



ROCK ISLAND  
ILLINOIS

ZONING  
ORDINANCE

*PREPARED BY THE PLANNING & REDEVELOPMENT DIVISION*

*COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT*

*Amended November 5, 2012*

*PERSERVING THE PAST.....DEDICATED TO THE FUTURE*



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# UNIFIED ZONING ORDINANCE

An Ordinance amending the Zoning Ordinance of the City of Rock Island, Illinois.

BE IT ORDAINED BY THE CITY COUNCIL OF Rock Island ILLINOIS:

## ARTICLE I - PURPOSE AND TITLE

The Zoning Ordinance of the City of Rock island, Illinois, heretofore adopted October 4, 1976, be and is hereby amended by striking all of said Ordinance except the Title thereof and inserting in lieu thereof the following:

## ARTICLE II - INTERPRETATION

The provisions of this Ordinance shall be minimum requirements, adopted for the promotion of the public health, safety, convenience, comfort, prosperity and general welfare. Where this Ordinance imposes greater restrictions upon the use of buildings or other structures, or law or ordinance, the provisions of this Ordinance shall prevail.

## ARTICLE III - DEFINITIONS

### 3.1 Accessory Building or Use.

- A. Accessory Structure. A subordinate structure detached but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.
- B. Accessory Use. A structure or use that: (a) is clearly incidental to and customarily found in connection with a principal building or use; (b) is subordinate to and serves a principal building or a principal use; (c) is subordinate in area, extent, or purpose to the principal building or principal use serviced; (d) contributed to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and (e) is located on the same lot as the principal building or use served.

3.2 Adult Bookstore. An establishment for the sale, rental, or exchange of books, magazines, or video cassettes, distinguished or characterized by primary emphasis on matter depicting, describing or relating to "Specific Sexual Activities" or "Specific Anatomical Areas" as defined below including instruments, devices or paraphernalia that are designed for use in connection with specified sexual activities. Adult bookstores do not include businesses which sell, rent, or exchange books, magazines, or video cassettes as a sideline or adjunct to sales or rental of books, magazines, or video cassettes not relating to "Specific Sexual Activities" or "Specific Anatomical Area."

A. Specific Sexual Activities are defined as:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy; and
3. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.

B. Specific Anatomical Areas are defined as:

1. Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and
  2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.
- 3.3 Adult Mini-motion Picture Theaters.** An enclosed building with a capacity for less than fifty (50) persons, used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specific Anatomical Areas" or "Specific Sexual Activities" for observation by patrons therein.
- 3.4 Adult Motion Picture Theaters.** An enclosed building with capacity of fifty (50) or more persons, used for presenting material distinguished or characterized by emphasis on matter depicting, describing or relating to "Specific Sexual Activities" or "Specific Anatomical Areas" for observation by patrons therein.
- 3.5 Adult Modeling and Entertainment Facility.** An establishment having its primary activity the presentation of live models displaying lingerie, or otherwise presenting live, artistic modeling, with said modeling displaying the human body in a nude or semi-nude state, distinguished or characterized by an emphasis on "Specific Anatomical Areas" for observation by patrons therein.
- 3.6 Alley.** A public right of way, which affords a secondary, means of vehicular access to the side or rear of premises that front on a nearby street.
- 3.7 Amusement Center.** Any premises which contains four (4) or more coin or token operated devices played for a fee, such as pinball machines, foosball tables, pool tables and other similar entertainment or amusement devices.
- 3.8 Apartment.** A room or suite of rooms in a multi-family structure, which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen, bath and toilet facilities, permanently installed, must always be included for each apartment.
- 3.9 Apartment/Dormitory.** A multi-unit dwelling for which each dwelling unit contains fewer than ten (10) occupants whether related or unrelated. Each unit shall have two (2) exits and a common area of not less than three hundred (300) square feet, which may include cooking and dining facilities and shall be subject to relevant codes or regulations for behavior by students and others in effect at such educational facility which are enforced by resident personnel of such educational facility.
- 3.10 Automobile Repair - Major.** General repair, rebuilding of or reconditioning of engines of any type, motor vehicles, trucks, buses or trailers. Collision service, including bodywork, frame or fender straightening or repair, overall painting of motor vehicles, trucks, trailers or painting booth.
- 3.11 Automobile Repair - Minor.** Minor repairs, incidental body and fender work, touch-up painting and upholstering, replacement of minor parts and general tune-up service to passenger automobiles and trucks not exceeding one and one-half (1-1/2) tons capacity.
- 3.12 Automobile Service Station.** Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail, and where in addition the following services may be rendered and sales made, and no other:
- A. Sale and servicing of spark plugs, batteries, distributors and distributor parts;
  - B. Tire servicing and repair, but no recapping or regrooving;
  - C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like;
  - D. Radiator cleaning and flushing;
  - E. Washing and polishing where no mechanical conveyor, blower, or steam cleaning device is employed provided that no more than one single car bay of the service station shall be equipped with washing equipment; and provided that the lot on which the washing equipment is to be located

shall be sufficient to provide on-site waiting storage for a total number of vehicles equal to the number capable of being processed during one-half (2) hour; and provided that a drip area shall be provided where vehicles can be dried, located such that water will be confined to the site and will not run onto any street or alley so as to cause a hazard.

- F. Greasing and lubrication;
- G. Providing and repairing fuel pumps and lines;
- H. Minor servicing and repair of carburetors;
- I. Emergency wiring repairs;
- J. Adjusting and repairing brakes;
- K. Minor motor adjustments not involving removal of the head or crankcase or racing the motor;
- L. Sale of cold drinks, packaged foods, tobacco, and similar convenience goods for filling station customers, as accessory and incidental to principal operation;
- M. Provision of road maps and other informational material to customers and provision of restroom facilities.

It shall be unlawful to provide major mechanical and bodywork, straightening of body parts, painting, welding, storage of automobiles, trucks or trailers not in operating condition, or other work involving noise, glare, fumes, smoke or other such characteristics. An automobile service station is not a repair garage, a body shop, a car wash, an automobile wrecking yard or junkyard, nor a storage place for rental trailers.

- 3.13 **Automobile Wrecking Yard**. Any place where two or more vehicles not in running condition, or parts thereof, are stored in the open, and are not being restored to operation, or any land, building or structure used for wrecking or storing of such motor vehicles or parts thereof, and including any used farm vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating condition; and including the commercial salvaging of any other goods, articles or merchandise.
- 3.14 **Balcony**. Is an outside deck located at least on the second floor or any higher floor of a dwelling building, and can be cantilevered or supported on piers.
- 3.15 **Bed and Breakfast**. Shall mean an operator-occupied residence providing accommodations for a charge to the public with no more than five guest rooms for rent, in operation for more than ten nights in a twelve-month period. Breakfast may be provided to the guests only. Bed and Breakfast establishments shall not include motels, hotels, boarding houses, or food service establishments. "Operator" shall mean the owner of the bed and breakfast establishment, or the owner's agent, who is required to reside in the bed and breakfast establishment or on contiguous property.
- 3.16 **Boarding House**. An establishment with lodging for compensation offering accommodations for short-term transients or extended periods of time. Meals may or may not be provided (also referred to as Boarding House, Rooming House, Lodging House, Lodging Room, does not include Bed and Breakfast).
- 3.17 **Book/stationery Store**. An establishment dealing in books, printed materials and stationery supplies, which is not an adult bookstore.
- 3.18 **Building**. Any permanently anchored structure used or intended for supporting or sheltering any use or occupancy. When a building is divided into separate parts by unpierced walls, each part shall be deemed a separate building (see structure).
- 3.19 **Building, Completely Enclosed**. A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
- 3.20 **Building, Height of**. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- A. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.
- B. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten feet above lowest grade.

The height of a stepped or terraced building is the maximum of any segment of the building.

- 3.21 **Building, Structure.** Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Structures include, but not limited to: buildings, walls, swimming pools, signs and fences.
- 3.22 **Building Set-back Line.** See "Setback."
- 3.23 **Bulk Storage.** Means the storage of flammable or combustible liquid in an above ground tank that is not for dispensing purposes. If an above ground tank is used for any bulk storage purposes, it is classified as a "bulk storage tank" for the remainder of the calendar year in which it was so used.
- 3.24 **Care Home, Large Residential.** A Residential Care Home for more than eight (8) persons, plus supervisory or oversight personnel, living together as a single housekeeping unit who are disabled, as defined by "Disability" in this ordinance, for the primary purpose of providing shelter.
- 3.25 **Care Home, Small Residential.** A Residential Care Home containing a single one family dwelling unit for eight (8) persons or fewer, plus supervisory or oversight personnel, living together as a single housekeeping unit for the primary purpose of providing shelter in a family-like atmosphere.
- 3.26 **Carport.** A roofed structure providing space for the parking of motor vehicles that may be enclosed on not more than three sides.
- 3.27 **Church.** A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- 3.28 **Clinic or Medical Health Center.** A building containing an individual practitioner or an association or group of physicians, dentists, clinical psychologists, or similar professional health care practitioners, including assistants. The clinic may include apothecary, dental and mental laboratories, and/or x-ray facilities, but shall not include inpatient or overnight care.
- 3.29 **Club or Lodge, Private.** Non-profit association of persons, who are bona fide members paying annual dues, which owns, hires, or leases a building, or portion thereof, the use of such premises being restricted to members and their guests. It shall be permissible to serve food and meals on such premises provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed provided such sale of alcoholic beverages is in compliance with the applicable Federal, State and Municipal laws.
- 3.30 **Comprehensive Plan.** The plan or any portion thereof adopted by the City to guide and coordinate the physical and economic development of the City. The comprehensive plan includes, but is not limited to, plans and programs regarding the location, character, and extent of highways, bridges, public buildings or uses, utilities, schools, residential, commercial or industrial land uses, parks, drainage facilities, etc.
- 3.31 **Convenience Store.** Any retail establishment offering for sale prepackaged food products, household items, commercial products associated with minor auto servicing (but not automobile parts), and other goods commonly associated with the same including the retail dispensing of vehicular fuels.

- 3.32 Day Care Home.** A family dwelling unit occupied by attending family which receives more than three (3) and up to a maximum of eight (8) children for less than twenty-four (24) hours a day. The maximum of eight (8) children includes the family's natural or adopted children and all other persons under the age of twelve (12). A Day Care Home may also be a family home which receives adults who are sixty (60) years of age or older.
- 3.33 Day Care Center.** A child care facility which regularly provides day care for less than twenty-four (24) hours per day for (a) more than eight (8) children in a family dwelling unit, or (b) more than three (3) children in a facility other than a family dwelling unit.
- 3.34 Deck.** Is an outside porch without a roof not necessarily attached to a dwelling wall, whose floor is built on a foundation, piers, or blocks, as a distinct structure requiring a building permit, above ground grade, limited to a maximum height of the adjacent first floor level in the dwelling. It is not allowed any higher level than above grade, to avoid the deck floor from creating a de facto roofed porch underneath; but a deck can be located on the existing roof of dwellings and garages.
- 3.35 Disability.** As defined by the Americans with Disability Act (ADA), a person who has:
- A.** A physical or mental impairment that substantially limits one or more major life activities;
  - B.** A record of such an impairment; or
  - C.** Is regarded as having such an impairment.
- 3.36 District, Zoning.** A portion of the territory of the City wherein uniform requirements or various combinations thereof apply to structures, lots, and uses under the terms of the zoning ordinance.
- 3.37 Dormitory.** A building used as group living quarters for a student body operated by a college or university or other such institution of higher education, subject to relevant codes and regulations for behavior of students and others in effect at such educational facility which are enforced by resident personnel at such institution.
- 3.38 Dwelling Group.** Two or more one-family, two-family or multiple-family dwellings, or boarding or lodging houses, located on one zoning lot, but not including tourist courts or motels.
- 3.39 Dwelling, One-family.** A building designed exclusively for use and occupancy by one family, and entirely separated from any other dwelling by space totaling at least 900 square feet and the structures length does not exceed four times its width and is affixed to a permanent masonry or concrete footing and/or foundation.
- 3.40 Dwelling, Two-family.** A building designed or altered to provide dwelling units for occupancy by two families.
- 3.41 Dwelling, Multiple-family.** A building or portion thereof designed or altered for occupancy by three or more families living independently of each other.
- 3.42 Dwelling, Row (Townhouse).** A row of two to twelve attached, one-family, party-wall dwellings.
- 3.43 Dwelling Unit.** One or more rooms which are arranged, designed or used as living quarters for a family or for a community residence as a single housekeeping unit. A dwelling unit includes bathroom and kitchen facilities in addition to sleeping and living areas.
- 3.44 Easement.** A right to use a portion of another person's real property for certain limited purposes.
- 3.45 Educational Institution.** Public, private, or parochial school, charitable or non-profit junior college, college or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees.

- 3.46 Essential Services.** The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, elevated and underground water storage tanks, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare but not including buildings.
- 3.47 Family.** One or more persons each related to them by blood, marriage, or adoption (including foster children), together with such relatives of the respective spouses who are living with the family in a single dwelling and maintaining a common household. A family may also be composed of not to exceed three (3) persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and single housekeeping unit. A family includes any domestic servants and not more than one gratuitous guest residing with said family; such servants or guest shall be included in the unrelated persons attained by this definition, and shall not be in addition thereto.
- 3.48 Farm.** An area which is used for the growing of the usual farm products such as vegetables, fruit, trees, flora, fauna, and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry feeding of such farm poultry and farm animals shall be subject to the regulations of the State of Illinois Environmental Protection Agency. The term "farming" includes the operating of such an area for one or more of the above uses, including dairy farms with the necessary accessory uses for treating and storing the produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities, and provided further that farming does not include the extraction of minerals. The term "farm" includes farm dwellings.
- 3.49 Fast Food Restaurant.** An establishment whose principal business is the sale of rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off premises. The establishment may include a drive-up or drive-through service facility or offers curb service.
- 3.50 Fence.** A structure, other than a building, which is an artificially constructed barrier of any material or combination of materials or plantings/shrubbery planted or erected to enclose or screen areas of land. Decorative corner treatments which do not exceed six feet (6') in length and three feet (3') in height are not considered fences if it allows for 50 percent or more open visibility.
- 3.51 Foster Family Home.** A family home which provides full-time family care to foster children unrelated to them. Foster family homes are limited to a maximum of eight (8) children, including the foster family's children, unless all of the children unrelated to the foster family are of common parentage, or the applicable department of the State of Illinois has waived the limit of eight (8) unrelated children to facilitate an adoptive placement.
- 3.52 Foster Group Homes.** A child care facility which regularly provides care for no more than ten (10) children placed by and under the supervision of a child welfare agency licensed by the applicable department of the State of Illinois. Adult supervision shall be provided on a twenty-four (24) hour basis.
- 3.53 Frontage Lots.** See Lots, Multiple Frontage
- 3.54 Garage, Bus or Truck.** A building which is used or intended to be used for the storage of motor trucks, truck trailers, tractors, commercial vehicles, and buses exceeding one and one-half (1-1/2) ton capacity.
- 3.55 Garage, Private.** A detached accessory building or portion of a principal building used for storage of self-propelled passenger vehicles or trailers of the occupants of the premises and/or not more than (1) truck of a rated capacity exceeding one and one-half (1-1/2) tons.

- 3.56 Halfway House/Group Home.** A temporary residential living arrangement for up to five (5) persons, excluding staff, who are receiving therapy, counseling and/or care from support staff who are present at all times residents are present, for the following purposes:
- A.** To help them re-enter society while housed under supervision while under constraints of alternatives to imprisonment including, but not limited to, pre-release, work release, and probationary programs.
  - B.** To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence;
  - C.** To provide temporary shelter for persons who are victims of domestic abuse and/or neglect; or
  - D.** To provide adult congregate living arrangements without nursing care.
- 3.57 Hazardous Waste.** Any substance or material that, by reason of its toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance. The U.S. Environmental Protection Agency (EPA) has developed a list of hazardous wastes based upon corrosivity, reactivity, and toxicity. Hazardous substances include, but are not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts, lead, nickel, and mercury and their inorganic salts, or metallo-organic derivatives; coal, tar acids, such as phenol and cresols and their salts, and all radioactive materials.
- 3.58 Health/Recreational and Physical Training Club.** An indoor facility including uses such as game courts, exercise equipment, locker rooms, training studios, Jacuzzi and/or sauna, and pro shop.
- 3.59 Height.** See Building, height of.
- 3.60 Home Occupation.** An occupation or profession customarily carried on by an occupant of a dwelling unit as a secondary use, and which is clearly incidental to the use of the dwelling unit for residential purposes. There are major and minor home occupations which are clearly addressed under the General Provisions of this ordinance.
- 3.61 Hospital or Sanitarium.** An institution in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases or terminal patients, and may include inpatient overnight care.
- 3.62 Hotel.** A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities and is not a bed and breakfast (also see "Motel").
- 3.63 Hotel, Transient.** See Boarding House.
- 3.64 Household Hazardous Waste.** A hazardous waste that can catch fire, react, or explode under certain circumstances, or that is corrosive or toxic. Common household hazardous waste items, and others not included on this list, might contain materials that are ignitable, corrosive, reactive, or toxic such as: drain openers, oven cleaners, wood and metal cleaners and polishers, automotive oil and fuel additives, grease and rust solvents, carburetor and fuel injection cleaners, air conditioning refrigerants, starter fluids, paint thinners, paint strippers and removers, adhesives, herbicides, insecticides, and fungicides/wood preservatives.
- 3.65 Independent Trailer Coach or Independent Mobile Home.** A transportable non-permanent single-family dwelling unit on wheels suitable for year-round occupancy and containing the same water supply, waste disposal, heating and air condition, electrical conveniences and with self-contained toilet and bath or shower facilities as conventional housing. This definition is not intended to include recreational vehicle types.

- 3.66 **Junk Yard.** Open area where waste, scrap metal, paper, rags, or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto and building wrecking yards.
- 3.67 **Kenne!** Any structure or premises where dogs and cats over four (4) months of age are kept, raised, bred or boarded for commercial purposes excluding animal hospitals, clinics and pet shops.
- 3.68 **Land Use Plan.** The comprehensive long range plan for the desirable use of land in the jurisdiction, as officially adopted and as amended from time to time by the City Council, the purpose of such plan being among other things, to serve as a guide to the zoning and prospective changes in the zoning of land to meet changing community needs in the subdividing and use of undeveloped land.
- 3.69 **Legal Objector.** The owner of a lot, parcel, or tract of land, which is next to a lot, parcel, or tract of land, for which a Special Use is proposed or which is the subject of an amendment of this ordinance. For the purposes of this ordinance, a lot shall be deemed to be next to another if the lots, parcels, or tracts share a common lot boundary line in whole or in part or if a common lot boundary in whole or in part would occur if all street, highway, or alley right-of-way between such lots were excluded.
- 3.70 **Loading and Unloading Space, Off-Street.** An open hard-surfaced area of land other than a street or public way, the principal use of which is for the standing, loading and unloading of motor trucks, tractors, and trailers, to avoid undue interference with the public use of streets and alleys.
- 3.71 **Lodging or Rooming House.** See Boarding House.
- 3.72 **Lodging Room.** See Boarding House.
- 3.73 **Lot.** A tract of land intended as a unit for the purpose (whether immediate or future) of development or transfer of ownership. A lot may or may not coincide with a "lot of record."
- 3.74 **Lot Area/Coverage.** The area of the lot covered by buildings above grade, excluding permitted projections.
- 3.75 **Lot of Record.** An area of land designated as a lot on a plat recorded with the Recorder of Deeds of Rock Island County, Illinois in accordance with State law.
- 3.76 **Lot, Corner.** A lot having at least two (2) adjacent sides that abut for their full length upon streets.
- 3.77 **Lot, Front or Frontage.** The length of any one property line of a premises, which property line abuts a legally accessible street right of way, except alleys.
- 3.78 **Lot, Multiple Frontage.** A lot that fronts on two or more street right of ways, such as corner lots, through lots, etc.
- 3.79 **Lot, Interior.** A lot other than a corner or reversed corner lot.
- 3.80 **Lot Line, Rear.** The lot line or lot lines most nearly parallel and most remote from the front lot line.
- 3.81 **Lot Line, Side.** A lot line which is not a front or rear lot line.
- 3.82 **Lot, Reversed Corner.** A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.
- 3.83 **Lot, Through.** A lot having a pair of approximately parallel lot lines that abut two (2) approximately parallel streets. Both such lot lines shall be deemed front lot lines.
- 3.84 **Lot, Width.** The horizontal distance between the side lot lines measured at right angles to the side lot lines at the front building line.

