

TITLE 2: ZONING

CHAPTER 1 - TITLE, INTENT, STANDARDS AND OBJECTIVES

- 2-1-1 Title
- 2-1-2 Intent and Purpose

SECTION 2-1-1 TITLE

This Title shall be known, cited and referred to as “The Zoning Ordinance for the City of West Peoria, Illinois.”

SECTION 2-1-2 INTENT AND PURPOSE

- A. Purpose of this Title
 1. Promoting and protecting the public health, safety, comfort, convenience, prosperity, morals and general welfare of the people
 2. Securing adequate light, pure air, safety from fire and other dangers.
 3. Conserving the taxable value of land and buildings throughout the City.
 4. Avoiding or lessening the hazard to persons and damage to property resulting from the accumulation or runoff of storm or floodwaters.
 5. Insuring the preservation of sites, areas, and structures of historical, architectural, and aesthetic importance.
- B. Standards and Objectives to be Accomplished by this Title:
 1. Organizing the City into districts regulating and restricting therein the location, construction, reconstruction, alteration and use of any buildings, structures or land, whether for residence, office, business, manufacturing or other specific uses.
 2. Regulating and limiting the height and bulk of buildings and other structures.
 3. Establishing, regulating and limiting the building or setback lines along streets, alleys, property lines, storm or floodwater runoff channel.
 4. Regulating and limiting the intensity of the use of the lot area and determining the area of open spaces within and surrounding such buildings.
 5. Regulating the size, type and location of signs.
 6. Requiring accessory off-street parking and loading facilities.
 7. Defining and limiting the powers and duties of the administrative officers and bodies as provided herein.
 8. Providing for the change and amendment of such Titles and boundaries of the respective districts.
 9. Prescribing penalties for the violation of the provisions of this Title or of any amendment thereto.