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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. For questions, please call the Development Center at (309) 494-8600, Monday – Friday 8 a.m. to 5 p.m.

GUIDE TO STREAM BUFFER REGULATIONS



Community Development Department

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



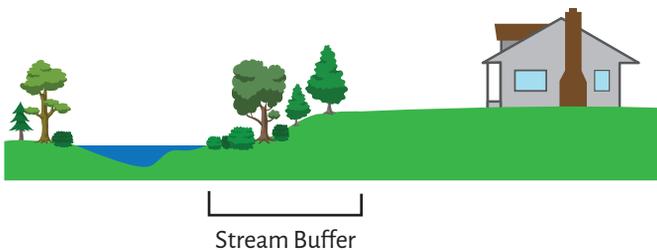
CITY OF
PEORIA

Erosion of stream banks and bluff areas is a significant problem for the Peoria area. It is the City's goal to provide sound development guidelines and standards to avoid erosion problems in the future.

Stream buffering is required for all proposed development or subdivisions of land. Contact the Community Development Department to determine property-specific requirements.

What is a Stream Buffer?

A stream buffer is a place alongside a shoreline, wetland or stream where development is restricted. In Peoria, a stream buffer can be anywhere from 30 to 50 feet on both sides of a waterway. Natural vegetation is preferred in these areas, but the selective removal of trees and invasive species is allowed with City approval. These regulations apply to the City of Peoria and its one-and-a-half mile jurisdiction.



- ◆ The width of the buffer area is generally between 30 to 50 feet along both sides of the stream. Natural vegetation is preferred but removal and replanting of approved plantings may be allowed.



- ◆ Soil disturbance in buffer areas shall be minimized. Every attempt should be made to reduce or eliminate cut and fill activities, topsoil re-spread and soil compaction.

- ◆ In no case may the buffer area be cleared of all vegetation. The buffer area can be utilized as natural open space, recreational activities such as biking, hiking, and storm water management.



- ◆ A Buffer Management Plan is required for the proposed development and protected stream. The plan shall identify the buffer area on a map and with physical boundary markers on the property.



- ◆ In order to ensure long-term maintenance and inspection access, those areas within the buffer, if not otherwise publicly owned, must be granted to the City of Peoria as a permanent drainage, conservation, and maintenance easement and depicted on all plats of survey and development plans.

- ◆ The City of Peoria shall periodically inspect the stream buffer for evidence of sediment deposition, erosion, or concentrated flow channels and cause the responsible entity to take corrective actions to ensure the integrity and functions of the stream buffer.



**For more details on Stream Buffer Regulations, please contact:
Development Center at (309) 494-8600**