- 3.85 Lot, Zoning.** A single tract of land located within a single block, which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot" may or may not coincide with a lot of record.
- 3.86 Mobile Home/Manufactured Housing.** A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling, complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer, self-contained motor home or other recreational vehicle is not to be considered a mobile home.
- 3.87 Modular Home.** Factory-built housing certified to meet the current building codes and amendments as adopted by Rock Island County, IL and the requirements of the Illinois Department of Public Health, applicable to modular housing. Once certified by the state, modular homes shall be subject to the same standards as site built homes.
- 3.88 Motel.** A building or a group of buildings, whether attached or in connected units, used as individual sleeping units designed primarily for transient travelers and providing for accessory off-street parking facilities. The term "motel" includes but is not limited to buildings designated as auto courts, tourist courts, motor hotels, motor lodges, and similar terms.
- 3.89 Motor Freight Terminal.** A building or area in which trucks, including tractor or trailer units, are parked, stored, or serviced, including the transfer, loading or unloading of goods. A terminal may include facilities for the temporary storage of loads prior to transshipment.
- 3.90 Nightclub.** A tavern or other commercial establishment where alcoholic beverages and/or food are served for consumption on premises and a dance floor and/or entertainment are provided. See also "Tavern."
- 3.91 Non-conforming Use.** A lawful use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.
- 3.92 Nursery School.** An institution providing instructional/educational services for six preschool aged children.
- 3.93 Ordinance.** Reference to "Ordinance" herein shall be construed as the Zoning Ordinance.
- 3.94 Owner.** The word "owner" applies to the entity in which title is vested in the building or land.
- 3.95 Parking Area, Accessory.** An area of one or more parking spaces located at the same property as the building, structure or premises it is intended to serve, or on adjoining or nearby property and of such shape and nature as to be appropriate and usable for the parking or storage, loading and unloading of self-propelled vehicles.
- 3.96 Parking Space, Automobile.** Space within a public or private parking area of not less than 160 square feet (eight and one-half feet by nineteen feet) exclusive of access drives or aisles, ramps, columns, or office and work areas, for the storage of one passenger automobile or commercial vehicle under one and one-half ton capacity.
- 3.97 Person.** An individual, group of individuals, corporation, association, partnership, joint venture or other entity, and includes any trustee, estate, receiver, assignee or personal representative.
- 3.98 Plan Commission.** Planning Commission of the City of Rock Island.
- 3.99 Planned Unit Development.** A planned unit development is a parcel of land or contiguous parcels of land of a size sufficient to create its own environment, controlled by a single land-owner or by a group of landowners in common agreement as to which is compatible with adjacent parcels, and the intent of

the zoning district or districts in which it is located. The developer or developers of a planned unit development may be granted relief from specific land-use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.

- 3.100 Porch.** Is a roofed structure (either enclosed or unenclosed), attached to one or two permanent exterior walls of a dwelling building, whose floor is at or just below the level of the dwelling first floor adjacent to the porch.
- 3.101 Principal Building.** A building in which the primary use of the lot on which the building is located is conducted.
- 3.102 Property Owner.** Any individual, group of individuals, association, corporation, joint stock association, joint venture, or any other entity in whose name the legal title to the real estate is recorded.
- 3.103 Recreational Vehicle.** A general term for a vehicular unit bearing current license and/or registration, not exceeding thirty-six (36) feet in overall length, eight (8) feet in width or twelve (12) feet in overall height, which includes but is not limited to the following specific vehicle types:
- A. Camper Trailer.** A folding or collapsible vehicular structure without its own (motive) power designed as temporary living quarters for travel, camping, recreation and vacation uses; and (to) be licensed and registered for highway use.
  - B. Travel Trailer.** A rigid structure without its own motive power designed as a temporary dwelling for travel, camping, recreation and vacation use; to be licensed and registered for highway use; and which, when equipped for the road, has a body width of not more than eight (8) feet, six (6) inches.
  - C. Truck Camper.** A portable structure without its own motive power designed to be transported on a power vehicle as a temporary dwelling for travel, camping, recreation and vacation use; and which, in combination with the carrying vehicle (shall) be licensed and registered for highway use.
  - D. Motor Home.** A vehicular unit built on or as a part of a self-propelled motor vehicle chassis, primarily designed to provide temporary dwelling for travel, camping, recreation and vacation use; and to be licensed and registered for highway use. This category shall include converted bus campers.
  - E. Boat Trailer:** A vehicular structure without its own motive power designed to transport a boat for recreation and vacation use and which is licensed and registered for highway use.
  - F. Horse Trailer:** A vehicular structure without its own motive power designed primarily for the transportation of horses and which, in combination with the towing vehicle, is licensed and registered for highway use.
  - G. Utility Trailer:** A vehicular structure without its own motive power designed and/or used for the transportation of all manner of motor vehicles, goods or materials and licensed and registered for highway use.
  - H. Recreational Boat.** A vessel, whether impelled by wind, oars or mechanical devices, and which is designed primarily for recreation or vacation use. A recreation vessel when mounted upon a boat trailer shall be considered one unit. If the recreational vehicle is equipped with liquefied gas containers, they shall meet the standards of the Interstate Commerce Commission or the Federal Department of Transportation standards in existence at the passage of this Ordinance.
- 3.104 Refuse Equipment Operation.** The storage, repair, maintenance, sale or lease of equipment used in the collection, storage or transportation of refuse, including but not limited to vehicles, containers and any repair, parts, accessories and appurtenances thereof.
- 3.105 Residential Solid Waste.** Waste that normally originates in a residential environment.

- 3.106 Restaurant.** A food establishment serving full course meals prepared on the premises and which may serve alcoholic beverages.
- 3.107 Right of Way.** A strip of land dedicated to the City or other unit of government for streets, alleys, and other public improvements.
- 3.108 Set-back.** The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building, including terraces or any covered projection thereof, including steps.
- 3.109 Stable, Riding.** A stable shall mean a building/buildings including other structures and grounds used for the boarding or housing of horses used for riding sessions or pleasure riding on the premises.
- 3.110 Story.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under floor space is more than six (6) feet above grade as defined herein for more than fifty percent (50%) of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.
- 3.111 Story, Half.** A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four (4) feet above the floor of such story.
- 3.112 Street.** A public or private way for motor vehicle travel. The term "street" includes a highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, drive, court and similar designations, but excludes an alley or way for pedestrian use only.
- 3.113 Structural Alteration.** Any changes in the supporting members of a building including but not limited to bearing walls, load-bearing walls, load-bearing partitions, columns, beams or girders or any substantial change in the roof or the exterior walls.
- 3.114 Structure.** Is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
- 3.115 Tavern.** Any premises wherein alcoholic beverages are sold at retail for consumption on the premises as the principal uses; and where sandwiches, snacks and other food products are available for purchase. "Tavern" does not include "restaurants," where the principal business is serving food (includes "Bar" and "Cocktail Lounge"). (See Nightclub".)
- 3.116 Terrace/Patio.** Is an unroofed paved area located outside at ground grade, which is paved as concrete, stone, brick or wood paver blocks (also known as patio blocks).
- 3.117 Theater.** An establishment used to observe films and other visual material which is neither an Adult Motion Picture Theater nor Adult Mini-Motion Picture Theater.
- 3.118 Tourist Courts, Motor Lodges, Motels.** A group of attached or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile, tourists or transients, with garage attached or parking space conveniently located to each unit, including auto courts, motels, motor lodges or other similar type uses.
- 3.119 Tourist Home.** A dwelling in which accommodations are provided or offered for transient guests.
- 3.120 Toxic Waste.** Any combination of pollutants, including disease-carrying agents, that, after discharge and upon exposure, ingestion, inhalation or assimilation into any organism, can cause death or disease, mutations, deformities or malfunctions in such organisms or their offspring and that adversely affect the environment, which are being discarded by being disposed, incinerated or recycled.

- 3.121 **Trailer Park or Mobile Home Park.** An area of land upon which two or more occupied trailer coaches or mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicles, or enclosure used or intended for as, a part of the equipment of such trailer coach park.
- 3.122 **Truck Parking Area or Yard.** Any land used or intended to be used for the storage or parking of trucks, tractors, truck trailers, and including commercial vehicles, while not loading or unloading. Does not include Class B trucks.
- 3.123 **Unrelated Group Family.** A group of no more than five (5) unrelated adults living together as a common household by doing their own cooking and living together, as distinguished from a group occupying a boarding house, lodging house, club, fraternity, sorority, or hotel. Unrelated group families are permitted with administrative approval, provided that they comply with the standards and conditions specified in Article IV of this Zoning Ordinance.
- 3.124 **Yard.** The space adjacent to lot lines which is required to be open and unobstructed from its lowest level upward except as otherwise permitted. The minimum depth of width of a yard shall consist of the horizontal distance between the lot line and nearest point of the foundation or exterior wall of a building.
- 3.125 **Yard, Front.** An open space extending the full width of the lot between a principal building and the street right-of-way except for an alley, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 3.126 **Yard, Rear.** An open space extending the full width of a lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 3.127 **Yard, Side.** An open space extending from the front yard to the rear yard between a building and the side lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.
- 3.128 **Zoning Maps.** The map or maps incorporated into this ordinance as a part hereof.

**ARTICLE IV - ENFORCEMENT AND ADMINISTRATION**

- 4.0 It shall be the duty of the Planning and Redevelopment Administrator, or designee, with the aid of the Police Department, to enforce this Ordinance in accordance with the administrative provisions of this Ordinance.
- 4.1 Every application for a building permit shall be accompanied by plans in duplicate and plot plan drawn to scale in ink or blue print, showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of the building or structure to be erected or altered, the existing and intended use of each building or part, the proposed number of families or housekeeping units, and such other information with regard to the lot and neighboring lots as may be necessary for the enforcement of this Ordinance. One (1) copy of such plans shall be returned to the applicant when approved by the Building Inspector together with such permit as may be granted.
- 4.2 Prior to building construction, stakes based on actual survey shall be set and shall be maintained in their prior location on the property during construction.
- 4.3 Before using any building or premises or part thereof hereafter created, erected, changed, converted, or enlarged in use of structure, a Certificate of Occupancy shall be obtained from the Building Official. Such Certificate shall show that such building, premises or part thereof, and the proposed use thereof conform with the provisions of this Ordinance.
- 4.4 Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with any of the provisions of this Ordinance shall, upon conviction, be fined not less than twenty-five (\$25)

dollars, nor more than five hundred (\$500) dollars for each offense. Each day that a violation continues shall constitute a separate offense.

- 4.5 In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of the provisions of this Ordinance, the City Attorney, in addition to other remedies under the Illinois Revised Statutes, is hereby authorized to institute an action or proceedings to prevent such erection, constructions, reconstructions, alteration, repair, conversion, maintenance or use.

4.6 **UNRELATED GROUP FAMILY USES**

**A. Uses Permitted with Administrative Approval Purposes Statement:** This procedure has been developed to permit certain uses which would only be permitted with approval of the Planning Commission or the Board of Zoning Appeals, to be approved by the Planning and Redevelopment Administrator or his/her designee, when such uses meet established conditions as set forth herein. The Zoning Administrator shall not vary any of the applicable conditions.

**B. Procedure:** Upon receiving an application for a use with administrative approval, the Planning and Redevelopment Administrator, or his/her designee shall process the application to determine its conformity with the applicable standards, the permit shall be granted by the Planning and Redevelopment Administrator or his/her designee. If the land and its structure do not meet the standards, the permit shall be denied by the Planning and Redevelopment Administrator or his/her designee. The standards may not be varied by the Planning and Redevelopment Administrator or his/her designee in considering the application.

1. **Initiation and Application:** Initiation And Application: Any person owning or having interest in the subject property may file an application to use such land for a use permitted with administrative approval provided for in this appendix in the zoning district in which the land is situated. Such application shall be submitted to the planning and redevelopment administrator together with the application fee in the amount of one hundred dollars (\$100.00) per dwelling unit and such proof that the land and the structure comply with the requirements set forth for the permit, as the planning and redevelopment administrator may require, including a site plan of the subject property.

2. **Unrelated Group Family Uses, Established Prior to April 26, 1991:** Unrelated group family uses established prior to April 26, 1991, which presently are required by this Ordinance to obtain administrative approval may continue such use if application to the Planning and Redevelopment Administrator was made prior to October 26, 1991, with proof that the use existed prior to said date, proof that the minimum off-street parking spaces, as required prior to April 26, 1991 have been provided and provided that requirements of the City's housing, building and fire codes are met. Any existing unrelated group family use that does not meet the above stated conditions will not be allowed to continue as an unrelated group family use.

3. **Term of Approval:**

- a. In any case were a permit for a use permitted with administrative approval has not been established within six (6) months after the granting thereof, then without further action by the City, the use permitted with administrative approval shall be null and void;
- b. If a use permitted with administrative approval, including an existing use, has been discontinued for a period of one year or more, it shall not be re-established without obtaining new approval from the City.

4. **Revocation:** The Planning and Redevelopment Administrator may revoke a use granted with administrative approval upon giving the owner and any interested persons who applied for the use at least ten (10) days written notice of the grounds for revocation and the opportunity for a public hearing before the City Council at which time they may present evidence bearing upon

the question and cross examine witnesses. The grounds for which a use permit with approval may be revoked are:

- a. The owner or interested persons applying for the use has knowingly furnished false or misleading information or withheld relevant information on any application for any use knowingly suffered or caused another to furnish or withhold such information on his/her behalf.
- b. The owner, his/her agent, employee, officer, tenant, licensee or occupant has violated any of the provisions of this Article of the standards required to obtain the use with administrative approval, or that the property no longer complies with the standards necessary to obtain a use with administrative approval; provided however, that the Planning and Redevelopment Administrator shall give at least ten (10) days prior written notice to the owner of the alleged violation or manner in which the property no longer complies with the standards, with the opportunity to correct the problem during said time provided further, however, that violations of Articles VIII of this ordinance shall not be cause for revocation.
- c. The property has become a nuisance as that term is defined in Section 4.6b(5). The property owner shall be responsible for the acts of his/her agents, employees, officers, tenants, licensees, and occupants.

**5. Nuisance:** A property shall be considered a nuisance when any of the following shall occur:

- a. The owner, his/her agents, employees, officers, tenants, licensees or occupants have been convicted of three (3) or more violations of this Code for occurrences in any twelve month period or occurring on said property.
- b. The owner has received three (3) or more notices for the property from the Planning and Redevelopment Administrator during any twelve-month period which have not resulted in the revocation of the use granted with administrative approval due to the fact that the owner has corrected the alleged violation.

### **C. Group Occupancy**

- 1. Purpose Statement:** The purposes of this ordinance include conserving the taxable value of land and buildings, lessening and avoiding congestion in the public street, promoting the public health, safety and comfort and welfare, securing and promoting the quiet, seclusion, clean air and clean surroundings in residential neighborhoods. In order to accomplish these objectives, the City has adopted regulations limiting the occupancy of each dwelling unit to a single "family."

In order to accomplish these objectives without prohibiting those group occupancies which are compatible with the neighborhoods in which they are located, and without unlawful restrictions against protected populations, the City adopts the unrelated group family provisions set forth in this portion of the ordinance.

- 2. Standards for Unrelated Group Families:**

No use permitted with administrative approval shall be approved by the Planning and Redevelopment Administrator unless he/she finds all of the following standards are met:

- a. The number of residents complies with requirements of this ordinance.
- b. The parking requirements of two off-street parking spaces per dwelling unit have been met.

- c. The proposed unrelated group family use is not within three hundred (300) feet of another existing unrelated group family use, which requires a use with administrative approval, or one which has obtained a use permitted with approval or special use in lieu of a use with administrative approval. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.
  - d. In order to ensure that the structure and rooms therein are used as originally designed and intended, the proposed use will not require or include structural alterations as that term is defined in the Uniform Housing Code or other building code adopted by the City.
  - e. The structure meets the requirements of the City's housing, building and fire codes as set forth in the Code of the City of Rock Island or the codes adopted by reference therein.
- 3. Re-Inspection Requirements:** All unrelated group family uses are required to be inspected to determine city housing, building and fire code compliance every two (2) years that such use is maintained. The first reinspection will take place two (2) years after receiving administrative approval from the city. An inspection fee of sixty dollars (\$60.00) per dwelling unit shall be paid by the owner thereof.
- 4. Revocation of Administrative Approval for Unrelated Group Family Uses:** Administrative approval of a group occupancy shall be revoked in the event the Planning and Redevelopment Administrator determines it has not been operated in conformance with the above standards or other requirements of this ordinance.

## ARTICLE V - BOARD OF APPEALS

- 5.0 Creation, Membership and Procedure:** A Board of Appeals consisting of seven (7) members shall be appointed by the Mayor and approved by City Council in accordance with the provisions of the Illinois Revised Statutes. The appointing authority may remove any member of the board for cause and after a public hearing.
- 5.1** The Board shall elect its own chairman and have the power to adopt rules and regulations for its own government, not inconsistent with law or with the provisions of this or any other Ordinance of the City of Rock Island. Meetings shall be held at the call of the chairman and at such other times as the board may determine. The chairman, or in his absence, the vice chairman, may administer oaths and compel attendance of the witnesses.
- 5.2** Meetings of the Board shall be open to the public, minutes shall be kept of proceedings, showing the action of the Board and the vote of each member upon each question, or if absent, or failing to vote, indicating that fact and records shall be made of the Board's examinations and other official actions, all of which shall be filed immediately in the Office of the Board.
- 5.3** Four (4) members of the Board shall constitute a quorum. The Board shall act by resolution, and the concurring vote of four (4) members shall be necessary to reverse any order, requirement, decision or determination of the Building Official, or to decide in favor of an applicant any matter upon which it is required to pass under this Ordinance, or to effect any variation in the requirements of this Ordinance.
- 5.4** The Board may call on the City's departments for assistance in the performance of its duties, and it shall be the duty of such departments to render such assistance to the Board as may reasonably be required.
- 5.5 Applications and Appeals:** An application to the Board, in cases in which it has original jurisdiction under the provisions of this Ordinance, may be taken by any property owner, including a tenant, or by any governmental officer, department, board or bureau. Such application shall be filed with the Planning and Redevelopment Administrator who transmits the same, together with all the plans, specifications and other papers pertaining to the application, to the Board.

- 5.6 Appeal:** An appeal to the board may be taken by any property owner, including a tenant, or by any governmental officer, department, board or bureau, affected by any ruling of the building official. Such an appeal shall be taken within a reasonable time, as prescribed by the rules of the board, by filing with the planning and redevelopment administrator a notice of appeal, specifying grounds thereof. The planning and redevelopment administrator shall forthwith transmit to the board such notice of appeal, together with all the plans and papers constituting the record upon which the action appealed from was taken. Said application shall be accompanied by a fee in the amount of one hundred dollars (\$100.00) toward the costs of processing the application. Should the application be withdrawn prior to publication of legal notice thereon, such fee will be returned upon the written request of the applicant.
- 5.7** The Board shall fix a reasonable time for the hearing on an application for appeal. It shall give at least fifteen (15) days notice of the time and place of such hearing by insertion in a daily newspaper published in the City of Rock Island, and shall also give notice delivered personally or by mail at least five (5) days before the time fixed for such hearing to the applicant or appellant, and to the Building Official and to the respective owners of record of property adjoining or adjacent to the premises in question. Any party may appear at such hearing in person or by agent, or by attorney. The Board shall decide the application or appeal within a reasonable time.
- 5.8 Stay of Proceedings:** An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Building Inspector certifies to the Board that by reason of facts stated in the certificate, a stay would in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by an order which may on due cause shown, be granted by the Board on an application, after notice to the Building Inspector or by a court of record.
- 5.9 Powers of the Board:** The Board shall have jurisdiction in matters and shall have the specific and general powers provided by this Ordinance pertaining to:
- A. Variances
  - B. Special exceptions
  - C. Non-conforming uses
  - D. Temporary uses
  - E. Certain industries in "I-2" districts
  - F. Interpretation of Maps
  - G. Administrative review
- 5.10 Variances:** To authorize or appeal in specific cases, such variances from the terms of this Ordinance as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship and so that the spirit of this Ordinance shall be observed and substantial justice done, as follows: Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, at the time of enactment of this Ordinance, or by reason of topographic conditions, or other extraordinary and exceptional situation or condition of such piece of property, or of the use or development of property immediately adjoining the piece of property in question, the literal enforcement of the provisions of this Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, unnecessary to carry out the spirit and purpose of this Ordinance shall be observed and substantial justice done. In authorizing a variance, the Board may attach thereto such reasonable conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in the interest of the furtherance of the purposes of this Ordinance.
- A. No such variance in the provisions or requirements of this Ordinance shall be authorized by the Board unless the Board finds that all of the following conditions exist:
    1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

2. The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and
  3. The variation, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.
- B.** No variance shall be authorized unless the Board specifically finds that the condition or situation of the specific piece of property for which the variance is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation, under an amendment of this Ordinance, for such conditions or situations.
- 5.11 Special Exceptions:** In addition to permitting the special exceptions heretofore specified in this Ordinance, the Board shall have the authority to permit the following:
- 5.12 Non-conforming Uses:** The substitution of a non-conforming use for another non-conforming use, if no structural alterations, except those required by law or ordinance are made; provided, however, that any use so substituted shall be of the same or a more restricted classification. The expansion of a non-conforming use through structural alterations, provided that said expansion shall not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, as determined by the Board. In all cases, the expansion shall be made to conform to the requirements of the zone in which said non-conforming use is located at the time of the appeal, unless a variance to said requirements is granted by the Board.
- 5.13 Temporary Uses:** The temporary use of a building or premises in any district for a purpose or use that does not conform to the regulations prescribed by this Ordinance, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a twelve (12) month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare.
- 5.14 Certain Industries in "I-2" Districts:** In authorizing certain industries under Section 21.1f, the Board shall find due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a special exception, the Board shall determine whether the proposed exception or use would be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage waste and pollution, transportation and traffic, aesthetic and psychological effects. The Board may utilize and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering research organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision.
- 5.15 Requirements and Conditions:** Upon authorizing a temporary use and/or special exception, the Board may impose such reasonable requirements and conditions - in addition to those expressly stipulated in this Ordinance for the particular temporary use and/or special exception as the Board may deem necessary for the protection of adjacent properties and the public interest.
- 5.16 Interpretation of Map:** Where the street or lot layout actually on the ground, or as recorded, differs from the street and lot lines indicated on the zoning map, the Board after notice to the owners of the property, and after a public hearing, shall interpret the map in such a way as to carry out the intent and purpose of this Ordinance for the particular section or district in question.
- 5.17 Action of the Board:** In exercising its powers, the Board may, in conformity with the provisions of the Illinois Revised Statutes, and of this Ordinance, reverse, affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement,

decision or determination as, in the Board's opinion ought to be made, and to that end, the Board has all the powers of the officer from whom the appeal is taken.

