

GUIDE TO RESIDENTIAL ACCESSORY & STORAGE STRUCTURES

Garages and Parking

The following standards apply to all new development in the RE, R1, R2, R3, and R4 Districts within the Heart of Peoria area only; generally the City's older neighborhoods.

- ◆ Detached garages and accessory storage structures that are within interior and corner side yards must be set back six feet from the primary structure's street-side façade



- ◆ Attached garages must be set back six feet from the street-side façade



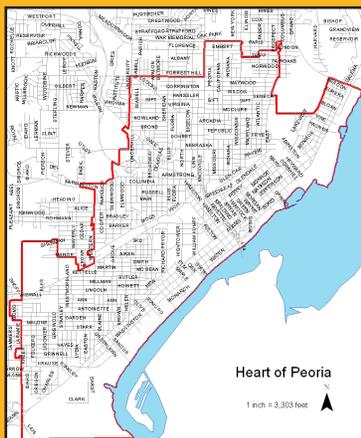
- ◆ If a new house has an attached garage with access from the street, then that garage width shall not exceed 50% of the front elevation of the house



- ◆ For garages exceeding 440 square feet in area, when possible, the garage entrance should be oriented to face away from the street



- ◆ Curb cuts and front driveways shall not exceed the width of existing driveways on a block



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This document serves as a summary of the regulations and procedures and is intended for convenience only. It does not serve as a replacement of the ordinance itself. Please refer to the City of Peoria Code for complete requirements. Also, this document may not include regulations from other City of Peoria Departments or other regulating entities within the City. If you have questions, please call the Development Center at (309) 494-8600, Monday-Friday, 8 a.m. to 5 p.m.



Community Development Department

419 Fulton Street, Room 300
Peoria, IL 61602
Phone: (309) 494-8600



Adding an accessory or storage structure to a property comes with some requirements.

There are regulations established by the City of Peoria that are meant to enhance the beauty and value of the property, and to maintain building and design standards to ensure overall safety.

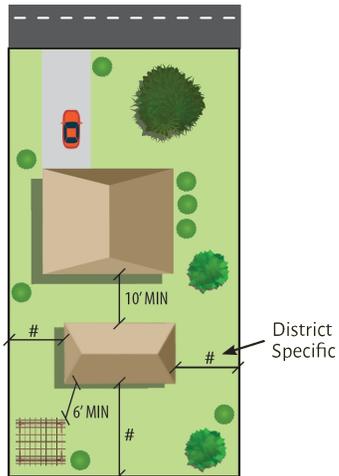
- ◆ An accessory structure or storage building can be added to a property, as long as it is not used as a dwelling unit or for business purposes, and all other applicable requirements are met



- ◆ Accessory structures that are permitted include, but are not limited to swimming pools, tennis and basketball courts as well as outdoor recreational facilities and open structures like gazebos



- ◆ Most structures will require a building permit



Storage buildings include open- or closed-type buildings like garages and sheds and are permitted based on the following table:

| | Single-family dwelling with attached garage | Single-family dwelling without attached garage | Multi-family dwellings in R6, R7, or R8 districts |
|---|---|--|--|
| Maximum Number of Accessory Storage Buildings | One accessory storage building | Two accessory storage buildings | Subject to Development Review Board review No limit to the number of or size of accessory storage buildings |
| Maximum Size: In no case shall the maximum size of any accessory storage building exceed the area of the principal structure | 1,092 square feet | One building not to exceed 199 square feet and; One building of at least 200 square feet but no larger than 1,092 square feet | |
| Maximum Height | 14 feet | 14 feet | 14 feet |
| Required Setback from Principal Structure | 10 feet | 10 feet | 10 feet |
| Required Setback from other Accessory Structures/Buildings | 6 feet | 6 feet | 6 feet |

Building Design Standards

If you are building an accessory structure it must meet the applicable building envelope standards listed below:

| | RE | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 |
|--|-----|--------------------|--------------------|--------------------|--------------------|-----|-----|-----|-----|
| Accessory Structure (min. ft.) | | | | | | | | | |
| Front | 50 | 35 | 25 | 25 | 15 | 25 | 30 | 25 | 15 |
| Side, Interior (single/total) ⁽³⁾ | 20 | 12/30 | 8/20 | 6 | 4 | 0 | 10 | 6 | 6 |
| Side, Corner ⁽²⁾ | 30 | 15 | 10 | 10 | 8 | 10 | 12 | 10 | 10 |
| Rear | 1.5 | 1.5 ⁽¹⁾ | 1.5 ⁽¹⁾ | 1.5 ⁽¹⁾ | 1.5 ⁽¹⁾ | 1.5 | 1.5 | 1.5 | 1.5 |
| HEIGHT | | | | | | | | | |
| Accessory Structure (max. ft.) | | | | | | | | | |
| Height | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |

- (1) Minimum five feet required to any alley abutting the rear of the lot where doors to the structure open to the alley
- (2) This yard may be observed only when other lots with frontage on this side of the street in the same block do not have, or have the ability to have, a principal building fronting this street
- (3) Applicable when the accessory structure is located within a side yard area. In cases when the accessory structure is completely within the rear yard, a 1.5-ft. side yard setback shall be observed