pervious paving materials (to allow oxygen for tree roots and reduce storm water runoff) are encouraged in both squares and civic greens, and the percentage of impervious paving material is limited. The trees of squares and civic greens provide a landscape and civic architecture that complement the surrounding building architecture. A clear view through the public space (from two to seven feet in height) is required and is important for safety and urban design purposes.
4. Situated at prominent locations within the Form Districts and often dedicated to important events or citizens, civic greens and squares shall not include active recreation structures such as ball fields and courts.

#### I. Pedestrian Pathway

The easement width for these pathways shall not be less than 20 feet with a paved walkway not less than 10 feet wide, except where otherwise specified on the regulating plan, and shall provide an unobstructed view straight through their entire length.

*(Ordinance No. 16,521, § 1, 01-12-10)*

### 6.8.4 Materials and Configurations

#### A. General

1. Street trees shall be planted along the street tree alignment line at an average spacing not greater than 30 feet on center (per block face). These required trees shall be selected from the Form District Street Tree List.
2. The ground surface elevation shall be between zero and 18 inches above the top of the adjacent curb.
3. Except for tree trunks, street lights, civic buildings, public art or monuments, there shall be a clear view between two and seven feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
4. Trees within the square or civic green shall be selected from the Form District Tree List.
5. Asphalt is prohibited within the square or civic green, but may be incorporated in the (surrounding) travel lane design.

#### B. Squares

Surface treatment and materials (within the site area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint):

1. Minimum 20% and maximum 30% unpaved pervious surface (turf, groundcover, gravel, soil or mulch).

#### C. Civic Greens

Surface treatment and materials (within the site area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint):

1. Minimum 50% unpaved pervious surface area (turf, groundcover, gravel, soil or mulch).

### 6.8.5 Form District Tree Lists

The following list contains all species approved for use in the Form Districts. It contains native and acceptable adapted species. Other species may be used for planting within a lot. Invasive exotic species shall not be used anywhere on lots or other areas within the Form Districts. The use of alternate species may be permitted, but only if approved by the Site Plan Review Board.

#### A. Street Tree List

##### First Preference

- |                        |                           |
|------------------------|---------------------------|
| ▪ Swamp White Oak      | <i>Quercus bicolor</i>    |
| ▪ Northern Red Oak     | <i>Quercus borealis</i>   |
| ▪ Red Maple            | <i>Acer rubrum</i>        |
| ▪ Black Oak            | <i>Quercus velutina</i>   |
| ▪ American Linden      | <i>Tilia americana</i>    |
| ▪ Ginkgo               | <i>Ginkgo biloba</i>      |
| ▪ Scholar Tree         | <i>Sophora japonica</i>   |
| ▪ Black Maple          | <i>Acer nigrum</i>        |
| ▪ White Oak            | <i>Quercus alba</i>       |
| ▪ Bur Oak              | <i>Quercus macrocarpa</i> |
| ▪ Kentucky Coffee Tree | <i>Gymnocladus dioica</i> |

#### B. District Tree List

First Preference (in addition to the above, species that may be placed within squares, civic greens, and parks).

- |                     |                                |
|---------------------|--------------------------------|
| ▪ Sycamore          | <i>Platanus occidentalis</i>   |
| ▪ American Hornbeam | <i>Ostrya virginiana</i>       |
| ▪ Hackberry         | <i>Celtis occidentalis</i>     |
| ▪ Tulip Poplar      | <i>Liriodendron tulipifera</i> |
| ▪ Bald Cypress      | <i>Taxodium distichum</i>      |
| ▪ Northern Caltrops | <i>Caltrops speciosa</i>       |
| ▪ Black Gum         | <i>Nyssa sylvatica</i>         |

##### Second Preference

- |                          |                                |
|--------------------------|--------------------------------|
| ▪ Cucumber tree Magnolia | <i>Magnolia accuminata</i>     |
| ▪ Green Ash              | <i>Fraxinus pennsylvanica</i>  |
| ▪ Black Ash              | <i>Fraxinus nigra</i>          |
| ▪ Silver Linden          | <i>Tilia tomentosa</i>         |
| ▪ European Hornbeam      | <i>Carpinus betulus</i>        |
| ▪ Turkish Filbert        | <i>Corylus cornuta</i>         |
| ▪ Shagbark Hickory       | <i>Carya ovata</i>             |
| ▪ White Ash              | <i>Fraxinus americana</i>      |
| ▪ Basswood               | <i>Tilia americana</i>         |
| ▪ Black Walnut           | <i>Juglans nigra</i>           |
| ▪ Shellbark Hickory      | <i>Carya laciniosa</i>         |
| ▪ Sweetgum               | <i>Liquidambar styraciflua</i> |

## 6.9 PARKING REQUIREMENTS

### 6.9.1 Applicability

- A. Zoning lots less than 12,000 square feet in land area in the Warehouse District and 7,500 square feet in the other Form Districts have no minimum parking requirements.
- B. Zoning lots greater than 12,000 and 7,500 square feet, in the respective districts, shall meet the following requirements.

### 6.9.2 Standards

- A. A minimum of 1 and 1/8 parking space per residential unit, of which a minimum of 1/8 parking space per residential unit shall be provided as shared parking. A maximum of two spaces per residential unit may be provided as reserved parking. There are no maximum limits on shared parking.

*Example: a 24-unit apartment complex would require a total of 27 spaces (24 x 1-1/8). At least 3 spaces (1/8 x 24) must be made available as shared parking (not reserved).*

- B. A minimum of one space per 1,000 square feet of nonresidential gross floor area shall be provided as shared parking. A maximum of one space per 1,000 square feet of nonresidential gross floor area may be designated as reserved parking. There are no maximum limits on shared parking.
- C. All on-street parking spaces abutting the development, may be counted toward the minimum requirement for shared parking. Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the City which shall be given upon a finding that at least twelve hours of public parking are provided in any 24-hour period and that at least eight of those hours are provided during either business or nighttime hours depending whether the City determines that the primary public use will be for commercial or residential uses.
- D. All calculations of parking spaces shall be rounded up to the nearest whole space.
- E. Parking requirements may be met either on-site or within the parking zone (as defined below) in which the development is located:
  - 1. Sheridan – within 600 feet
  - 2. Prospect – within 600 feet
  - 3. West Main –within 600 feet
  - 4. Warehouse – within 800 feet
  - 5. Shared parking shall be designated by appropriate signage and markings as required by City policy.
- F. All required off-site parking spaces shall adhere to the following Off-Street Parking Sections in addition to the requirements noted above:
  - 1. Section 8.1.5C. Size of Parking Stalls
  - 2. Section 8.1.5D. Handicapped Accessible Parking
  - 3. Section 8.1.5E. Access
  - 4. Section 8.1.5F. Use of Required Parking Spaces
  - 5. Section 8.1.5G. Design and Maintenance

*(Ordinance No. 16,521, § 1, 01-12-10)*



**6.10 AMENDMENTS AND DEVIATIONS**

Amendments to a regulating plan, deviations from the certain standards of this Article, and new Form Districts may be approved as set forth below.

	Text Amendment	Map Amendment	Planned Form District	Variation	Administrative Deviation
New Form District, Regulating Plan, Building Envelope Standards	-	-	■	-	-
Modification to an Existing Regulating Plan	-	■	-	-	-
Modification to an Existing District Standard	-	-	-	■	■
Site Specific	■	-	-	-	-
District Wide					
	See 2.8	See 2.8	See 2.8.10	See <u>2.6</u>	See 2.4

(Ordinance No. 16,348, § 1, 10-28-08; Ordinance No. 16,521, § 1, 01-12-10)