**5.18 Judicial Review:** All final administrative decisions of the Board of Appeals shall be subject to judicial review, pursuant to the provisions of the "Administrative Review Act," approved May 8, 1945, and all amendments and modifications thereof, and the rules adopted pursuant thereto.

**5.19 Refiling of Board of Zoning Appeals Cases:** The refiling of denied requests or requests for removal of stipulations attached to approved cases by the Board of Zoning Appeals, that are not substantially or materially different from the previously filed request, shall not be accepted from the same or different person for the following periods of time:

**A.** For a six (6) month period from the date of the first decision by the Board of Zoning Appeals on the request.

**B.** For a one (1) year period from the date of subsequent decisions by the Board of Zoning Appeals on the request.

The City Planning and Redevelopment Administrator shall determine whether a request is substantially or materially different and submittable, although the Board of Zoning Appeals may, by majority vote, reverse a decision of the Planning Administrator to not accept a request following a denied request on the property or request for removal of stipulations attached to approved cases by the Board of Zoning Appeals.

## **ARTICLE VI - DISTRICT CHANGES AND ORDINANCE AMENDMENTS**

**6.0** In accordance with the provisions of the Illinois Revised Statutes, the City Council may, from time to time, amend or change by ordinance, the number, shape or area of districts established on the zoning map, or the regulations set forth in this Ordinance; but no such amendment or change shall become effective unless the ordinance proposing such amendment or change shall first be submitted to the City Planning Commission for approval, disapproval or suggestions, and said planning commission shall have been allowed a reasonable time, for consideration and report. The Planning Commission shall give at least fifteen (15) days notice of the time and place of such hearing by insertion in a daily newspaper published in the City of Rock Island, and shall also give notice delivered personally or by mail at least five (5) days before the time fixed for such hearing to the applicant, to the Building Inspector, and to the respective owners of record of property adjoining or adjacent to the premises in question.

**6.1 Protests:** In case a written protest against a proposed change in the boundaries of a district signed and acknowledged by the owners of twenty (20) percent or more of either the frontage immediately adjoining or across an alley therefrom, or directly opposite the frontage proposed to be altered, is filed with the City Clerk, such amendment shall not be passed or become effective except by the favorable vote of two-thirds (2/3) of all members of the Council. In such cases, a copy of the written protest shall be served by the protester or protesters on the applicant for the proposed amendment, and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment.

**6.2 Application For Change:** Any person desiring a change in zoning of property shall make application thereof, and in doing so, shall accompany the petition for such change in zoning, or the ordinance introduced for the purpose of changing such zoning, with a statement giving the names and addresses of the owners of all properties lying within the block or blocks where the proposed change is to be. Such petition or ordinance seeking a change in zoning shall be accompanied by a fee in the amount of one hundred fifty dollars (\$150.00) toward the cost of processing the application. Should the application be withdrawn prior to publication of the legal notice thereon, such fee will be returned upon written request of the applicant.

**6.3 Failure to Notify:** The failure to notify, as provided by this Article, shall not invalidate any ordinance, provided such failure was not intentional, and the omission of the name of any owner or occupant or property who may, in the opinion of the City Planning Commission, be affected by such amendment, supplement or change, unless such omission is intentional, shall not invalidate any ordinance passed hereunder, it being the intention of this Article to provide so far as may be possible for notice to the persons substantially interested in the proposed change that an ordinance is pending before the Council, proposing to make a change in zoning.

**6.4 Refiling of Denied Requests:** Upon denial by the City Council of an application to change the zoning of a particular property, a second zoning request which is not substantially or materially different from the denied request shall not be accepted from the same or a different person, for a public hearing to be held within six (6) months from the date of City Council denial. Subsequent requests which are also not substantially or materially different shall not be accepted for a public hearing to be held within one (1) year from the last date of City Council denial. The City Planning and Redevelopment Administrator shall determine whether a request is substantially or materially different and submittable, although the City Council may, by majority vote, reverse a decision of the Planning and Redevelopment Administrator to not accept a rezoning request for public hearing.

**6.5 Special Use Permits**

**General Description:** This procedure is established to provide a Special Use Permit for those areas of the City that are zoned, but in which unusual circumstances prevail, where it would be in the best interest of the safety, health and welfare of the residents of a zoned district that a Special Use Permit be issued rather than a change of zoning be granted.

**A.** Such "Special Uses" shall fall into two (2) categories:

**B.** Uses publicly operated or traditionally affected with a public interest; and

**C.** Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

**D. Application for a Special Use:** An application for a special use permit may be filed in any case where the planning commission has denied rezoning, but has recommended to the applicant that he file an application for a special use permit. In that event, the applicant shall file an application for such a permit with the planning and redevelopment administrator on a form he shall prescribe. The application shall be accompanied by such plans and/or data prescribed by the planning commission and shall include a statement in writing by the applicant and adequate evidence showing that the proposed special use will conform to the standards set forth in subsection 6.5e of this section. The city council may on its own motion initiate a special use proceeding, and if initiated, the applicant shall pay a filing fee of one hundred dollars (\$100.00).

**E. Hearing Upon Application:** Upon receipt in proper form of the application and statement referred to in Section 6.5d above, the City Council shall hold a public hearing on the proposed Special Use. The hearing shall be conducted and a record of such proceedings shall be preserved in such a manner as the City Council, by rule, prescribes.

**F. Notice of Hearing:** The Council shall fix a reasonable time for the hearing of an application of an appeal. It shall give at least fifteen (15) days notice of the time and place of such hearing by insertion in a daily newspaper published in the City of Rock Island, and shall also give notice delivered personally or by mail at least five (5) days before the time fixed for such hearing to the applicant or appellant and to the Building Official, and to the respective owners of record of property adjoining or adjacent to the premises in question. Any party may appear at such hearing in person or by agent or by attorney. The Council shall decide the application or appeal within a reasonable time.

**G. Standards:** No Special Use shall be recommended for approval by the City Council unless such Council shall find:

1. That the granting of a Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the neighborhood;
3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. Restrictions for the use should be consistent with the district in which the use would normally be located except as may be modified by the City Council.
7. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by City Council.

**H. Conditions and Safeguards:** Prior to the granting of any Special Use, the City Council shall stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the Special Use as deemed necessary for the protection of the public interest and to secure compliance with the standards specified in Section 6.5g. In all cases in which Special Uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being complied with.

**I.** The City Council shall not authorize a Special Use Permit unless the Council specifically finds that the condition or situation of the special piece of property for which the Special Use is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation, under an amendment to this Ordinance, for such conditions or stipulations.

**J.** Said Special Use Permit, when granted, shall be in full force and effect only as long as the applicant of the property affected retains ownership of said property.

## **ARTICLE VII - DISTRICTS AND MAP**

**7.1** For the purpose of this Ordinance, the City of Rock Island is hereby divided into twenty-four (24) classes of districts as follows:

- AG-1 Agricultural Preservation District
- AG-2 General Agricultural District
- SE-1 Suburban Estates Low Density District
- SE-2 Suburban Estates Medium Density District
- R-1 One Family Residence District
- R-2 One Family Residence District
- R-3 One and Two Family Residence District
- R-4 One to Six Family Residence District
- R-5 Multiple Family Residence District
- R-6 Multi-Family Residence District
- R-7 Mobile Home District
- U-1 University/College District

C-1	Conservation District
C-2	Conservation District
O-1	Office District
B-1	Neighborhood Business District
B-2	Central Business District
B-3	Community Business District
B-4	Highway Intensive Business District
ORT	Office/Research Park and Technology District
I-1	Light Industrial District
I-2	General Industrial District
PUD	Planned Unit Development District
RCO	Riverfront Corridor Overlay District

- 7.2 The boundaries of these districts are hereby established as shown on a map entitled “Zoning Map,” City of Rock Island, Illinois, hereinafter referred to as the “Zoning Map,” which accompanies and is hereby made a part of this Ordinance. The district boundary lines on said map are intended to follow lot lines, the center lines of streets or alleys, the center line of streets or alleys projected, railroad right-of-way lines, or the corporate limit lines, all as they existed at the time of enactment of this Ordinance; but when a district boundary line does not clearly coincide with lot lines, it shall be determined by scaling.
- 7.3 Where a district boundary lines divides a lot which was in single ownership and of record at the time of enactment of this Ordinance, the use authorized on and the other district requirements applying to the less restricted portion of such lot is more than fifty (50) feet beyond said dividing district boundary line, such less restricted use shall be limited to the portion of the lot lying within fifty (50) feet of said boundary line.
- 7.4 Questions concerning the exact location of district boundary lines shall be determined by the Appropriate Authority according to the rules and regulations which it may adopt.
- 7.5 All territory which may hereinafter be annexed to the City of Rock Island shall be classed automatically to the R-1 One Family Residence District within the general land use classification shall have been changed by amendment of this Ordinance as provided hereunder.

#### ARTICLE VIII - GENERAL PROVISIONS

- 8.1 **Zoning Affects Every Structure And Use.** Except as hereinafter provided, no building, structure or land shall hereafter be used and no building or part thereof of structure shall be erected, constructed, reconstructed, occupied, moved, altered or repaired, except in conformity with the regulations herein specified for the class of district in which it is located.
- 8.2 **Continued Existing Uses.** Any building, structure or use lawfully existing at the time of enactment of this Ordinance may be continued, except certain non-conforming uses as provided in subsection 8.3. Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Building Inspector.
- 8.3 **Non-conforming Uses.** Any lawfully established use of a building or land, at the effective date of this ordinance, or of amendments thereto, that does not conform to the use regulations for the district in which it is located shall be deemed to be a legal non-conforming use and may be continued, except as otherwise provided herein.
- A. Any legal non-conforming building or structure may be continued in use provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein.
- B. Any building for which a permit has been lawfully granted prior to the effective date of this ordinance, or of amendments thereto, may be completed in accordance with the approved plans;

provided construction is started within six months and diligently prosecuted to completion. Such building shall thereafter be deemed a lawfully established building.

- C.** Any non-conforming building or structure which has been or may be damaged by fire, flood, explosion, earthquake, war, riot or other act of God, may be reconstructed and used as before if it be done within twelve months (12) of such calamity unless damaged more than fifty percent (50) of its fair market value, as determined by the Board of Appeals, at the time of such damage, in which case, reconstruction shall be in accordance with the provisions of this Ordinance except as modified for single family uses as specified below:

Continuance of Nonconforming Single-Family Uses, Dwellings and Lots: Notwithstanding any other provisions of this ordinance, a single-family use, a single-family dwelling and accessory structures or a lot on which a single-family dwelling is located, that was conforming prior to the effective date, hereof, shall generally be treated as conforming for as long as the dwelling is used for a single-family use. Accordingly, the following rights shall be granted under this ordinance:

1. Structures for a nonconforming single-family use may be restored for a single-family use if destroyed or damaged by fire, explosion, act of God or by public enemy, reconstructed or repaired provided all other requirements of this ordinance are met.
  2. Nonconforming single-family dwellings or nonconforming accessory structures to a single-family use may be restored to the same degree of nonconformity or less if destroyed or damaged by fire, explosion, act of God, or by public enemy, repaired and structurally altered, provided such construction does not increase or extend the degree of nonconformity. Nonconforming structures shall not be reconstructed except in compliance with the provisions of this ordinance.
  3. A nonconforming single-family use and a nonconforming single-family dwelling and accessory structures on a nonconforming lot shall be granted the same rights as above and any other rights as if the lot were conforming.
  4. A nonconforming single-family use and a nonconforming single-family dwelling and accessory structures shall also be granted the same rights as for other nonconforming uses and structures.
- D.** No building, structure or premises where a non-conforming building or structure which has been or may be discontinued for more than one (1) year, or has been or may be changed to a use permitted in the district in which it is located, shall again be devoted to a nonconforming use.
- E.** Any building or structure devoted to a non-conforming use with a fair market value of less than five hundred dollars (\$500), as determined by the Board of Appeals, may be continued for a period not to exceed three (3) years after enactment of this Ordinance, where upon such non-conforming use shall be removed or changed to a conforming use.
- F.** Any legal, non-conforming use shall be enclosed in all sides by a solid wall or tight board fence not less than eight (8) feet high if said use includes storage, repair or maintenance of vehicles, equipment or materials on the premises and not within the building. Said wall or fence shall be maintained to the satisfaction of the Building Official. Any use so described that is in existence at the time of this amendment is adopted shall comply with said fencing requirement within one hundred eighty days (180) of the adoption of this amendment.
- G.** A non-conforming building may be enlarged or extended only if the entire building is thereafter devoted to a conforming use, and only if the required yards for the district in which it is located are maintained for such enlargement, except as provided for under Variances of this Ordinance.
- H.** No building partially occupied by a non-conforming use shall be altered in such a way as to permit the enlargement or expansion of the space occupied by such non-conforming use.

- I. No non-conforming building in any Residential District shall be so altered as to increase the number of dwelling units therein.
- J. No non-conforming use may be enlarged or extended in such a way as to occupy any required usable open space, or any land beyond the boundaries of the zoning lot as it existed at the effective date of this ordinance, or to displace any conforming use in the same building or the same parcel.

**8.4 Street Frontage Required - Flag Lots.** Every lot shall have at least twenty (20) feet of frontage which provides reasonable access onto public right-of-way dedicated to street purposes. No building in the rear of a principal building on the same lot shall be used as a dwelling. Setbacks for flag lots will be determined at the start of the buildable area of the lot.

**8.5 Accessory Buildings in Residence Districts**

- A. No accessory building or buildings shall be erected in any required court, front yard. Except for carports and garages, no accessory building shall be erected in a side yard. When erected in a side yard the accessory building shall meet the setback requirements of the principal structure. When erected in a rear yard it or they cumulatively shall not occupy more than thirty (30) percent of a required rear yard and/or it or they shall not exceed the total ground floor footage of the primary structure except for swimming pools and shall be a distance at least three (3) feet from all lot lines adjoining lots which are in any "R" district, and at least six (6) feet from alley lines and from any other building or structure on the same lot. Accessory buildings shall not exceed fifteen (15) feet in height, except that an accessory building used in part or wholly as a dwelling for domestic employees of the owners or of the tenants of the principal building shall not exceed two (2) stories or twenty-five (25) feet in height, provided it shall conform to the open space requirements of this Ordinance for a principal building, and for the purpose of determining the front yard in such case, the rear line of the rear yard required for the principal building shall be considered the front lot line for the building in the rear. Where the natural grade of a lot at the front wall of the principal building is more than eight (8) feet above the average established curb grade in front of the lot, a private garage may be erected within any yard or court, but not within ten (10) feet of any street line, provided that at least one-half (2) of the height of such private garage shall be below the level of the yard or court.
- B. Any accessory building may be erected as an integral part of the principal building, or if at least six (6) feet from the principal building, may be connected to the principal building by a breezeway or similar structure, provided all yard and court requirements of this Ordinance for the principal building are complied with, unless such accessory building is in a rear yard, in which case the applicable provisions of Subsection 8.5.a. shall apply.

**8.6 Required Yard Cannot Be Reduced or Used by Another Building.**

- A. No lot, yard, court, parking area or other open space shall be so reduced in area or dimension as to make any such area or dimension less than the minimum requirement. No required open space provided about any building or structure shall be included as part of any open space required for another building or structure.
- B. The space occupied by a required private garage or parking area shall be considered the same as any required open space provided about a principal building, and such space shall not be reduced or included as any part of any required open space for another building or structure.

**8.7 Permitted Obstructions in Required Yards.** The following shall not be considered to be obstructions when located in the required yards specified:

- A. In all yards - porch awnings and canopies, steps which are necessary for access to a permitted building, or for access to a zoning lot from a street or alley; chimneys projecting not more than eighteen (18) inches into the yard; clothes lines; flag poles; arbors, trellises, closed and open-type fences, and hedges six (6) feet or less in height, provided no such fence, the top rail of which is

between two (2) and six (6) feet above the roadway surface or no other ground level sight obstructions, exceptions being trimmed tree trunks and poles, shall be placed or permitted to remain on any corner or reversed corner lot within the triangular area formed by the right-of-way lines and a line connecting them at points twenty-five (25) feet from the intersection of the right-of-way lines, or in the case of a rounded right-of-way corner, from the intersection of the right-of-way lines extended; open fences exceeding six (6) feet in height.

**B.** In front yards - one-story bay windows projecting three (3) feet or less into the yard; and overhanging eaves and gutters projecting three (3) feet or less into the yard. In A-1 and AG-2 districts permitted roadside stands.

**C.** In rear yards - open decks not enclosed, attached or detached off-street parking spaces; open off-street parking spaces; accessory sheds, tool rooms, similar buildings or structures for domestic or agricultural storage; balconies; breeze-ways and open porches; one-story windows projecting three (3) feet or less into the yard; and overhanging eaves and gutters projecting three (3) feet or less into the yard.

**D.** In side yards - overhanging eaves and gutters projecting into the yard for a distance not exceeding ten (10) percent of the required yard width but in no case, exceeding eighteen (18) inches.

**8.8** **Conversion of Dwellings.** The conversion of any building into a dwelling, or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Ordinance, and only when the resulting occupancy will comply with the requirements governing new construction in such a district, with respect to minimum lot size, lot area per dwelling unit, dimensions of yards and other open spaces and off-street parking. Each conversion shall be subject to such further requirements as may be specified hereinafter with the Article applying to such district.

**8.9** **Minimum Ground Floor Area for Dwellings.** A one story dwelling or a story and a half, or two story dwelling shall meet the minimum floor area standards in the International Building Code and be at least nine hundred (900) square feet with the length being no more than four times (4x) the width.

**8.10** **Traffic Visibility Across Corner Lots.** In any district, except B-2, on any lot, no fence structure or planting shall be erected or maintained within twenty (20) feet, measured horizontally from the property line where they intersect on a street corner.

**8.11** **Essential Services.** Essential services shall be permitted as authorized and regulated by law and other ordinances of the City, it being the intention hereof to exempt such essential services from the application of this Ordinance.

**8.12** **Fences, Walls and Hedges.** General Provisions:

**A.** Fences, walls and hedges located in a yard adjacent to a public street of residential and college and university zoned property shall be no more than forty two (42) inches in height and the smooth, finished, nonstructural or dressed side of a fence, if any, shall be directed toward the neighboring properties.

**B.** Fences, walls and hedges shall not exceed six (6) feet in height, except trimmed tree trunks and poles in any side or rear yard, and the smooth, finished, nonstructural or dressed side of the fence, if any shall be directed toward neighboring properties.

**C.** All fences, wall or hedges may be placed up to the property line, except in cases of a corner lot or reversed corner lot, where they shall not be placed within the triangular area formed by the right-of-way lines and a line connecting them at a point twenty-five (25) feet from the intersection of the right-of-way lines or in the case of a rounded corner from the intersection of the right-of-way lines extended.

**D.** Fences up to ten (10) feet in height shall be permitted in any "I" district.

- E. All refuse and/or discard areas for all commercial, industrial and multi-family residential uses shall be screened on a minimum of three (3) sides by a six-foot solid or tight board fence. All refuse and/or discard areas for all commercial and industrial uses which do not conform to all applicable provisions of this section shall be made to conform within three (3) years from the effective date of this Ordinance. The appropriate official, or designee, shall make the determination if it is an unreasonable hardship to require existing refuse and/or discard to be screened on a case-by-case basis.
- F. Snow fencing shall only be used on a temporary basis by public jurisdictions for public safety purposes or in Agricultural Districts or as a permitted use for temporary festival/event enclosure purposes.
- G. Fencing shall not be allowed in floodways.
- H. Swimming pool fencing requirements are outlined in the City building code
- I. Barbed wire fences shall be permitted only in Industrial districts and the bottom strand shall be a minimum of eight (8) feet above grade.
- J. Electric fences shall be permitted only in Agricultural, or Suburban Estate -1 Districts and only for the enclosure of livestock. Electric fences shall not carry a charge greater than twenty-five (25) milliamperes nor a pulsating current lower than one-tenth (1/10) second in a one-second cycle. All electric fence charges shall carry the seal of an approved testing laboratory.

**8.13 Home Occupations.**

- A. Home Occupation, Major. Major home occupations are those home occupations where either non-resident customers and/or employees come to the property for the purpose of furthering the business enterprise of the home occupation, and where the occupation:
  1. Shall be conducted entirely within a dwelling unit and carried on by the inhabitants thereof and their employees or customers.
  2. Shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds or vibrations that carry beyond the premises.
  3. Shall have no more than two hundred (200) square feet of floor area used for the home occupation.
  4. Shall have no signs present on the property except one sign, not exceeding fifteen (15) square feet.
  5. Shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that incidental retail sales may be made in connection with other permitted home occupations, for example, a single-chair beauty parlor would be allowed to sell combs, hair spray, and other miscellaneous items to customers. However, a dressmaker would be required to do only custom work for specific clients and would not be allowed to develop stocks of dresses for sale to the general public on-site.
  6. Shall have no storage or display of goods visible from outside the structure.
  7. Shall have no highly explosive or combustible material used or stored on the premises unless approved by the fire inspector. No activity shall be allowed that would interfere with radio or

television reception in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.

8. Shall have adequate off street parking spaces available to compensate for additional parking needs generated.
  9. Deliveries from commercial suppliers may be made more than once a week, and the deliveries shall not be made from semi-tractor trailer trucks.
  10. Shall include, but are not necessarily limited to, the following:
    - a. Single-chair beauty parlors and barbershops;
    - b. Photo developing and printing;
    - c. Organized classes with up to six students at a time;
    - d. Television and other electric or electronic repair, excluding major appliances such as refrigerators or storage;
    - e. Upholstering;
    - f. Dressmaking and millinery; and
    - g. Woodworking excluding cabinet making.
  11. Major home occupations require a Special Use Permit for approval. (See Section 6.5)
- B. Home Occupation, Minor.** Minor home occupations are those where neither non-resident customers nor non-resident employees come to the property for purposes of furthering the business enterprise of the home occupation, and where the occupation:
1. Shall be conducted entirely within a dwelling and carried on by the inhabitants thereof and no other.
  2. Shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or other emission of sounds or vibrations that carry beyond the premises.
  3. Shall have no more than two hundred (200) square feet of floor area used for the home occupation.
  4. Shall be no advertising, display, or other indications of a home occupation on the premises.
  5. Shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that orders previously made by telephone or at a sales party may be filled on the premises. That is, direct sales of products off display shelves, racks or from inventory is not allowed, but a person may pick up an order placed earlier as described above.
  6. Shall have no storage or display of goods visible from outside the structure.
  7. Shall have no highly explosive or combustible material used or stored on the premises unless approved by the fire inspector. No activity shall be allowed that would interfere with radio or television reception in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
  8. Shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located, including commercial and general delivery services.
  9. Shall have no use of material or equipment not recognized as being part of the normal practices of owning and maintaining a residence allowed.

10. Notwithstanding any provision contained herein to the contrary, garage, basement, yard or other similar sales shall not be allowed more than twice a year, and each sale shall not last more than seventy-two (72) consecutive hours, and only goods which have been generated from within the household and not purchased elsewhere for resale. Sales shall be conducted on the owner's property except that multiple family sales are permitted if they are held on the property of one of the participants and any such sale shall be considered to be a sale for all participants.
11. Shall have no deliveries from commercial suppliers made more than once a week, and the deliveries shall not be made from semi-tractor trailer trucks.
12. Shall include, but are not necessarily limited to, the following:
  - a. Artists and sculptors;
  - b. Authors, desktop publishers and composers;
  - c. Home crafts for sale off-site;
  - d. Office facility of clergy;
  - e. Office facility of a salesman, sales representative or manufacturer's representative provided that no transactions are made in person on the premises;
  - f. Address of convenience used solely for receiving and making telephone calls including computer usage, mail, keeping business records in connection with a profession or occupation;
  - g. Individual tutoring;
  - h. Preserving and home cooking for sale off-site;
  - i. Individual instrument and vocal instruction provided that no instrument may be amplified;
  - j. Telephone solicitation work;
  - k. No professional offices in minor home occupations.
  - l. Any other similar uses deemed to be consistent by the appropriate authority.
13. Minor home occupations do not require a Special Use Permit.

#### **8.14 Off-street Parking And Loading**

- A. Purpose. The purpose of this section of the Zoning Ordinance is to alleviate or prevent congestion of the public streets and promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use of the property.
- B. General Provisions.
  1. Procedure - An application for a building permit for a new or enlarged building, structure or use shall include a plot plan, drawn to scale and fully dimensioned showing any parking or loading facilities to be provided in compliance with the requirements of this ordinance.
  2. In all districts, in connection with every building or part thereof hereafter erected, having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by uses requiring the receipt or distribution by vehicles of materials and merchandise, there shall be provided and maintained on the same premises with such building at least one (1) off-street loading space accessible from any alley, easement of access, or when there is no such alley or easement of access from a street, plus one (1) additional such loading space for each two thousand (2,000) square feet or major fraction thereof of gross floor area so used in excess of twenty thousand (20,000) square feet. such space may occupy all or any part of any required rear yard or upon authorization from the appropriate board of review, any part of any other yard or court space.
  3. In all districts, except "B-2", an off-street parking area in the open or in a garage, shall be provided in connection with the uses set forth herein after and to the extent indicated therewith, in addition to the above required loading and unloading spaces. Such areas in the case of "R" districts and for dwellings in other districts, shall be on the premises intended to be

served; and in the case of other districts, and in connection with uses other than property within one hundred feet (100') of any part of said premises and in the same or less restricted district.

4. Off street parking facilities accessory to residential use and developed in any residential district in accordance with the requirements of this section shall be used solely for the parking of passenger vehicles owned and occupied.

**C. Units of Measure.**

1. Floor area as employed in this parking and loading section in the case of office, merchandising or service types of use shall mean the gross floor area of a building or structure used or intended to be used for service to the public as customers, patrons, clients, patients, or tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. Floor area for the purposes of this section shall not include any area used for storage accessory to the principal use, incidental repairs, processing or packaging of merchandise, show windows, incidental management offices, restrooms, utilities and dressing/fitting rooms.
2. Parking spaces shall not be less than eight and one-half feet (8-1/2') wide and nineteen feet (19') long or not less than one hundred sixty (160) square feet in area exclusive of access drives or aisles.
3. Loading spaces shall not be less than ten feet (10') wide, fifty feet (50') in length and fourteen feet (14') in height, exclusive of access and turning areas.

**D. Schedule.** Parking requirements shall be as follows, reference to maximum number of patrons shall be based on the figure provided by fire code for a given facility:

1. Athletic Field - five parking spaces per acre.
2. Auditorium/Theater - one parking space for every four seats or one parking space for every 150 square feet plus one for every two employees during a maximum shift.
3. Auto Repair - three per bay, plus one per employee during a maximum shift.
4. Auto Gas and Sales - two parking spaces per pump, plus two per service bay plus one per employee during a maximum shift.
5. Banks and Business Offices - four parking spaces per 1000 square feet, plus drive through requirements if applicable.
6. Barber/Beauty Shop Styling and Tanning Salons - two parking spaces per personal grooming station, plus one for every two employees during a maximum shift.
7. Bowling Alleys - six parking spaces per alley plus bar and restaurant requirements, if applicable.
8. Car Wash - six parking spaces per bay.
9. Care Homes - one parking space for every two residents, plus one for each employee during a maximum shift.
10. Churches - one parking space for every four sanctuary seats.
11. Community Center - one parking space for every three maximum patrons.

12. Day Care Centers - one parking space for every two employees during a maximum shift, plus one for every ten children served plus one per institutional vehicle.
13. Drive Through Facility - six stacking spaces for each drive through station or automatic teller machine, plus appropriate employee parking for principal use.
14. Dry Cleaning - one parking space for every two employees during a maximum shift, plus four for patrons.
15. Durable Goods Sales (appliances, furniture, etc.) - one parking space per 500 square feet, plus one per employee during a maximum shift.
16. Elderly Housing Facility - three parking spaces for every four units, plus one per employee during a maximum shift.
17. Fraternities, Sororities and Boarding Houses - one parking space per lodging resident, plus one per employee during a maximum shift.
18. Funeral Home - one parking space per 50 square feet of public access area, plus one per business vehicle.
19. Group Home/Halfway House/Boarding House - one parking space per bedroom.
20. Health Recreation and Physical Training Facility - five parking spaces per 1,000 square feet, plus additional parking for outdoor accessory use if applicable.
21. Hospital - one parking space per overnight bed, plus one per affiliated doctor plus one per employee during a maximum shift, plus six per 1,000 square feet devoted to outpatient service.
22. Laundromats - one parking space for every two washers.
23. Manufacturing Plants and Testing Labs - three parking spaces for every four employees during a maximum shift, plus one per business vehicle plus four per 1,000 square feet devoted to office space.
24. Medical, Dental or Veterinary Office or Clinic - two parking spaces per treatment room, plus one per employee during a maximum shift.
25. Motel, Hotel or Apartment Hotel - one parking space per unit, plus one for every two employees during a maximum shift plus banquet, restaurant and/or bar requirements if applicable.
26. Mobile Home Park - one parking space and one for every four units.
27. Nursing Home - one parking space per overnight bed, plus one per affiliated doctor plus one per employee during a maximum shift.
28. Park, Neighborhood - five parking spaces per first two acres, plus one for each additional acre.
29. Park, Community - five parking spaces per acre, plus requirements for major facilities as noted elsewhere in this list if applicable.
30. Residences - two parking spaces per unit and for six-plexes or greater; guest parking equal to 10 percent of the total dwelling units.

31. Restaurants, Taverns, or Night Clubs - one parking space for every 75 square feet of public floor area or for each two persons allowed by fire code, whichever is greater, plus drive through requirements if applicable.
32. Retail, Freestanding and Shopping Centers - five parking spaces per 1,000 square feet gross floor area, and one for every two employees on a maximum shift
33. Schools, Elementary and Junior High - one parking space per employee, plus one per classroom plus one per institutional vehicle.
34. Schools, High School - one parking space per employee, plus one for every four students plus one per institutional vehicle.
35. Sports Stadium, Outdoor - one parking space for every three maximum patrons, plus parking for buses.
36. Swimming Pool - one parking space for every three maximum patrons.
37. Wholesale and Warehouse - two parking spaces per 1,000 square feet for first 10,000 square feet, plus one per 2,000 square feet for the remaining space with office area parking calculated separately at four per 1,000 square feet.

**E. Development Standards:**

1. Off street accessory parking areas shall be of usable shape and shall be improved in accordance with requirements of the City Engineer with asphalt cement concrete, Portland cement concrete or alternate equivalent materials acceptable to the City Engineer, and so graded and drained as to dispose of all surface water accumulation within the area. Any lighting used to illuminate such parking shall be so arranged as to reflect the light away from adjoining premises in any R district and in accordance with illumination standards further described in this ordinance.
2. Parking lot layout shall be designed so the maneuvering requirements are accomplished without backing into adjacent public streets. Stack parking shall not be allowed to meet parking requirements for uses other than one and two family uses.
3. All motor vehicles and trailers in residential zoning districts must be parked on an improved surface in accordance with requirements of the City. Outside storage of inoperable or unlicensed vehicles and vehicle parts is prohibited in residential zoning districts.

**F. Exceptions:**

1. The Board of Appeals may, on appeal, authorize a modification, reduction or waiver of the foregoing requirements. Such modification, reduction or waiver shall be justified by the particular nature of the use, or other exception, situation or condition.

**G. Establishment of Off-street Parking:**

1. The City Planning Commission, in consultation with other city departments and agencies concerned, shall make studies as found advisable of various areas in the city for the purpose of determining the areas within which there is need for the establishment of off-street parking facilities to be provided by the city and to be financed wholly, or in part, by a special assessment district or by other means. Where such need is found, the Planning Commission shall report its recommendation for the acquisition of such off-street parking facilities to the City Council. This report shall include recommendations on the type, size, location and other pertinent features of the proposed off-street parking facilities and the areas they are intended to serve.

2. Wherever pursuant to this procedure, off-street parking facilities are established by means of a special assessment district, or other district which the City Council may have determined, they shall be exempt from the requirements of this Article for privately supplied off-street parking facilities except as provided in the following: the City Council, upon recommendation of the Planning Commission and after public hearing, may require by resolution, that a portion, not to exceed fifty percent (50%) of the off-street parking facilities required by this Article shall be provided in connection with occupancy or use of a building in an area that was included in a special assessment district for the provision of off-street parking facilities, or in any other district which the City Council may have determined to be served by a public off-street parking facility in the following cases:
  - a. In such cases where the use of a building, erected after the levying of the special assessment in such an area or after the establishment of the public off-street parking facility, creates a need for an annual or exceptional amount of off-street parking facilities.
  - b. In such cases where alteration, extension or change in a use of a building, after the levying of the special assessment in such an area or establishment of the public off-street parking facility, creates a need for off-street parking facilities more than thirty percent (30%) in excess of the requirements of off-street parking facilities for such building or use before alterations, extensions or changes in use, as computed on the basis of the requirements in this section.
  - c. In any district, spaces for off-street parking and for loading or unloading shall be provided in accordance with the provisions of Section 8.14.

#### H. Parking, Storage or Use of Recreational Vehicle.

1. No recreational vehicle, as defined, shall be parked or stored on any lot in a residential district except in a required side or rear yard providing all yard setbacks are met by the recreation vehicle and the vehicle is parked on a concrete pad. However, such equipment may be parked anywhere on residential premises for a period of time not to exceed 24 hours during loading and unloading no more than twice in any consecutive period of seven (7) days. At least thirty (30) hours must separate each occurrence. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.
  2. No recreational vehicle intended for portable temporary housing shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any other location not approved for such use, provided however, that such equipment may be used for the housing of guests of occupants of the principal resident if (a) occupancy shall not exceed thirty (30) consecutive days; and (b) no charge is made for such occupancy.
  3. No recreational vehicle shall be stored out of doors on residential premises unless it is in condition for safe and effective performance of the function for which it is intended or can be made so at a cost not exceeding the value of the equipment in its existing state. In no case shall any such equipment be so stored for a period of more than six (6) months if not in condition for safe and efficient performance of the function for which it is intended.
- I. Portable Outdoor Storage Unit – Description: Includes a purpose-built, fully-enclosed container placed outdoors which is designed and intended to temporarily serve as a storage or containment unit for household or commercial goods or equipment.
1. Temporary Use Regulations for Residential Zoning Districts:
    - a. Units must be accessory to a principal building or use;
    - b. There shall be no more than one portable outdoor storage unit per property, per year;
    - c. Units shall not exceed 16 feet in length, 8 feet in width, and 8 feet in height;
    - d. Units shall be set back a minimum of five feet from all property lines;

- e. Units shall be separated by six feet from any structure on the subject property;
- f. No unit shall remain on the property for more than 30 days per calendar year;
- g. Units shall be placed on a driveway or other paved surface if located in a front yard;
- h. Units shall not be placed on public property, on public right-of-way, or in a location that obstructs traffic visibility;
- i. Units shall be maintained in a good state of repair, free from rust, peeling paint, and other forms of visible deterioration;
- j. Existing portable outdoor storage units must come into conformance with regulations within one-year following passage of ordinance amendments.

2. Temporary Use Regulations for All Non-Residential Zoning Districts:

- a. Units must be accessory to a principal building or use;
- b. There shall be no more than three portable outdoor storage units per property, per year;
- c. Units shall not exceed 40 feet in length, 8 feet in width, and 9 feet in height;
- d. Units shall be set back a minimum of five feet from all property lines;
- e. Units shall be separated by six feet from any structure on the subject property;
- f. No units shall remain on the property for more than 90 days per calendar year;
- g. Stacking of units is not permissible;
- h. Units shall be placed on a paved surface within a side or rear yard;
- i. Units shall not be placed on public property, on public right-of-way, or in a location that obstructs traffic visibility;
- j. Units shall be maintained in a good state of repair, free from rust, peeling paint, and other forms of visible deterioration;
- k. Existing portable outdoor storage units must come into conformance with regulations within one-year following passage of ordinance amendments.

**8.15 Pending Applications For Building Permits.** Nothing herein contained shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof, for which official approvals and required building permits have been granted before the enactment of this Ordinance as amended, the construction of which, conforming with such plans shall have been started prior to the effective date of this Ordinance, as amended, and completion thereof carried on in a normal manner within the subsequent six month period, and not discontinued until completion, except for reasons beyond the builder's control.

**8.16 Uses Authorized by the Board of Zoning Appeals.** Any use or structure as regulated by the Board of Zoning Appeals in the various districts shall be accumulative in nature beginning with the most restrictive district.

**8.17 Principal Building.** Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one principal building on one lot unless otherwise provided in this Ordinance.

**8.18 Adult Regulated Uses.** The Supreme Court of the State of Illinois has judicially confirmed that the purpose of these amendments as hereinafter stated serves a valid government interest. In the development and execution of this Ordinance, it is recognized that there are some uses which because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby having a deleterious effect upon the adjacent areas, particularly adjacent and nearby residential and commercial areas where nurseries, schools, nursing homes, churches and similar uses are located. Proper and realistic zoning and special regulations of these uses are necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood or discouraging normal development of undeveloped areas. These special regulations are itemized in this section. A primary control or regulation is for the purpose of preventing a concentration of these uses in any one area. To prevent concentration of such uses from having an adverse effect upon the adjacent and nearby residential and commercial areas above referred to, such uses are hereby established as permitted uses in all industrially zoned areas of I-1 and I-2. To prevent

such uses from having an adverse effect upon nearby or residential and commercial areas, they are prohibited within one thousand (1000) feet of the following specified uses or zones:

- 1) from any residential, commercial and or conservation zone
- 2) from any public or private school or licensed day care center
- 3) from any church or religious center
- 4) from any public park or a City designated pedestrian/bike path

To prevent such uses from having an adverse effect upon the adjacent areas in an I-1 and/or I-2 district, not more than two (2) such uses shall be established within one thousand (1000) feet of each other, within said I-1 and/or I-2 district. Uses subject to these controls hereafter referred to as "Adult Regulated Uses" are as follows: **Adult Bookstore, Adult Motion Picture Theater, Adult Mini-Motion Picture Theater; Adult Modeling and Entertainment Facility.** Such adult regulated uses as set forth above are hereby prohibited from all industrially zoned areas of I-1 and I-2.

- A. Amortization of Pre-existing Regulated Uses:** Any nonconforming building, structure, lot or regulated use which existed lawfully as of August 1, 1990, which shall become nonconforming as of said date may be continued as hereinafter provided.
- B. Notice of Nonconforming Use:** Upon written notice from the Planning and Redevelopment Administrator to the owners or interest therein, that any building, structure, lot or regulated use is nonconforming under the regulated use provisions of the Zoning Ordinance as amended, the owners or interests therein shall, within three (3) months from the date of such notice, apply to the Planning and Redevelopment Division for a Certificate of Nonconformance and Amortization Schedule.
- C. Failure to Apply for a Certificate Of Nonconformance:** Failure to apply for a Certificate of Nonconformance and Amortization Schedule within three (3) months of the notice provided for in subsection b will require the amortization of the nonconformance within six months of the notice provided for in subsection b.
- D. Amortization after Obtaining a Certificate of Nonconformance:** Nonconformances that have obtained a Certificate of Nonconformance and Amortization Schedule from the Planning and Redevelopment Division shall be discontinued within one (1) year of the notice provided for in subsection b.
- E. Uses Presently Prohibited:** None of the provisions of the Rock Island Zoning Ordinance as amended, pertaining to adult uses, shall be construed to permit any use or activities that presently are, or in the future may be, prohibited by law.
- F. Prohibition of Graphic Materials:** Any building or structure within which an adult regulated use is lawfully operated, shall not use or display graphic sexual material, photos, or drawings on the exterior of said business, but shall designate said business to be an adult business and admission granted to adults only.

#### **8.19 Solar Energy Systems**

- A. Small Solar Energy System:** An on-site solar energy system that is incidental and subordinate to a principal use and/or structure serving the needs of all Residential, Suburban Estate, General Agricultural, C-2 (conservation), Neighborhood Business, University and College and Office zoning districts.
1. Small systems shall be allowed as permitted use in above identified zoning districts if it meets conditions in ordinance.
  2. Only one freestanding unit shall be allowed per property and shall only be allowed in a rear yard location and shall meet all rear yard setback requirements as an accessory structure and shall have a maximum array size of 240 square feet.

3. Maximum height for freestanding unit shall be 15 feet.
4. Attached systems can be attached to principal or accessory structures and shall not project into minimum yard setback requirement.
5. Roof mounted system panels (other than flat solar panels) shall only be located on the rear side of a roof facing and shall be no more in height than five feet above the peak of the roof and/or shall not exceed total height of subject zoning district property is located.
6. Flat roof system panels shall be allowed on a front and/or side roof facing only if they are mounted flat against the roof surface or incorporated into roofing surface material.
7. System shall be secured from climbing or unauthorized access.
8. If system is nonfunctional or inoperative for a continuous one-year time period it shall be deemed abandoned and shall be required to be removed within 90 days.
9. System shall have non-reflective and neutral color with no advertising or logos on system panels and/or supporting structure other than a small identification of the manufacturer.
10. All electric circuits shall be underground or in conduits attached to structures.
11. System shall comply with adopted building and fire codes and all other applicable state and federal regulations.

**B. Large Solar Energy System:** An on-site multiple unit solar energy system that is incidental and subordinate to a principal use and/or structure serving the needs of B-2, B-3, B-4, ORT, I-1 and I-2 zoning districts.

1. Large multiple unit systems shall be allowed as permitted uses in the above identified zoning districts if it meets conditions in ordinance.
2. Large multiple unit freestanding systems shall only be allowed in a rear yard location and shall meet all rear yard setback requirements as an accessory structure.
3. Maximum height for freestanding units shall be 15 feet.
4. Attached systems can be attached to principal or accessory structures and shall not project into minimum yard setback requirement.
5. Roof mounted system panels (other than flat solar panels) shall only be located on the rear side of a roof facing and shall be no more in height than five feet above the peak of the roof and/or shall not exceed total height of subject zoning district property is located.
6. Flat roof system panels shall be allowed on a front and/or side roof facing only if they are mounted flat against the roof surface or incorporated into roofing surface material.
7. System shall be secured from climbing or unauthorized access.
8. If system is nonfunctional or inoperative for a continuous one-year time period it shall be deemed abandoned and shall be required to be removed within 90 days.
9. System shall have non-reflective and neutral color with no advertising or logos on system panels and/or supporting structure other than a small identification of the manufacturer.
10. All electric circuits shall be underground or in conduits attached to structures.

11. System shall comply with adopted building and fire codes and all other applicable state and federal regulations.

## ARTICLE IX - ADDITIONAL REQUIREMENTS, EXCEPTIONS AND MODIFICATIONS

The requirements and regulations specified herein before this Ordinance shall be subject to the additional requirements, exceptions, modifications and interpretations in the following:

### 9.1 Height Limits. Height limitations stipulated elsewhere in this Ordinance shall not apply.

- A. To barns, silos or other farm buildings, provided these are not less than fifty (50) feet from every lot line, to church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, masts and aerials; to parapet walls extending not more than four (4) feet above the limiting height of the building. However, if in the opinion of the Building Inspector, such structures would adversely affect adjoining or adjacent properties, such greater height shall not be authorized except by the Board of Zoning Appeals.
- B. To places of public assembly such as churches, schools and other permitted public and semi-public buildings not to exceed six (6) stories or seventy-five (75) feet, provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
- C. To bulkheads, conveyors, derricks, elevators, penthouses, water tanks, monitors and scenery lofts; to monuments, fire towers, hose towers, cooling towers, grain elevators, gas holders or other structures, where the manufacturing process requires a greater height than the highest building otherwise permitted in the district.
- D. To hospitals, provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width and depth by an additional one-half (1/2) foot over the side and rear yards required for the highest building otherwise permitted in the district.

### 9.2 Lot Area Requirements

- A. Existing Lots of Record. In any district where dwellings are permitted, a one-family detached dwelling may be constructed on any lot of official record at the time of enactment of this Ordinance, provided that proposed yard spaces satisfy requirements stipulated for the district in which said lot is located, or requirements as may be modified by the appropriate authority.
- B. Lots Unserved by Sewer and Water. In any district where neither public water supply nor public sanitary sewer is accessible, the otherwise specified lot area and width requirement shall be twenty thousand (20,000) square feet and one hundred (100) feet; respectively, provided, however, that where a public water supply system is accessible and will be installed, these requirements shall be ten thousand (10,000) square feet and seventy-five (75) feet respectively, provided further that the Health Officer has certified that the said areas will be large enough to satisfy all applicable requirements concerning water supply and the disposal of sanitary wastes.

### 9.3 Lot Area per Family

- A. Modification of Minimum Lot Area. On any lot where more than two dwelling units are permitted. Where part or all of the off-street parking spaces required for dwelling are provided within the principal building, the minimum lot area per dwelling unit specified may be reduced by a maximum of twenty (20) percent, in accordance with the following formula:

$a/b \times 20\%$

When

a = the number of spaces provided within the principal building, and  
b = the number of spaces required for the dwellings.

#### **9.4 Front Yard Exceptions and Modifications**

- A. Front Yard Requirements Do Not Apply.** To bay windows or balconies occupying, in the aggregate, not more than one-third (1/3) of the front wall, provided that these projections come entirely within planes drawn from either main corner of the front wall, making the interior angle of twenty-two and one-half (22-1/2) degrees in the horizontal planes with the front wall; to chimneys, flues, belt courses, leaders, sills, pilasters, uncovered porches or similar features not over three (3) feet high above the average finished grade and distant five (5) feet from every lot line.
- B. Interior Lots.** In any district where the average depth of two (2) or more existing front yards on lots within one hundred fifty (150) feet in either direction of the lot in question and within the same block front less than the average depth of said existing front yards or the average depth on the two (2) lots immediately adjoining, provided, however, that the depth of a front yard in any "R" district shall be at least ten (10) feet and need not exceed thirty (30) feet.
- C. Corner Lots.** In any district where the average depth of two (2) or more existing front yards on lots within one hundred and fifty (150) feet of the lot in question and within the same front is less than the least front yard described, the depth of the front yard on such lot shall not be less than the average depth of said existing front yards or depth of the front yard on the lot immediately adjoining; provided, however, that the depth of a front yard on a lot in any "R" district shall be at least ten (10) feet and need not exceed thirty (30) feet, except as provided in Section 8.10.

#### **9.5 Side Yard Exceptions and Modifications**

- A. Along any district boundary line, an abutting side yard on a lot in the less restricted district shall have at least width equal to that required in the more restricted district; and in a "B-2" or "I" district, on a lot abutting a lot in any "R" district, such side yard for a building higher than the limiting height in such "R" district shall be increased by three (3) feet for each story over such limiting height.**
- B. Side Yards Shall Be Increased.** In width by two (2) inches for each foot by which the length of the side wall of the building, adjacent to the side yard, exceeds forty (40) feet in any "R-1" or "R-2" district, or fifty (50) feet in any "R-3" district.
- C. Side Yards May Be Reduced.** By three (3) inches from the otherwise required least width or sum of the least widths for each foot by which a lot of record at the time of enactment of this Ordinance is narrower than the lot width specified for the district in which the lot is located, in the case of buildings not higher than two and one-half (2-1/2) stories, and in case the owner of record does not own any adjoining property; provided, however, that no side yard shall be narrower at any point than three (3) feet.
- D. No part of any accessory building shall be nearer a side street lot line than the least depth of any front yard required along such side street.**
- E. Side Yards May Be Varied.** Where the side walls of a building are not parallel with the side lot line or is broken or otherwise irregular, in which case, the average width, or narrower than three (3) feet in any case.
- F. Structures or Projections into Side Yards May Be Permitted As Follows.** Fences, plantings or walls not over six (6) feet above the average natural grade. Fire escapes three (3) feet from a side lot line. Bays and balconies not more than three (3) feet from the building, provided these projections are entirely within planes drawn from either main corner of the side wall, making an interior angle of twenty-two and one-half (22-1/2) degrees in the horizontal plane with the side wall. The sum of the lengths of such projection shall not exceed one-third (1/3) of the length of the side yard.

- G. Chimneys, flues, belt courses, leaders, sill, pilasters, lintels, ornamental features, cornices, eaves, gutters and the like, into or over a required side yard not more than one and one-half (1-1/2) feet.
- H. Terraces, steps, uncovered porches, stoops or similar features not higher than the elevation of the ground story of the building and distant three (3) feet from a side lot line.

**9.6 Rear Yard Exception and Modifications**

- A. Rear Yards May Be Reduced. Rear yards may be reduced by three (3) inches from the required least depth for each foot by which a lot at the time of enactment of this Ordinance is less than one hundred (100) feet deep, in the case of a building not higher than two and one-half (2-1/2) stories, and in the case the owner of record does not own adjoining property to the rear, provided, however, that no required rear yard shall be less than ten (10) feet deep.
- B. Structures Or Projections Into Rear Yards May Be Permitted As Follows. Fences, plantings or walls not over six (6) feet above the average natural grade. Fire escapes six (6) feet from the building. Bays and balconies not more than three (3) feet from the building, provided these projections are entirely within the planes drawn from either main corner of the rear wall, making an interior angle of twenty-two and one-half (22-1/2) degrees in the horizontal plane with the rear wall. The sum of the lengths of such projections shall not exceed one-half (2) of the width of the rear wall.
- C. Chimneys, flues, belt courses, leaders, sills, pilaster lintels, ornamental features, cornices, eaves, gutters and the like, into or over a required rear yard not more than one and one-half (1-1/2) feet.
- D. Terraces, steps, uncovered porches or similar features not more than ten (10) feet into a required rear yard, nor closer than six (6) feet of an alley or within ten (10) feet of a rear lot line, nor an alley lot line or within six (6) feet of an accessory building.

**DISTRICTS**

**ARTICLE X - "AG-1" AGRICULTURAL PRESERVATION DISTRICT**

**10.1 General Description.** The AG-1 District is established to conserve farmland and to encourage continued agricultural activities, thereby helping to ensure that sustainable agriculture will continue as a long-term land use and a viable economic activity within the District. The AG-1 District is also established to preserve natural features and the rural landscape, while allowing low-density residential development that minimizes its impact on agricultural land, farming operations and sensitive environmental features. The preferred use in the AG-1 District is Agriculture. The District is intended to permit a range of uses related to agriculture, to encourage preservation of large blocks of farmland, and to permanently protect from development the tracts of land which remain after permitted residential development has occurred. More specifically, the District is established to severely restrict non-farm development in predominantly agricultural areas in order to:

- A. Preserve productive agricultural land for continued food and fiber production;
- B. Protect productive farms from encroachment by incompatible non-farm uses;
- C. Maintain the existing agricultural processing and related service industries;
- D. Preserve the maximum freedom of operation for those legitimate agricultural purposes permitted in this District.

**10.2 Permitted Principal Uses.**

- A. Agriculture
- B. Farm dwelling unit
- C. Roadside stand offering for sale only products grown on the premises
- D. Home occupation, minor

- E. Private stable
- F. Transmission and distribution lines, and pipelines of public utility companies within existing public rights-of-way
- G. Public parks and forest preserves
- H. Uses customarily accessory to farm operations
- I. Any other similar uses deemed to be consistent

**10.3 Permitted Accessory Uses.** Other uses incidental to a permitted use

**10.4 When Authorized by Board of Zoning Appeals**

- A. Airstrips/runways and heliports
- B. Aircraft hangars/tiedowns
- C. Agribusiness
- D. Bulk storage of fuel and fertilizers
- E. Cemetery
- F. Churches
- G. Commercial excavation of natural materials and improvements of a stream, lake river channel and removal of dirt and or topsoil, quarry, borrow pits
- H. Density Increase for farm dwellings on a single 40 acre parcel when 40 acre per dwelling requirement is met on entire farmstead
- I. Government buildings
- J. Grain elevator
- K. Home occupation, major
- L. Kennels
- M. Mobile home dwelling for a period of one year with the right of renewal for additional periods of one year for those instances where a unique and substantial hardship is found to be in existence for the protection of property or for the shelter of an immediate blood relative with a severe physical condition, with appropriate documentation
- N. Private recreational use on land that is located along a body of water
- O. Public stable
- P. Recreational camps
- Q. Schools
- R. Any other similar use deemed to be consistent by the Board of Zoning Appeals.

**10.4 Height Regulations.** No structure shall exceed 2.5 stories or thirty-five feet (35') for the principal structure.

**10.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory buildings. No accessory building shall be located in a front yard.

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
40 acre	165 ft.	40 ft.	15 ft.	30 ft.	40 ft.

**ARTICLE XI - "AG-2" GENERAL AGRICULTURAL DISTRICT**

**11.1 General Description.** The AG-2 General Agricultural District is established to protect and maintain the agricultural economy and the open space and natural features of rural areas of the County in order to protect lands for continued farming, allow non-farm residential development on a limited basis, and minimize conflicts between agricultural and non-agricultural areas.

The AG-2 District is also established to protect those agricultural lands which, due to their location, soils, and use for agricultural activities, warrant protection from indiscriminate development. However,

their proximity to existing development, combined with pressures for new development, makes these lands unsuitable for preservation according to the more restrictive regulations of the AG-1 Agricultural Preservation District. The AG-2 District is also intended to protect those agricultural lands that would otherwise be subject to residential subdivision activity which could render these important farmlands useless for farming.

**11.2 Permitted Principal Uses**

- A. Agriculture
- B. Cemeteries
- C. Churches
- D. Farm dwelling unit
- E. Governmental uses
- F. Greenhouses, commercial
- G. Home occupation (non-impact, minor Impact)
- H. Nurseries, commercial
- I. Private stable
- J. Public parks and forest preserves
- K. Roadside stand offering for sale only products grown on the premises
- L. Schools
- M. Transmission and distribution lines, and pipelines of public utility companies within existing public rights-of-way
- N. Uses customarily accessory to farm operations
- O. Any other similar uses deemed to be consistent

**11.3 Permitted Accessory Uses. Other uses incidental to a permitted use**

**11.4 When Authorized by Board of Zoning Appeals**

- A. Airstrips/runways and heliports
- B. Aircraft hangars/tiedowns
- C. Agribusiness
- D. Auction barns
- E. Bulk storage of fuel and fertilizers
- F. Child care facilities
- G. Commercial excavation of natural materials and improvements of a stream, lake or river channel and removal of dirt and or topsoil, quarry, borrow pits
- H. Density increase for residential dwellings
- I. Government buildings
- J. Grain elevator
- K. Home occupation (major impact)
- L. Kennels, animal hospitals, veterinary clinics
- M. Landscape contractors
- N. Mobile home dwelling for a period of one year with the right of renewal for additional periods of one year for those instances where a unique and substantial hardship is found to be in existence for the protection of property or for the shelter of an immediate blood relative with a severe physical condition, with appropriate documentation
- O. Private recreational use on land that is located along a body of water
- P. Public stable
- Q. Public or private recreational facilities, (i.e., golf course, marina, bock dock)
- R. Recreational camps
- S. Recreational vehicle parks
- T. Residential care homes
- U. Temporary uses
- V. Any other similar used deemed to be consistent by the Board of Zoning Appeals

**11.5 Height Regulations. No structure shall exceed 2.5 stories or thirty-five feet (35') for the principal structure.**

**11.6 Lot Area and Yard Requirements**

The following minimum requirements shall be observed for both primary and accessory buildings. No accessory building shall be located in a front yard.

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
15 acres	165 ft.	40 ft.	15 ft.	30 ft.	40 ft.

**ARTICLE XII - "SE-1" SUBURBAN ESTATES LOW DENSITY DISTRICT**

**12.1 General Description.** The SE-1 Suburban Estates District is established to provide for single-family detached housing opportunities in a rural setting at a low density and to preserve open space and natural features. This District is intended to provide a natural buffer between the strictly urban characteristics of the SE-2 Suburban Estates Medium Density District and the R-1 Residential District. The primary difference between the SE-1 and the SE-2 Districts is lot size and the allowance of livestock.

**12.2 Permitted Principal Uses**

- A. Farm
- B. Livestock not less than 100 feet from residentially zoned private property
- C. Nursery or greenhouse
- D. Structure for storage or treatment of seeds
- E. Roadside stand selling products grown on premises
- F. Accessory uses and buildings incidental to the above uses
- G. Any other similar uses deemed to be consistent by the appropriate authority

**12.3 Permitted Accessory Uses**

- A. Private garages or parking areas
- B. Living quarters for persons employed on the premises
- C. Other uses incidental to a permitted use

**12.4 When Authorized by Board of Zoning Appeals**

- A. Riding stable subject to:
  - 1. All buildings in which horses are kept shall be at least 200 feet from any lot line contiguous with any residentially zoned lot. Animals shall not be permitted to graze or be ridden within 50 feet of any residentially zoned property, and shall not be ridden off the premises.
  - 2. All wastes shall be disposed of in accordance with any applicable laws, regulations, or policies of any agency having jurisdiction over such matters.
  - 3. No odors shall be discernable at the perimeter of the site.
- B. Kennel with buildings and outdoor facilities at least 100 feet from residentially zoned private property
- C. Grain elevator
- D. Utility stations without service yard storage
- E. Recreational facilities such as golf courses, country clubs and tennis courts with no building or pool not less than 100 feet from any lot in an "R" District
- F. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**12.5 Height Regulations**

- A. No principal structure shall exceed 2 ½ stories or thirty-five feet (35').
- B. Farm buildings such as barns, silos, windmills and places of public assembly such as schools and other permitted public and semi-public buildings not to exceed six (6) stories or seventy-five feet (75'), provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.

**12.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory buildings. No accessory building shall be located in a front yard.

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
5 acres	165 ft.	40 ft.	15 ft.	30 ft.	40 ft.

**ARTICLE XIII - "SE-2" SUBURBAN ESTATES MEDIUM DENSITY DISTRICT**

**13.1 General Description.** The SE-2 Suburban Estates District is established to provide for single-family detached housing opportunities in a rural to urban transitional setting at a medium residential density level to preserve open space and natural features. This District is intended to provide a natural buffer between the strictly urban characteristics of the R-1 High Density District. The primary difference between the SE-1 and the SE-2 Districts is lot size and the allowance of livestock.

**13.2 Permitted Principal Uses**

- A. One-family detached dwelling
- B. Public libraries
- C. Public cultural buildings
- D. Public parks, playgrounds, and community center
- E. Structure or storage for treatment of seeds
- F. Roadside stand selling products grown on premises
- G. Essential services and municipal administrative or public service buildings not less than 20 feet from any lot
- H. Any other similar uses deemed to be consistent

**13.3 Permitted Accessory Uses**

- A. Nursery or greenhouse, private
- B. Private garages or parking areas
- C. Other uses incidental to a permitted use

**13.4 When Authorized by Board of Zoning Appeals**

- A. Major home occupation as defined
- B. Utility stations without service yards or storage
- C. Outdoor recreational facilities such as golf courses, country clubs, and tennis courts
- D. Public and parochial schools, churches, and centers not less than 20 feet from any lot in an "R" District
- E. Municipal buildings and libraries
- F. Gardening
- G. Off street parking facilities
- H. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**13.5 Height Regulations.** No structure shall exceed 2.5 stories or thirty-five feet (35') for the principal structure.

**13.6 Lot Area and Yard Requirements**

The following minimum requirements shall be observed for both primary and accessory buildings. No accessory building shall be located in a front yard.

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
1 acre	100 ft.	30 ft.	10 ft.	20 ft.	40 ft.

**ARTICLE XIV - "R-1" ONE-FAMILY RESIDENCE DISTRICT**

**14.1 General Description.** Residential districts (R-1 through R-7) are established in order to protect public health, and promote public safety, convenience, comfort, morals, prosperity, and welfare. These general goals include, but are not limited to, the following specific purposes:

- A. To protect residential areas against fire, explosion, noxious fumes, offensive noise, smoke, vibrations, dust, odors, heat, glare, and other objectionable factors.
- B. To protect residential areas to the greatest extent possible and appropriate in each area against unduly heavy motor vehicle traffic, especially through-traffic, and to alleviate congestion by promoting off-street parking.
- C. To protect residential areas against undue congestion of public streets and other public facilities by controlling the density of population through regulations of the bulk of buildings.
- D. To protect and promote the public health and comfort by providing for ample light and air to buildings and the windows thereof.
- E. To promote public comfort and welfare by providing for usable open space on the same zoning lot with residential development.
- F. To provide sufficient space in appropriate locations to meet the probable need for future residential expansion and to meet the need for necessary and desirable services in the vicinity of residences, which increase safety and amenity for residents and which do not exert objectionable influences.
- G. To promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability of residential development and protect the character of desirable development, and to protect the value of land and improvements and so strengthen the economic base of the city.

**14.2 Permitted Principal Uses**

- A. One family detached dwellings
- B. Day care home
- C. Foster family homes
- D. Unrelated group family uses
- E. Municipal fire and police station
- F. Care home small residential
- G. Essential services and municipal administrative or public service buildings not less than eighty feet (80') from any lot line

- H. Public parks and playgrounds
- I. Existing railroad right-of-way, but not switching storage or freight yards or sidings
- J. Any other similar uses deemed to be consistent

**14.3 Permitted Accessory Uses**

- A. Private garages or parking areas
- B. Living quarters for persons employed on the premises
- C. Private office of lawyer, architect, or engineer within their own dwelling
- D. Minor home occupations, as defined
- E. Day care home licensed by the State of Illinois and with occupancy permit.
- F. Other uses incidental to a permitted use

**14.4 When Authorized by Board of Zoning Appeals**

- A. Community Center
- B. Utility stations without service yards or storage
- C. Outdoor recreational facilities such as golf courses, country clubs, and tennis courts
- D. Public and parochial schools and churches not less than 20 feet from any lot in an "R" District
- E. Municipal buildings and libraries
- F. Off street parking facilities for permitted uses and/or uses permitted upon review of appropriate authority in this zoning district
- G. Day care home, as defined, but serves between nine (9) and twelve (12) children
- H. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**14.5 Height Regulations.** No principal structure shall exceed 2 ½ stories or thirty-five feet (35') in height. No accessory structure shall exceed one (1) story fifteen feet (15') in height, except as provided in Section 9.1.

**14.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed.

Number of Stories	Lot Area (sq. ft.)	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum Width	Rear Yard Depth
1 to 1-1/2	7,500	75 ft.	25 ft.	8 ft.	20 ft.	35 ft.
2 to 2-1/2	7,500	75 ft.	25 ft.	10 ft.	25 ft.	35 ft.

**ARTICLE XV - "R-2" ONE-FAMILY RESIDENCE DISTRICT**

**15.1 Permitted Principal Uses**

- A. Any permitted use in an "R-1" District
- B. Any other similar uses deemed to be consistent by the appropriate authority

**15.2 Permitted Accessory Uses**

- A. Any permitted accessory use in an "R-1" District
- B. Other uses incidental to a permitted use

**15.3 When Authorized by Board of Zoning Appeals**

- A. Any use authorized by appropriate authority in an "R-1" District
- B. Dwelling groups
- C. Any other similar uses deemed consistent by the Board of Zoning Appeals

**15.4 Height Regulations.** No principal structure shall exceed 2 ½ stories or thirty-five feet (35') in height. No accessory structure shall exceed one (1) story fifteen feet (15') in height, except as provided in Section 9.1.

**15.5 Lot Area, Frontage, and Yard Requirements.** The following minimum requirements shall be observed.

Number of Stories	Lot Area (sq. ft.)	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum Width	Rear Yard Depth
1 to 1½	6,000	60 ft.	25 ft.	6 ft.	15 ft.	30 ft.
2 to 2½	6,000	60 ft.	25 ft.	8 ft.	20 ft.	30 ft.

**ARTICLE XVI - "R-3" ONE AND TWO FAMILY RESIDENCE DISTRICT**

**16.1 Permitted Principal Uses**

- A. All permitted uses in an "R-2" District
- B. Two-family dwellings
- C. Any other similar uses deemed to be consistent

**16.2 Permitted Accessory Uses.** Any permitted accessory use in an "R-2" District

**16.3 When Authorized by Board of Zoning Appeals**

- A. Bed and breakfast inns
- B. Boarding and lodging houses
- C. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**16.4 Height Regulations.** No principal structure shall exceed two and one-half (2½) stories or thirty-five feet (35') in height and no accessory structure shall exceed one (1) story, fifteen feet (15') in height, except as provided in Section 9.1.

**16.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed.

Number of Stories	Lot Area (sq. ft.)	Lot Area per Family (sq. ft.)	Front Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard Depth
1 to 1½	5,000-single 6,000-duplex	3,000	50 ft.	25 ft.	6 ft.	15 ft.	30 ft.
2 to 2½	5,000-single 6,000-duplex	3,000	50 ft.	25 ft.	8 ft.	20 ft.	30 ft.

**ARTICLE XVII - "R-4" ONE TO SIX FAMILY DWELLING DISTRICT**

**17.1 Permitted Principal Uses**

- A. All permitted uses allowed in an "R-3" District
- B. Boarding and lodging houses
- C. Public and parochial schools and churches not less than 20 feet from any lot in an "R" District
- D. Any other similar uses deemed to be consistent

**17.2 Permitted Accessory Uses**

- A. All permitted accessory uses in an "R-3" District
- B. Other uses incidental to a permitted use

**17.3 When Authorized by Board of Zoning Appeals**

- A. Care home, large residential at least one thousand feet (1,000') from an existing similar use
- B. Any use authorized by appropriate authority in an "R-3" District
- C. Nursing homes at least fifty feet (50') from any lot line
- D. Halfway house/group home at least one thousand feet (1,000') from an existing similar use
- E. Day care centers licensed by the State of Illinois
- F. Private clubs, lodges, union halls
- G. Parking lots accessory to use in an adjoining or less restrictive district when abutting or directly across an alley.
- H. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**17.4 Height Regulations.** No principal structure shall exceed two and one-half (2-1/2) stories or thirty-five feet (35') in height, and no accessory structure shall exceed one (1) story fifteen feet (15') in height, except as provided in Section 9.1.

**17.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed along with bufferyard requirements as described in Section 36.6.

Number of Stories	Minimum Lot Area (sq. ft.)	Lot Area per Family (sq. ft.)	Front Lot Width	Front Yard Depth	Side Yard Width	Side Yard Sum	Rear Yard Depth
1 to 1½	5,000	2,000	50 ft.	25 ft.	6 ft.	15 ft.	30 ft.
2 to 2½	5,000	2,000	50 ft.	25 ft.	8 ft.	20 ft.	30 ft.

**ARTICLE XVIII - "R-5" MULTIPLE FAMILY RESIDENCE DISTRICT**

**18.1 Permitted Principal Uses**

- A. All permitted uses in an "R-4" District
- B. Dwellings, multiple family
- C. Any other similar uses deemed to be consistent

**18.2 Permitted Accessory Uses**

- A. Any permitted accessory use in an "R-4" District
- B. Other uses incidental to a permitted use

**18.3 When Authorized by Board of Zoning Appeals**

- A. Any use authorized by appropriate authority in an "R-4" District
- B. Any other similar use deemed to be consistent by the Board of Zoning Appeals

**18.4 Height Regulations.** No principal structure shall exceed six (6) stories or seventy-five feet (75') in height at the required front, side and rear yard lines, other than as provided in Section 9.1. No accessory building shall exceed one (1) story or fifteen feet (15') in height, except as provided in Section 9.1.

**18.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed along with bufferyard requirements as described in Section 36.6.

Number of Stories	Minimum Lot Area (sq. ft.)	Required Lot Area per Family for Multi-Family Structures (sq. ft.)	Front Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard Depth
1	n.a.	2,000	50 ft.	30 ft.	6 ft.	12 ft.	30 ft.
2	n.a.	2,000	50 ft.	30 ft.	6 ft.	15 ft.	30 ft.
3	n.a.	2,000	50 ft.	30 ft.	8 ft.	20 ft.	35 ft.
4	n.a.	2,000	50 ft.	30 ft.	10 ft.	25 ft.	40 ft.
5	n.a.	2,000	50 ft.	30 ft.	12 ft.	30 ft.	45 ft.
6	n.a.	2,000	50 ft.	30 ft.	14 ft.	35 ft.	50 ft.

**ARTICLE XIX - "R-6" MULTI-FAMILY RESIDENCE DISTRICT**

**19.1 Permitted Principal Uses**

- A. Any permitted use in an "R-5" District
- B. Housing designed for the elderly
- C. Any other similar uses deemed to be consistent by the appropriate authority

**19.2 Permitted Accessory Uses**

- A. Any permitted accessory use in an "R-5" District
- B. Other uses incidental to a permitted use

**19.3 When Authorized by Board of Zoning Appeals**

- A. Any use authorized by appropriate authority in an "R-5" District
- B. Any other similar use deemed to be consistent by the Board of Zoning Appeals

**19.4 Height Regulations.** No principal structure shall exceed twelve (12) stories or one hundred fifty feet (150') in height at the required front, side and rear yard lines, other than as provided in Section 9.1. No accessory building shall exceed one (1) story or fifteen feet (15') in height.

**19.5 Lot Area, Frontage, and Yard Requirements.** The following minimum requirements shall be observed along with bufferyard requirements as described in Section 36.6.

Number of Stories	Minimum Lot Area (sq. ft.)	Required Lot Area per Family for Multi-Family Structures (sq. ft.)	Front Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard Depth
1	n.a.	2,000	50 ft.	30 ft.	6 ft.	12 ft.	30 ft.
2	n.a.	2,000	52 ft.	33 ft.	6 ft.	12 ft.	30 ft.
3	n.a.	2,000	55 ft.	30 ft.	8 ft.	16 ft.	35 ft.
4	n.a.	2,000	65 ft.	30 ft.	10 ft.	22 ft.	40 ft.
5	n.a.	2,000	75 ft.	30 ft.	12 ft.	27 ft.	45 ft.
6	n.a.	2,000	85 ft.	30 ft.	14 ft.	33 ft.	50 ft.
7	n.a.	2,000	95 ft.	30 ft.	18 ft.	42 ft.	55 ft.
8	n.a.	2,000	105 ft.	30 ft.	22 ft.	51 ft.	60 ft.
9	n.a.	2,000	115 ft.	30 ft.	26 ft.	60 ft.	65 ft.
10	n.a.	2,000	125 ft.	30 ft.	30 ft.	69 ft.	70 ft.
11	n.a.	2,000	135 ft.	30 ft.	34 ft.	78 ft.	75 ft.
12	n.a.	2,000	150 ft.	30 ft.	38 ft.	87 ft.	80 ft.

**ARTICLE XX - "R-7" MOBILE HOME/MANUFACTURED HOUSING DISTRICT**

**20.1 Permitted Principal Uses**

- A. Foster family homes
- B. Unrelated group family uses
- C. Mobile home parks (see Mobile Home Ordinance of the City of Rock Island)
- D. Any other similar uses deemed to be consistent

**ARTICLE XXI - "U-1" UNIVERSITY/COLLEGE DISTRICT**

**21.1 General Description.** This district is established to provide an area for colleges, universities, seminaries and other such institutions of higher education. The intent of the district is to establish an area in which institutions of higher education may operate compatibly with surrounding residential and business areas.

**21.2 Permitted Principal Uses**

- A. Colleges, universities, seminaries and other such institutions of higher education consisting of any number of educational, residential (apartment/dormitories, dormitories), cultural and recreational buildings and parking areas with all associated buildings located not less than thirty feet (30') from any residentially zoned private property or one or two family used lot

- B. Community residence with appropriate permits and at least one thousand feet from any other community residence
- C. Dwellings, one and two family
- D. Essential services and municipal, administrative or public services, buildings or properties excluding warehouses, storage yards and garages with all associated buildings at least twenty feet (20') from residentially zoned private property
- E. Foster family homes
- F. Parochial buildings such as schools, churches, and parish buildings, public libraries and public safety and municipal government buildings located not less than twenty feet (20') from any residentially zoned private property
- G. Unrelated group homes
- H. Any other similar uses deemed to be consistent

**21.3 Permitted Accessory Uses**

- A. Accessory uses permitted in an R-1 District
- B. Other uses incidental to a permitted use

**21.4 When Authorized by Board of Zoning Appeals**

- A. Boarding and lodging house
- B. Fraternities and sororities
- C. Hospitals, sanitariums and nursing homes with any associated building at least fifty feet (50') from any residentially zoned private property
- D. Any other similar use deemed to be consistent by the Board of Zoning Appeals

**21.5 Restrictions**

- A. All buildings affiliated with institutions of higher education shall be not less than thirty feet (30') from residentially zoned lots or existing one and two family used lots.
- B. Private school buildings and public buildings shall be not less than twenty feet (20') from the side lot line in an "R" District.
- C. Small residential care homes shall be one thousand feet (1,000') from any other community residence, shall be state or locally licensed and shall have a certificate of occupancy from the Building Official.

**21.6 Height Regulations**

- A. No structure shall exceed thirty-five feet (35') for the principal structure and fifteen feet (15') for an accessory structure.
- B. To places of public assembly such as churches, schools and other permitted public and semi-public buildings not to exceed six (6) stories or seventy five feet (75'), provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.

**21.7 Lot Area and Yard Requirements.** The following minimum requirements shall be observed with both principal and accessory buildings and along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Number of Stories	Lot Area (sq. ft.)	Lot Width	Front Yard Depth	east Side Yard Width	Side Yard Sum Width	Rear Yard Depth
1 to 1½	5,000	50 ft.	25 ft.	6 ft.	15 ft.	30 ft.
2 to 2½	5,000	50 ft.	25 ft.	8 ft.	20 ft.	30 ft.

**ARTICLE XXII - "C-1" CONSERVATION DISTRICT**

**22.1 General Description.** The C-1 District is intended for environmental protection and preservation. Land parcels within this District will include wetland, marshes, swamps, scenic areas, hillsides of excessive slopes, watercourses, aquifer recharge areas, watershed protection areas, wildlife habitat, rough terrain, and areas subject to siltation and erosion.

**22.2 Permitted Principal Uses**

- A. Open space
- B. Any other similar uses deemed to be consistent

**22.2 When Authorized by Board of Zoning Appeals**

- A. Agriculture and commercial summer gardens including agricultural buildings but not permanent dwellings not to exceed 750 square feet and no more than one (1) building per five (5) acre tract but not the raising of livestock.
- B. Campgrounds, wilderness
- C. Forestry activities and nurseries
- D. Public parks, passive
- E. Inns or other dining places on and within five hundred feet (500') of a highway or primary thoroughfare and with any structure at least four hundred feet (400') from any residentially zoned private property, church, school, or human care institution
- F. Outdoor rifle, trap or skeet shooting range at least six hundred feet (600') from any residentially zoned private property, church, school or human care institution subject to other state and federal guidelines
- G. Parking areas and equipment and materials storage yards accessory to principal uses in adjoining districts within one thousand feet (1,000') of a railroad, highway or primary thoroughfare and at least six hundred feet (600') from any residentially zoned private property, church, school, or human care institution
- H. Recreation vehicle parks on and within five hundred feet (500') of a highway or primary thoroughfare and with any structure at least four hundred feet (400') from residentially zoned private property, church, school, or human care institution
- I. Any other use deemed to be consistent by the Board of Zoning Appeals

**ARTICLE XXIII - "C-2" CONSERVATION DISTRICT**

**23.1 General Description.** The C-2 District is intended to provide for the conservation and preservation of land, while allowing for development that will make use of its natural beauty and allow for its enjoyment.

**23.2 Permitted Principal Uses**

- A. All uses when reviewed by the Board of Zoning Appeals in a C-1 District
- B. Public parks, playgrounds
- C. Any other similar uses deemed to be consistent

**23.3 Permitted Accessory Uses**

- A. Accessory uses incidental to a permitted principal use other than a permanent residence.

**23.3 When Authorized by the Board of Zoning Appeals**

- A. Country clubs
- B. Community centers, private or public
- C. Recreational uses, open air such as swimming pools, tennis courts, baseball and football fields and golf ranges, with buildings and outdoor storage when abutting a highway or primary thoroughfare and at least four hundred feet (400') from residentially zoned private property, church, school or human care institution
- D. Church, school, or human care institution
- E. Inns or other dining places on and within five hundred feet (500') of a highway or primary thoroughfare and with any structure at least four hundred feet (400') from any residentially zoned private property, church, school, or human care institution
- F. Outdoor rifle, trap or skeet shooting range at least six hundred feet (600') from any residentially zoned private property, church, school or human care institution subject to other state and federal guidelines
- G. Parking areas and equipment and materials storage yards accessory to principal uses in adjoining districts within one thousand feet (1,000') of a railroad, highway or primary thoroughfare and at least six hundred feet (600') from any residentially zoned private property, church, school, or human care institution
- H. Recreation vehicle parks on and within five hundred feet (500') of a highway or primary thoroughfare and with any structure at least four hundred feet (400') from residentially zoned private property, church, school, or human care institution
- I. Any other use deemed to be consistent by the appropriate authority

**ARTICLE XXIV - "O-1" OFFICE DISTRICT**

**24.1 General Description.** The office (O-1) district set forth herein is established to promote public welfare, convenience, comfort, and orderly growth of the community. These objectives include, but are not limited to the following:

- A. To provide means of transitional use of land between commercial and residential uses.
- B. To promote, enhance, and conserve quality of the manmade environment.
- C. To protect the worth of property.
- D. To promote the most desirable use of land.
- E. To provide an appropriate district for functions separate from those dealing in sales, repair, recreation, storage, processing, assembly, lodging, and eating.
- F. To separate those functions which are obtrusive, quiet, do not generate large quantities of waste, noise, odor or traffic, use heavy machinery, require docking facilities or separate service entrances and which do not make use of large illuminated displays or signs, from those which do.
- G. To provide a use district for offices for those who provide services only including instruments of service.
- H. To provide a district of less intense use and to encourage lower density use and retention of open space.
- I. To make use of areas which are not appropriate for other uses.
- J. To control the growth of other districts.
- K. To make less valuable land available for use other than residential.

**24.2 Permitted Principal Uses**

- A. Church
- B. Community service offices
- C. Consultant offices
- D. Dwelling above the ground floor
- E. Funeral Home
- F. Hospital and special care facilities
- G. Nursing Home
- H. Offices providing clerical administration
- I. Professional offices
- J. Schools and facilities for academic instruction
- K. Any other similar uses deemed to be consistent

**24.3 Permitted Accessory Uses.** Accessory uses incidental to a permitted principal use other than a permanent residence.

**24.4 When Authorized by Board of Zoning Appeals**

- A. Dwellings
- B. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**24.5 Height Regulations.** No principal structure shall exceed two (2) stories or thirty feet (30') in height, and no accessory structure shall exceed one (1) story or fifteen feet (15') in height, except as provided in Section 9.1.

**24.6 Lot Area and Yard Requirements**

The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Number of Stories	Lot Area (sq. ft.)	Lot Width	Front Yard Depth	Side Yard Width	Side Yard Sum Width	Rear Yard Depth
All Stories	No more than 50% building coverage: 5,000 - single, 6,000 –duplex	None	15 ft. or same as adj. R District	None or same as adj. R District	None or same as adj. R District	15 ft.

**ARTICLE XXV - "B-1" NEIGHBORHOOD BUSINESS DISTRICT**

**25.1 General Description.** The Neighborhood Business District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of a fully developed neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents. The convenience nature of the various business uses located in this District requires them to be in close proximity to residences and is intended to include a narrow range of retail services and convenience goods.

**25.2 Permitted Principal Uses**

- A. All uses within this zone must be confined to 2,500 internal square feet of the principal structure
- B. Antique or custom furniture shop with incidental upholstery
- C. Bakery limited to goods for retail on the premises
- D. Banks or similar financial enterprise

- E. Barber or beauty shop
- F. Bicycle sales and service
- G. Business or professional office such as attorney, architect, engineer, dentist, physician etc.
- H. Camera or photographic supply store
- I. Clinics, private, for human care
- J. Costume rental
- K. Day care center meeting state and local permits with fenced play area
- L. Delicatessen
- M. Dry cleaning pick-up station
- N. Dwelling, above ground floor
- O. Health/recreational and physical training club
- P. Hobby shop
- Q. Interior decorating shop including upholstery and drape making
- R. Laundromat
- S. Locksmith
- T. Music studio
- U. Restaurant, not drive-in or drive-thru
- V. Retail uses such as drugstore, florist, grocery, ice cream shop, meat market, appliance, shoe, variety, stationary, book, clothing, packaged liquor sales and candy stores with all activities, except for automobile off-street parking and loading facilities as permitted or required in this district, shall be conducted wholly within an enclosed building
- W. Churches
- X. Any other similar uses deemed to be consistent

**25.3 Permitted Accessory Uses**

- A. Other uses incidental to a permitted use

**25.4 When Authorized by the Board of Zoning Appeals**

- A. Auto accessory store
- B. Club or lodge
- C. Bus transfer station
- D. Convenience store
- E. Nursing home
- F. Any other similar uses deemed to be consistent

**25.5 Uses Prohibited.** Any commercial or manufacturing use except that which is clearly necessary for the conduct of a permitted retail business or service on the premise.

**25.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth	Other
35 ft. or same as adjacent R District	25 ft. or same as adjacent R District	None except same as adjacent R District	10 ft. or same as adjacent R District	In accordance with performance standards

**ARTICLE XXVI - "B-2" CENTRAL BUSINESS DISTRICT**

**26.1 General Description.** The Central Business District is intended to be a high density, compact, pedestrian oriented shopping, office, service and entertainment area. This District is one of high traffic generation and is thus located where there can be a concentration of a variety of commercial activities.

**26.2 Permitted Principal Uses**

- A. Any use permitted in a B-1 District and allowing for retail establishments with greater than 2,500 square feet
- B. Art galleries and studios
- C. Auction house
- D. Bar, dance hall, cocktail lounge or nightclub, private clubs, lodges, union halls, tavern, micro-brewery when enclosed and with building(s) and outside storage at least one hundred feet (100') from any residentially zoned private property
- E. Bicycle sales and repair
- F. Blue printing, photostating, print shop and duplicating establishments
- G. Bus terminal, railroad station, freight terminal or other public transportation terminal
- H. Business or trade school
- I. Catering within a building
- J. Ceramic products manufacture for sale on premises
- K. Church
- L. Conservatory for retail sale on premises only
- M. Commercial parking lot
- N. Custom rental
- O. Custom dressmaking, millinery, tailoring or shoe repair for retail sales on premises only
- P. Drapery and mattress manufacture for sale on premises
- Q. Department stores
- R. Employment agency
- S. Engraving of lithographing
- T. Funeral home
- U. Garage, public
- V. Hardware or paint supply store without outdoor sales or storage
- W. Hotel/motel
- X. Laboratories, medical and dental
- Y. Laundry or dry cleaning shop when enclosed and with building(s) and outside storage at least one hundred feet (100') from any residentially zoned private property
- Z. Meeting halls, clubs, fraternal organizations and lodges
- AA. Mirror and glazing shop, glass cutting
- BB. Pawn shop
- CC. Pet shops, but not animal hospitals
- DD. Picture framing
- EE. Plumbing, electrical, heating, and air conditioning supply stores or show rooms without outdoor sales or storage and without repairs or fabrication
- FF. Public utility collection office
- GG. Public, customer or accessory parking lot
- HH. Radio, television and CATV stations, not transmitting towers
- II. Second-hand stores and rummage shops
- JJ. Taxidermist
- KK. Theater, indoor
- LL. Travel bureau and ticket office
- MM. Upholstering shop for furniture
- NN. Any other similar type use not specifically permitted herein which would have economic compatibility with the established uses on adjoining properties
- OO. Any other similar uses deemed to be consistent

**26.3 Permitted Accessory Uses**

- A. Permitted accessory uses in a B-1 District
- B. Assembly of small electrical appliances, instruments, small computers and other electronic devices.

C. Other uses incidental to a permitted use.

**26.4 When Authorized by the Board of Zoning Appeals**

- A. Any use permitted on review in a B-1 District
- B. Auto accessory store
- C. Auto repair, minor
- D. Transmission and receiving equipment for radio, television, cable, and telephone.
- E. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**26.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed with both principal and primary buildings along with bufferyard requirements as described in Section 36.6. No accessory buildings shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth	Other
None	None	None except same as adjacent R District	None except same as adjacent R District	In accordance with Performance Standards

**ARTICLE XXVII - "B-3" COMMUNITY BUSINESS DISTRICT**

**27.1 General Description.** The Community Business District is intended to provide for major businesses which serve a significant segment of the population. The District may provide for a variety of retail goods and services, along with large traffic generators requiring access from major thoroughfares and a reliance on motor vehicle oriented trade. The district is dominated by uses with indoor operations, although some may have limited outdoor activities. Development in the District is encouraged in a manner which minimizes traffic hazards and interference with other uses in the vicinity.

**27.2 Permitted Uses**

- A. Any uses permitted in a B-2 District, except dwelling
- B. Amusement centers, indoor, including bowling alleys, pool halls, billiard parlors, skating rinks arcades and other similar uses
- C. Auto/pickup sales of a two-ton capacity or less and service enclosed and with building(s) and outside storage at least one hundred feet (100') from residentially zoned private property
- D. Car wash, single bay, enclosed and with building(s) and outside storage at least one hundred feet (100') from residentially zoned private property
- E. Drive-in or fast food restaurant
- F. Exterminating shop
- G. Fabric or floor covering sales
- H. Hospital or clinic for small animals with no long-term kennel use and at least one hundred feet (100') from residentially zoned private property
- I. Any other similar type use not specifically listed herein, and which has economic compatibility with the established uses on adjoining properties
- J. Any other similar uses deemed to be consistent

**27.3 Permitted Accessory Uses**

- A. Permitted accessory uses in a B-2 District
- B. Other uses incidental to a permitted use

**27.4 When Authorized by the Board of Zoning Appeals**

- A. Any use permitted on review in a B-2 District

- B. Car wash, multiple bays
- C. Recreational uses, open air such as swimming pools, tennis courts, baseball fields and golf ranges, with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- D. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**27.5 Uses Prohibited.** Dwelling

**27.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth	Other
45 ft.	20 ft. or same as adjacent R District	None except same as adjacent R District	10 ft. or same as adjacent R District	In accordance with Performance Standards

**ARTICLE XXVIII - "B-4" HIGHWAY/INTENSIVE BUSINESS DISTRICT**

**28.1 General Description.** The Highway/Intensive Business District is intended to permit development of service uses relating to expressways or along other major arterial thoroughfares. This district permits uses that, by their nature, tend to generate heavy traffic usage. This district also provides for functions and businesses which may be characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, and by outdoor commercial amusement and recreational activities not completely enclosed.

**28.2 Permitted Principal Uses**

- A. Any use permitted in a B-3 District
- B. Auto repair, major, with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- C. Agricultural implement sales and services with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- D. Air conditioning and heating sales and service with outdoor fabrication and repairs
- E. Bath house or boat house with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- F. Boat sales with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- G. Building material sales yard, wholesale business with warehouses as specified in this ordinance, at least 100' from residentially zoned private property
- H. Carpenter and cabinet shop with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- I. Car wash
- J. Contractors offices and shops within building
- K. Feed and seed store, wholesale
- L. Greenhouse with outside storage permitted
- M. Kennels with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- N. Motor vehicle dealerships with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- O. Recreational uses, public open air, such as swimming pools, tennis courts, baseball fields, and golf ranges with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- P. Sign painting shop and similar establishment with building(s) and outdoor storage at least one hundred feet (100') residentially zoned private property

- Q. Travel trailer sales and service with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property
- R. Any other similar uses deemed to be consistent.

**28.3 Permitted Accessory Uses**

- A. Permitted accessory uses in a B-3 District
- B. Other uses incidental to a permitted principal use

**28.4 When Authorized by the Board of Zoning Appeals**

- A. Any uses permitted on review in a B-3 District
- B. Auditorium
- C. Mini-warehousing with structures at least one hundred feet (100') from residentially zoned private property

**28.5 Prohibited Uses. Dwelling**

**28.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
45 ft.	20 ft. or same as adjacent R District	None except same as adjacent R District	10 ft. or same as adjacent R District	In accordance with Performance Standards

**ARTICLE XXIX - "ORT" OFFICE/RESEARCH PARK AND TECHNOLOGY DISTRICT**

**29.1 General Description.** The Office/Research Park and Technology District is intended to provide for large attractively landscaped low-density sites primarily along an interstate or expressway corridor. The area is appropriate for regional and/or national businesses and offices, including research activities and some specialized unobjectionable ultra-light industrial activities which take advantage of the transportation corridor but are low intensity and sufficiently restricted to be compatible with adjacent residential and commercial development. This may include manufacturing, processing, packaging, assembly or treatment of finished or semi-finished products from previously prepared materials. This district is intended to have a green/open space atmosphere conducive to quality development with the preservation of significant natural features. No outdoor storage is allowed in this district and all operations must be in an enclosed building.

**29.2 Permitted Principal Uses**

- A. Offices for the following occupations: executive, administrative, professional, accounting, writing, clerical, drafting, sales and engineering excluding medical and dental offices
- B. Computer manufacture, electronic assembly
- C. Custom cabinet shop
- D. Custom drapery manufacture
- E. Data processing and computer centers including computer programming and software development, training, and service and maintenance of electronic data processing equipment
- F. Research and development, technical training and related activities for industrial, scientific and business enterprises, and design of pilot or experimental products
- G. Mattress manufacture with retail activities
- H. Printing, publishing, duplicating and photographic processing

- I. Processing and assembly of engineering, laboratory, scientific, and research instruments and associated equipment
- J. Prosthetic manufacture
- K. Laboratories for research, development, and testing of medical, optical, dental and pharmaceutical products
- L. Hotel/motel
- M. Trade or industrial schools, personnel training center
- N. Any other similar uses deemed to be consistent.

**29.3 Permitted Accessory Uses**

- A. Bar/cocktail lounge incidental to hotel/motel and/or restaurant
- B. Child care center when accessory to permitted principal use
- C. Convention center, assembly hall, display hall, or similar use when accessory of hotel/motel
- D. Manufacturing when accessory to permitted principal use
- E. Retail business intended to serve the permitted uses within the district and not dependent upon direct visits of retail customers
- F. Residence of caretaker or security personnel
- G. Other uses incidental to permitted principal use

**29.4 When Authorized by the Board of Zoning Appeals**

- A. Bank
- B. Restaurant, excluding drive-in/thru
- C. Medical clinic
- D. Essential public services
- E. Hospital
- F. Museum
- G. Post office
- H. Parking lots, public or private
- I. Child care center
- J. Convention center, assembly hall, display hall, or similar use
- K. Manufacturing when accessory to permitted principal use
- L. Radio/television station
- M. Any other uses deemed to be consistent by the appropriate authority

**29.5 Prohibited Uses**

- A. Adult uses
- B. Auto service station
- C. Mini-warehousing
- D. Restaurant, drive-in
- E. Retail except as noted
- F. Residential except as noted
- G. Freight terminal
- H. Auto salvage yard
- I. Disposal or storage of toxic waste
- J. Outdoor advertising, off premise

**29.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Minimum Lot Area	Height	Front Yard	Side Yard	Rear Yard	Other
20,000 sq. ft.	45 ft.	50 ft.	15 ft.	20 ft.	In accordance with Performance Standards

**ARTICLE XXX - "I-1" LIGHT INDUSTRIAL DISTRICT**

**30.1 General Description.** The Light Industrial District is intended to provide for the development of most types of industry with regulations designed to protect adjacent properties.

**30.2 Permitted Uses**

- A. Apparel and other products manufactured from textiles
- B. Assembly of products from finished materials and parts
- C. Bottling and canning of soft drinks
- D. Cabinet making
- E. Food processing
- F. Fur repair and storage
- G. Laboratories
- H. Laundry, dry cleaning, dyeing except walk-in/drive-up
- I. Photo processing involving photo engraving
- J. Printing and binding
- K. Services, providing not more than 5% of the business comes from retail on-premise sales and except repair or reconditioning of any motor vehicles
- L. Wholesaling, warehousing and storage, except mini-warehousing
- M. Any other similar uses deemed to be consistent

**30.3 Permitted Accessory Uses**

- A. Offices
- B. Other accessory uses incidental to a permitted use

**30.4 Prohibited Uses**

- A. Uses prohibited in an Office/Research Park and Technology District
- B. Disposal or storage of toxic waste

**30.5 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
45 ft.	20' for 1 - 3 stories, if > 3 stories, then 40% of building height.	15 ft.	20 ft.	In accordance with Performance Standards

## ARTICLE XXXI - "I-2" GENERAL INDUSTRIAL DISTRICT

**31.1 General Description.** The General Industrial District is intended to provide for large scale manufacturing facilities not otherwise permitted which have potential significant external impacts to adjacent properties.

### **31.2 Permitted Uses**

- A.** Any use permitted in an I-1 District
- B.** Any other use which, in the opinion of the appropriate authority, is of similar character to those specified above
- C.** Any of the following uses, when at least two hundred (200) feet from any residentially zoned private property and at least one hundred (100) feet from any other district, except an I-1 District or when authorized by the appropriate authority
- D.** Acetylene manufacturing in excess of fifteen (15) pounds per square inch
- E.** Acid manufacture
- F.** Aircraft, assembly and testing
- G.** Ammonia, chlorine or bleach powder manufacture
- H.** Animal black, lamp black, bone black or graphite manufacture
- I.** Asbestos and asbestos products manufacture
- J.** Automobile, tractor trailer, farm implement assembly or manufacture
- K.** Blast furnaces, steel works or rolling mills
- L.** Bleaching, cleaning and dyeing plant
- M.** Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, including repair, metal working shops
- N.** Box and crate manufacture
- O.** Brewing or distilling of liquors
- P.** Brick manufacture
- Q.** Bulk station
- R.** Candle or sperm oil manufacture
- S.** Cans and other types of containers manufacture
- T.** Celluloid or pyroxyline manufacture, or explosive or inflammable cellulose or manufacture or storage
- U.** Cement, lime, gypsum, plaster or plaster-of-paris manufacture
- V.** Chalk manufacture
- W.** Charcoal manufacture
- X.** Chemicals, the manufacture or use of, except those which may be inflammable or explosive
- Y.** Coffin manufacture
- Z.** Cooperage works
- AA.** Cotton ginning and cotton wadding
- BB.** Cottonseed oil manufacture
- CC.** Creosote manufacture or treatment
- DD.** Dextrin, starch or glucose manufacture
- EE.** Disinfectant, insecticide or poison manufacture
- FF.** Distillation of coal, petroleum, refuse, grain, wood or bones except in the manufacture of gas
- GG.** Dyes, aniline, ink pigments and others manufacture
- HH.** Emery cloth or sandpaper manufacture
- II.** Enameling, lacquering or japanning
- JJ.** Explosive manufacture or storage except for small arms ammunition
- KK.** Fertilizer, compost - manufacture or storage
- LL.** Fish curing, smoking or packing, fish oil manufacture or refining
- MM.** Flammable liquids storage not to exceed a total of twenty-five thousand (25,000) gallons
- NN.** Flour, grain or feed milling or processing
- OO.** Foundry works
- PP.** Gas-generation or storage for illumination or heating
- QQ.** Gelatin, vegetable and animal manufacture
- RR.** Glass blowing and manufacture

<b>SS.</b>	Grain elevators
<b>TT.</b>	Hair or hair products manufacture
<b>UU.</b>	Hemp products manufacture
<b>VV.</b>	Linoleum, oil cloth or oiled goods manufacture
<b>WW.</b>	Lumber, preserving treatment, processing, sawmills and planing mills manufacture
<b>XX.</b>	Machinery, heavy manufacture and repair
<b>YY.</b>	Match manufacture
<b>ZZ.</b>	Meat, packing and processing except slaughtering and glue and size manufacture, but not stockyards or slaughterhouses
<b>AAA.</b>	Metal stamping and extrusion of metal products manufacture and plating
<b>BBB.</b>	Motor testing or internal combustion motors manufacture
<b>CCC.</b>	Oil, shellac, turpentine, varnish or enamel manufacture
<b>DDD.</b>	Paper and pulp manufacture
<b>EEE.</b>	Perfume manufacture
<b>FFF.</b>	Petroleum or flammable liquids production and refining
<b>GGG.</b>	Pickle, sauerkraut, sausage manufacture
<b>HHH.</b>	Porcelain products manufacture
<b>III.</b>	Poultry slaughterhouse, including packing and storage for wholesale
<b>JJJ.</b>	Railroad equipment manufacture
<b>KKK.</b>	Rock crushing
<b>LLL.</b>	Rubber products, including tires and tubes and tire recapping
<b>MMM.</b>	Rubber manufacture and processing
<b>NNN.</b>	Sandblasting or cutting
<b>OOO.</b>	Sewage disposal plant or incinerator, sanitary landfill, recycling or composting operation except by the municipality
<b>PPP.</b>	Shoe blacking or polish or stove polish manufacture
<b>QQQ.</b>	Soap manufacture
<b>RRR.</b>	Steam power plant, except where accessory to a permitted principal use
<b>SSS.</b>	Stone and monument works employing power driven tools
<b>TTT.</b>	Storage, curing or tanning of raw, green or salted hides or skins when refrigerated storage is provided
<b>UUU.</b>	Storage of flammable liquids when facilities are located at least six hundred feet (600') from any "R" District and at least three hundred feet (300') from any other district except "I" Districts and are enclosed by a fence at least eight feet (8') in height
<b>VVV.</b>	Sugar refining
<b>WWW.</b>	Tar distillation or asphalt roofing or waterproofing manufacture
<b>XXX.</b>	Vinegar manufacture
<b>YYY.</b>	Wax products manufacture
<b>ZZZ.</b>	Wire or rod drawing - nut, screw or bolt manufacture
<b>AAAA.</b>	Wool scouring and pulling
<b>BBBB.</b>	Yeast manufacture
<b>CCCC.</b>	Any other similar uses deemed to be consistent

### **31.3 Permitted Accessory Uses**

- A. Permitted accessory uses in an I-1 District
- B. Other uses incidental to a principal use

### **31.4 When Authorized by the Board of Zoning Appeals**

- A. An establishment which has the potential to be dangerous or extremely obnoxious. Included are those which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive material are compounded, pesticides and certain acids are manufactured, and hazardous waste is treated or stored as the establishment's principal activity
- B. Automobile salvage and wrecking operations, and industrial metal and waste salvage operations and junk yards not less than two hundred feet (200') from any "B" District and one thousand feet (1,000') from any State or Federal highway enclosed on all sides with solid masonry wall at least

twelve feet (12') high; no pile of salvage, scrap or other material shall be higher than twelve feet (12')

- C. Asphalt plant
- D. Aviation facilities, private and public
- E. Landfill, construction debris, rubble, or sanitary
- F. Recycling centers and stations
- G. Resource extraction
- H. Scrap and salvage services
- I. Shooting range
- J. Transfer station for waste
- K. Disposal or storage of toxic waste
- L. Any other similar uses deemed to be consistent by the Board of Zoning Appeals

**31.5 Prohibited Uses.** Any prohibited use in an I-1 District, except auto salvage yard

**31.6 Lot Area and Yard Requirements.** The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Section 36.6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
75 ft.	< 50 ft. then 20 ft. > 50 ft. then 40% of bldg. height	15 ft.	< 50 ft. then 20 ft. > 50 ft. then 30 ft.	In accordance with Performance Standards

**ARTICLE XXXII - "PUD" PLANNED UNIT DEVELOPMENT DISTRICT**

**32.1 Purpose.** The purpose of the planned unit development (PUD) district is to promote to the extent possible:

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
- B. Permanent preservation of common open space and recreation areas and facilities.
- C. A pattern of development to preserve natural vegetation, topographic, and geologic features.
- D. A creative approach to the use of land and related physical facilities that results in better development, design and the construction of aesthetic amenities.
- E. An efficient use of the land resulting in more economic networks of utilities, streets, and other facilities.
- F. A land use which promotes the public health, safety, comfort, morals, and welfare.
- G. To improve stormwater management practices and reduce flooding, erosion, and sedimentation through the retention of open space, vegetation, and natural drainage patterns.
- H. To implement adopted land use and community policies.
- I. To implement provision of the Illinois Quad Cities Greenway Plan.
- J. To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.

K. To conserve scenic views and elements of the municipality's rural character.

The PUD district is intended to provide for a development incorporating a single type or a variety of related uses which are planned and developed as a unit but departs from the normal standards and requirements of other sections of this ordinance.

The planned unit development may provide amenities not otherwise required by law and may establish facilities and open space greater than the minimums required by law. Such development may consist of conventionally subdivided lots or provide for development by a land use and zoning plan which establishes the location and extent of the features of the planned unit development in keeping with the purpose of the plan.

The foregoing purposes and principals shall not be interpreted to permit the reduction of standards set forth in this section.

**32.2 Procedure.** The owner, owners, or bona fide buyer of any tract of land may petition the Planning Commission and City Council for a change to the PUD zoning district in accordance with Article 6. A planned unit development shall be authorized in accordance with the following procedures:

**A. Application procedure.**

1. The application for a rezoning to the PUD zoning district shall be accompanied by an application plan meeting the requirements of 32.3 and 32.4. of this section and show evidence that the proposed development will conform to the official city plan and to the purpose of the PUD district set forth in 32.1 of this section. The Planning Commission and City Council shall grant or deny said application pursuant to the provisions contained in Article 6. Approval of the PUD zoning district shall constitute an expression of approval by the City Council of the application plan as a guide to the preparation of the preliminary PUD plan. The applications shall be accompanied by a filing fee in an amount equal to that prescribed by Article 6.
2. To reduce the number of steps involved in the approval of a planned unit development, a preliminary PUD plan meeting the requirements of 32.3.B and 32.3.C. of this section may be submitted in lieu of an application plan required in (a) above.

**B. Approval of the preliminary plan.**

1. Supporting data in accordance with 32.3.B. of this section.
  - a. Copies of the preliminary PUD plan and supporting data shall be submitted to the Planning and Redevelopment Administrator for certification as to conformity with these regulations, recommendations, and suggestions regarding the overall design, if any.
  - b. Copies of the preliminary PUD plan shall be submitted to the Planning Commission who shall hold public hearings on the application for a preliminary PUD plan giving notice of the times and places as required by state law by publishing a notice thereof at least once in a publication having general circulation within the city. Following the public hearings, a recommendation of approval or denial of the preliminary PUD plan shall be made by the Planning Commission to the City Council. If needed, the City Council shall review the preliminary PUD plan and grant or deny any exceptions or variances needed.
2. Findings: The Planning Commission and City Council shall set forth the reasons for the recommendation, and said recommendation shall set forth how the proposal would be in the public interest, including but not limited to findings of facts on the following:
  - a. In what respects the proposed plan is consistent with the stated purpose of the planned unit development requirements.

- b. The extent to which the proposed plan meets the requirements and standards of the planned unit development district.
  - c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.
  - d. The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light, air, recreation, and visual enjoyment.
  - e. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.
  - f. The desirability of the proposed plan to physical development, tax base, and economic well-being of the entire community.
  - g. The conformity with the intent and spirit of the comprehensive plan.
  - h. Specific points noted on the plan that have impact on its design, function, and visibility in the community.
3. Following receipt of the recommendation by the Planning Commission and approval by the Planning Commission , the City Council shall, within sixty (60) days, recommend approval, modification within limits of a minor change, or disapproval of the planned unit development plan. As a condition to the approval of the preliminary PUD plan, the City Council shall set forth findings of fact in accord with 32.1 of this section on which they base their approval and describing how the proposal meets the standards of 32.3 of this section.
  4. All conditions, documents, and plans required by the City Council must be delineated on the plat or agreed to in writing prior to City Council approval.
  5. The City Council may require such special conditions as they may deem necessary to insure conformance with the intent of all comprehensive plan elements, the stated purpose of the planned development district and established city policies.
  6. Approval of a preliminary planned unit development plan shall not constitute approval of the final plan. Rather it shall be deemed an expression of approval to the layout submitted on the preliminary plan as a guide to the preparation of the final plan which will be submitted for approval of the city. The final plan shall be approved as the final land use and zoning plan if it conforms substantially with the preliminary land use and zoning plan.

The final plan may be considered as a preliminary and final plan and may be submitted for preliminary and final approval, if all of the land is to be developed at one time, and if all requirements hereof are met.
  7. The provisions of Article 6 shall be applicable to the preliminary PUD plan.
- C.** Approval of final plan. The final planned unit development plan shall be submitted to the Planning and Redevelopment Administrator who shall refer same to the Planning Commission and City Council . The final PUD plan shall conform to the preliminary PUD plan as approved or subject to minor changes, and may be submitted in stages with each stage reflecting the approved preliminary plan; provided, however, that such stage conforms to all requirements of these regulations. The required procedure for approval of a final plan shall be:

1. A final planned unit development plan and other supporting data required for approval shall be in accord with the provisions of 32.3 of this section. Final plans must be submitted for approval in accordance with agreed-to scheduling, but not later than five (5) years from the approval of the preliminary plan by the City Council. The City Council may grant an extension in time or the developer may resubmit an application; in the event that same is not done, the City Council shall initiate such zoning changes as it deems necessary to preserve the public interest. If construction falls more than two (2) years behind the schedule filed with the final plan, the plan becomes subject to revocation. The Planning and Redevelopment Administrator shall monitor all pending PUD projects and inform the City Council of those six (6) months or more behind schedule.
  2. The final plan and supporting data shall be submitted to the City Council for certification that the final plan is in conformity with these regulations and in agreement with the approved preliminary plan.
  3. After review of the final plan, the Planning Commission shall submit the planned unit development plan to the City Council with a recommendation for approval, disapproval, or approval with minor modifications as reviewed at the public hearing. Any changes or modifications which arise subsequent to the public hearing shall be specifically noted and referred to the City Council who shall determine whether the change constitutes a major or minor change and whether another public hearing is required.
  4. The City Council shall, within sixty (60) days, approve, disapprove, or extend the time period for another sixty (60) days in taking action on the final plan.
  5. All conditions, documents, and plans required by the council must be delineated on the plan or agreed to in writing prior to council approval.
- D. Recording the final planned unit development plan. The construction of any public improvement in the planned unit development shall be initiated only after recording of the final PUD plan has been recorded with the county recorder, and shall be issued in full conformance with this ordinance.
- E. Changes in the planned unit development. The planned unit development shall be developed according to the approved and recorded final plan, recorded approved plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees and assigns, and shall limit and control the use of premises and location of structures in the planned unit development project as set forth therein.
1. Major changes. A change in the approved preliminary PUD plan or final PUD plan which alters the concept or intent of the planned unit development including a change in usage, the configuration, increase in floor area or the height of buildings, an increase in intensity, a reduction of proposed open space, a change in road locations or standards, a change in the final governing agreement, provisions or covenants, or other major changes, shall be approved only by submission of a new preliminary PUD plan in accordance with the procedures as previously set forth for the approval of preliminary and final PUD plans. All approved major changes in the final PUD plan shall be recorded with the county recorder as amendments to the final PUD plan.
  2. Minor changes. The appropriate authority may approve minor changes in the planned unit development which do not change the concept or intent of the development, without going through the "preliminary approval" steps. Minor changes shall be any change not defined as a major change.

**32.3 Specific Content.** The planned unit development plans and supporting data shall include at least the following information:

- A. Application stage:

1. General site information. Data regarding site conditions, and characteristics, available community facilities and utilities, existing covenants and other related information.
2. Sketch plan. A drawing in simple sketch form showing the proposed location and extent of the land uses, streets, sidewalks, lots, and other features.

**B. Preliminary plan stage:**

1. Design plan. A drawing of the planned unit development shall be prepared at a scale of either one inch equals one hundred (100) feet or one inch equals fifty (50) feet, or such other scale that may be recommended by appropriate city authority. Any change in scale between the preliminary and final plan shall be accompanied by a signed statement from the developer attesting that there have been no modifications. All plans shall show the general location of proposed streets (public and private), sidewalks, all buildings and their use, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:
  - a. Boundary lines: Bearing and distances.
  - b. Easements: General location, width, and purpose.
  - c. Public and private streets on and adjacent to the tract: Street names, right-of-way widths, existing or proposed centerline elevations, pavement type, walks, curbs, gutters, culverts, distance to nearest intersection, etc.
  - d. Utilities (public or private) on and adjacent to the tract: Location, size and invert elevations of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and street lights on the tract. The direction and distance to the nearest usable water mains and sewers anticipated to be utilized by the development and elevations of sewers. Drainage district boundaries and appropriate design criteria necessary for storm drainage plans.
  - e. Existing ground elevations on the tract: For land that slopes less than one-half of one (1/2 of 1) percent, show one foot contours; show spot elevations at all breaks in grades along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than one-half of one (1/2 of 1) percent show two (2) foot contours.
  - f. Subsurface conditions on the tract, if required by the commission or council: Location and results of tests made to generally ascertain subsurface soil, rock, and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet: The location and results of soil percolation tests if individual sewage disposal systems are proposed.
  - g. Other conditions are on the tract: Watercourses, flood plains, marshes, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, accessory buildings and other significant features.
  - h. Other conditions on adjacent land: Approximate direction and gradient of ground slopes, including any embankments or retaining walls; character and general location of buildings, including a notation on the front setback, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplanted land; for adjacent platted land refer to subdivision plan by name and show approximate percent built up; typical lot size and dwelling type.
  - i. Zoning on and adjacent to the tract.

- j. Proposed public improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.
  - k. Open space: All parcels of land intended to be dedicated for public use of all property owners with the purpose indicated.
  - l. General location, purpose, and height, in feet or stories of each building other than single-family residences on individually platted lots.
  - m. Map data: Name of development, north point and scale, date of preparation, acreage of site and name and address of developer, designer, and engineer.
  - n. Miscellaneous: Such additional information as may be required by the appropriate authority or found in the subdivision control ordinance.
2. Character. Explanation of the character of the planned unit development and the reasons why it has been planned to take advantage of the flexibility of these regulations.
  3. Ownership. Statement of present and proposed ownership of all land within the project, including present tract designation according to official records in offices of the county recorder.
  4. Schedule. Development schedule indicating:
    - a. Stages in which project will be built with emphasis on area, density, use and public facilities such as open space to be developed with each stage shall be shown on the plan and through supporting graphic material.
    - b. Completion date or dates of new construction for above and below ground facilities, utilities, and buffer planting.
    - c. If different land use types are to be included within the planned unit development, the schedule must normally include the mix of uses to be built in each stage.
  5. Covenants. Proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
  6. Density. Provide information on the density of residential uses and the number of dwelling units by type.
  7. Use. Provide a list of uses planned for the ancillary and nonresidential uses.
  8. Service facilities. Provide information on all service facilities and off-street parking facilities.
  9. Architectural plans. Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the building and the number, size, and type of dwelling units.
  10. Facilities plans (public and/or private). Preliminary plans for:
    - a. Roads and sidewalks, including classification, width of right-of-way, width of pavement, typical construction details, and plan and profile drawings.
    - b. Sanitary sewers.
    - c. Storm drainage and erosion.

- d. Water supply system, if required by the appropriate authority.
- e. Lighting program, if required by the appropriate authority.
- f. Grading.

**B. Final plan stage.**

1. Final detailed plan. A final land use and zoning plan shall be prepared. The purpose of the land use and zoning plan is to designate the land subdivided into conventional lots as well as the division of other land, not so treated, into common open areas and building areas. The final land use and zoning plan shall include, but not be limited to:
  - a. An accurate legal metes and bounds description of the entire area under immediate development within the planned development.
  - b. A subdivision plan of all subdivided lands in the same form and meeting all the requirements of a normal subdivision final plan.
  - c. An accurate legal metes and bounds description of each separate unsubdivided use area, including common open space.
  - d. Designation of the exact location of all buildings to be constructed in unsubdivided areas.
  - e. Tabulations on separate subdivided use area, including land area, number of buildings, number of dwelling units, and dwelling units per acre.
  - f. Architectural plans unless waived by the appropriate authority during the preliminary stage.
2. Common open space documents. All common open space shall be either conveyed to a municipal or public corporation, conveyed to nonprofit corporation or entity established for the purpose of benefiting the owners and residents of the planned unit development or retained by the developer with legally binding guarantees, in a form approved by the city attorney, that the common open space will be permanently preserved and maintained as open area. All land conveyed to a nonprofit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
3. Engineering data. All public utilities or improvements required by the City in the development of a planned unit development shall be constructed only after the approval of the final plan. Supporting data to be submitted with the final plans shall include final engineering drawings (construction plans), as required by the appropriate authority.
4. Guarantee deposit. Prior to the acceptance by the appropriate authority of public utilities and improvements, the contractor(s) for the owner of the land shall furnish to the City a good and sufficient bond with surety to secure to the City the actual construction and installation of such public utilities or improvements according to the City specifications within two (2) years from the date of approval by the appropriate authority of the final plan or a petition to the appropriate authority to provide the required public facilities or improvements and to assess the cost thereof against the subdivided property in accordance with the local requirements regarding special assessments; provided, however, that the subdivider or property owners shall be responsible for any differences between the cost of the public utilities or improvements and the amount that can be legally assessed by the City against the subdivided property, and shall furnish the necessary waivers to permit the assessment of the entire costs of the public utilities or improvements. A maintenance bond shall be provided for the repairs necessitated by defects in material or workmanship not to exceed four (4) years from the date of completion as certified by the appropriate authority.

5. Certificates, seals, and signatures required for the dedication of lands and recording document, as set forth in the subdivision regulations.
6. Covenants. Final agreements, provisions, or covenants which will provide for the use, maintenance, and continued protection of the planned unit development, if applicable.

**32.4 Standards.** The planned unit development must meet the following standards:

- A. Comprehensive plan. A planned unit development must conform with the intent and spirit of the comprehensive plan.
- B. Size. The site of the total planned unit development must be under single ownership and/or unified control and be not less than sixty thousand (60,000) square feet in area.
- C. Compatibility. The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
- D. Space. Space between buildings shall be subject to approval during the review process.
- E. Open Space Land Use and Design.
  1. Permitted open space uses. The following uses are permitted in open space land areas:
    - a. Conservation of open land in its natural state (for example, woodland fallow field, or managed meadow).
    - b. Agricultural and horticultural uses, including raising crops or livestock, wholesale nurseries, and associated buildings, including residences that are specifically needed to support an active, viable agricultural or horticultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, and other animals likely to produce highly offensive odors.
    - c. Pastureland for horses used solely for recreational purposes. Equestrian facilities shall be permitted but may not consume more than 65% of the minimum required open space land.
    - d. Silviculture, in keeping with established standards for selective harvesting and sustained-yield forestry.
    - e. Neighborhood open space uses such as village greens, commons, picnic areas community gardens, trails, and similar low-impact passive recreational uses. Motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact are specifically excluded.
    - f. Active non-commercial recreation areas, such as ball fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required open space land or five acres, whichever is less. Ball fields, playgrounds, and courts shall not be located within 100 feet of abutting properties and shall not be illuminated for activity after dark. Parking facilities for the same shall also be permitted and shall generally be gravel-surfaced, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces.
    - g. Golf courses may comprise up to 75 percent of the minimum required open space land, but shall not include commercial driving ranges or miniature golf. Not more than 10% of the remaining open space land may be wetland, submerged, or used for stormwater management. Golf course parking areas and any associated structures shall not be included within the minimum open space requirement. Parking and access ways may be

paved and lighted. Golf courses included as part of the open space shall be designed to maximize the extent of fairways that front along adjacent public roads. Naturalistic plantings comprised of indigenous species shall be established in the buffer areas between the fairways and the adjacent roadways.

- h. Stormwater drainage and detention areas designed, landscaped, and available for use as an integral part of the open space.
  - i. Easements for drainage, access, sewer or water lines, bike paths, or other public purposes.
  - j. Underground utility rights-of-way. Utility and street rights-of-way may traverse conservation areas. Street rights-of-way shall not count toward the minimum required open space land, but underground utility rights-of-way shall.
2. Open space design standards. The following standards shall be adhered to in the design of the open space and greenway areas:
- a. Open space shall be laid out in general accordance with the open space and greenway networks.
  - b. Long, narrow strips of open space are discouraged, except where designed to protect linear resources such as streets or trails or to provide connections between larger open space areas.
  - c. Fragmentation of open space into isolated unlinked pieces is discouraged, except to provide neighborhood parks and common areas.
  - d. Dedicated open space land shall generally remain undivided and may be owned and maintained by a homeowners' association, land trust, another conservation organization recognized by the municipality, or by a private individual (typically as part of "non-common" conservation land used for rural resource activities, such as equestrian facilities, tree nurseries, etc.). However, in no case shall less than 25 percent of the property be available for the common use and passive enjoyment of the subdivision residents. These ownership options may be combined so that different parts of the open space land may be owned by different entities.
  - e. The open space shall include land dedicated for public recreational use as outlined in the City subdivision regulations.
  - f. Where the proposed development adjoins public parkland, a natural open space buffer at least 50 feet deep shall be provided within the development along its common boundary with the parkland, within which no new structures shall be constructed, nor shall any clearing of trees or understory growth be permitted (except as may be necessary for street or trail construction). Where this buffer is unwooded, the City may require vegetative screening to be planted, or that it be managed to encourage natural forest succession through "no-mow" policies and the periodic removal of invasive alien plant and tree species.
3. Other requirements.
- a. No portion of any building lot may be used for meeting the minimum open space required. However, active agricultural land with farm buildings, excluding areas used for residences, may be used to meet the minimum required open space land.
  - b. Pedestrian and maintenance access, excluding those lands used for agricultural or horticultural purposes in accordance with the permitted open space uses specified herein, shall be provided to open space land in accordance with the following requirements:

- Each neighborhood shall be provided with one centrally located access point to the open space per 25 lots, a minimum of 30 feet in width.
  - Access to open space land used for agriculture may be appropriately restricted for public safety and to prevent interference with agricultural operations.
- c. All open space land areas that are not wooded or farmed shall be landscaped, re-vegetated, or managed to encourage natural succession to meadow or woodland.

**F. Yards.**

1. The required yards along the periphery of the project should be at least equal in width or depth to that of the adjacent zoning district.
2. All other yards shall be subject to approval during the review process.

**G. Parking requirements.** Adequate, adjacent parking shall be provided based on design and use.

**H. Traffic.** That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The appropriate authority or council may require a professional traffic engineer to investigate and submit a traffic study.

**I. Low Density Conservation Standard.** Open space shall comprise a minimum of 50 percent of the development site. In no case shall the gross density of the development exceed 1.4 development units per acre. A development unit is defined as the entire impervious developed area of the unit including the building footprint and surfaced parking, driveways, sidewalks, etc. No more than 20% of the minimum open space land may be wetland, submerged or used as a stormwater retention facility. The open space requirement shall include land dedicated for public recreational use in accordance with the subdivision regulations of this City.

**J. Medium Density Conservation Standard.** Open space shall comprise a minimum of 30 percent of the development site. In no case shall the gross density of the development exceed 2.0 development units per acre. A development unit is defined as the entire impervious developed area of the unit including the building footprint and surfaced parking, driveways, sidewalks, etc. No more than 20% of the minimum open space land may be wetland, submerged or used as a stormwater retention facility. The open space requirement shall include land dedicated for public recreational use in accordance with the subdivision regulations of this City.

**K. Other Standards.** The planned unit development may depart from strict conformance with the required density, dimension, area, height, bulk, use, and other regulations for the standard zoning districts and other provisions of this ordinance to the extent specified in the preliminary land use and zoning plan and documents authorizing the planned unit development so long as the planned unit development project will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. All new construction shall conform to City specifications and regulations.

**32.5 Conditions and Guarantees.** Prior to the granting of any planned unit development, the appropriate authority may stipulate such conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of planned unit development as deemed necessary for the protection of the public interest, improvement of the development, protection of the adjacent area and to secure compliance with the standards specified in Section 32.4. In all cases in which planned unit developments are granted, the appropriate authority shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

**ARTICLE XXXIII - "RCO" RIVERFRONT CORRIDOR OVERLAY DISTRICT**

- 33.1 General Description.** The intent of the Riverfront Corridor Overlay District (RCO) is:
- A. To recognize, preserve, maintain and promote economically viable uses that are a benefit to the City;
  - B. To maximize public benefit for further development of the riverfront area;
  - C. To provide for improved scenic and aesthetic controls;
  - D. To recognize the riverfront area as a visual, environmental and recreational resource that affects and benefits the City as a whole;
  - E. To protect adjacent properties from the negative effects of incompatible development;
  - F. To establish a physically attractive pattern of development for the general welfare of the City. The RCO extends along the Mississippi River and Rock River in the corporate limits of the City of Rock Island. The exact boundary of the RCO is delineated on the official City zoning map. The Riverfront Corridor Overlay District regulations supplement and control (where inconsistent) the regulations of underlying district(s). All other applicable provisions and standards of the Zoning Ordinance and other pertinent ordinances shall remain in effect.
- 33.2 Permitted Principal Uses.** All uses permitted by right in the underlying zoning district(s).
- 33.3 Other Uses.** Uses authorized by the Board of Zoning Appeals
- 33.4 Applicable Regulations.** All requirements of the underlying zoning district(s) concerning site planning, building height, lot area, and yard depths shall remain applicable except where modified by the following sections.
- 33.5 Public Pedestrian/bike Easement.** For the benefit of the public, access to or along the riverfront is encouraged. This will serve to provide open areas and vehicle-free areas for use by the general public. The desired design standards for such access are as follows:
- A. A public pedestrian/bike easement of at least twenty (20) feet in width running in continuous length through the property for properties bordering the river. The easement shall be adjacent to the riverfront by an alternative location may be proposed if the riverfront location is not possible.
  - B. The easement should connect to any adjacent public pedestrian/bike easement in a physically logical and efficient manner.
  - C. Such pedestrian/bike easements should be located in a safe and logical fashion and be usable by pedestrians and bicyclists.
  - D. The City shall be responsible for the cost, installation, and maintenance of the asphalt surfacing, lighting, signage, security and fencing where needed, and any other facilities necessary for the public use along the pedestrian/bike easement.
- 33.6 Development Incentives**
- A. If a public pedestrian/bike easement of a least twenty (20) feet in width running continuously through the property is provided by the owner, the maximum building height allowable may be increased up to four (4) stories, not to exceed fifty (50) feet. The granting of this increase shall also be dependent upon design and topographical considerations.
  - B. If a public pedestrian/bike easement of at least twenty (20) feet in width running continuously through the property is provided by the owner, the required setbacks from public right-of-way may be varied as long as design, floodplain, safety, topographic and view considerations are satisfactorily addressed; provided, however the setback may not be reduced to less than ten (10) feet.
  - C. For every four hundred (400) square feet of dedicated public pedestrian easement which is at least twenty (20) feet wide that is provided by the owner, one parking space may be deducted from the

required parking total. This provision shall not apply to residential use within the RCO. Regardless of waivers or exemptions herein above granted or the requirements set forth in the off-street parking regulations of the City of Rock Island, required parking spaces shall never be reduced to less than fifty percent (50%) of the normal required total number of spaces.

**33.7 Site Plan Requirement.** All applicants for proposed uses in the RCO shall be required to submit a site plan for review and recommendation by the appropriate authority and approved by the appropriate authority prior to, or in conjunction with, a zoning change, Special Use Permit or building permit. The appropriate authority shall review site plans for proposed uses requiring approval. The site plan shall include the following information:

- A. A drawing(s) at a scale of one hundred (100) feet or less to the inch indicating;
- B. The legal description of the property;
- C. Existing topography and the proposed finished grade of the site, shown with contour intervals of two (2) feet;
- D. Location and description of existing and proposed utility services on and adjacent to the development, including sanitary sewers, storm sewers, water mains, fire hydrants, and other utilities;
- E. All existing and proposed easements;
- F. The location and size of each existing and proposed structure or use on the site;
- G. The location and width of streets adjacent to or on the property;
- H. The location and width of all existing and proposed curb cuts, driveways and driving lanes;
- I. The dimensions and capacities of parking areas and loading areas, including the location and type of illumination and landscaping;
- J. The types of surfacing, such as paving, turf or gravel to be used on the site;
- K. A drainage plan for the site;
- L. The location and height of all existing proposed walls, fences, and screen plantings, landscaping and buffer areas; and
- M. The size, location and height of all freestanding, roof or outdoor advertising signs; and
- N. Description and location of any development incentives that are being used, as outlined in Section 33.6.

**33.8 Traffic Analysis.** A traffic study shall be required for developments that are expected to generate large volumes of traffic to and from a site. The appropriate official shall determine if a traffic study is required for a site. The analysis shall be performed by a registered professional engineer. The analysis shall include the anticipated or projected trip generation per day (ADT) and peak hourly traffic resulting from the proposed use; access points and driveways to and from the site; parking areas and number of parking spaces; stacking areas, sight distances from the access points; distance from proposed access points to existing intersections and driveways within five hundred (500) feet; and other information necessary for proper review by the City.

**33.9 Performance Standards for Site Development**

- A. Landscaping and Screening - Commercial, industrial, office and multi-family developments shall be required to provide landscaping or screening adequate to achieve the following objectives:
  - 1. To screen incompatible land uses and protect residential areas from negative effects such as noise, glare and litter;
  - 2. To provide a visually attractive site design;
  - 3. To encourage the creative use of landscaping to frame or enhance views and vistas and discourage the obstruction of existing views; and
  - 4. To be sensitive to the environmental nature of the riverbank by limiting its alteration except as necessary.

- B. Illumination - Exterior lighting on buildings or in yard and parking areas shall not produce any hazards, nuisances, or unsightly glare for adjacent land uses, pedestrians and motorists.
  - C. Refer to Articles 8, 34, 35 and 36 standards of City code for specific development.
  - D. Signs – All signs shall comply with the intent and regulations of the Sign Ordinance. In addition, developments in the Corridor shall be limited to one freestanding sign per parcel.
- 33.10 Submission of Site Plan.** A site plan shall be submitted at the time of application for a rezoning, an authorized use, and if applicable, for a variance. If only a building the site plan shall be submitted at the time of application for the permit. The site plan shall be submitted to the planning and redevelopment administrator. A processing fee of one hundred dollars (\$100.00) shall be paid to the city at the time the site plan is submitted. This fee shall not be required if the site plan is submitted at the same time as an application for a zoning change or authorized use.
- 33.11 Review Process.** Upon receiving a site plan, the appropriate official shall schedule a public hearing for review by the appropriate authority. The appropriate authority shall review and make a recommendation to the appropriate authority for site plans requiring a zoning change, or only a building or sign permit. The appropriate authority shall review and take final action on site plans requiring a zoning change, or only a building or sign permit. The appropriate authority shall review and approve site plans for uses requiring appropriate authority authorization or variances, if applicable. A site plan approved by the appropriate authority shall not require other authority review before the issuance of a building permit.
- 33.12 Notice of Public Hearing.** If a site plan is submitted as part of an application for a zoning change, authorized use or variance, the appropriate notification procedure established in the Zoning Ordinance shall be followed. If only a building or sign permit is required, at least fifteen (15) days before the public hearing, a notice stating the time and place of the hearing shall be placed in a newspaper of general circulation in the City of Rock Island. Notice shall also be delivered personally or by mail at least five (5) days before the hearing to the applicant, respective owners of record or property adjoining or adjacent to the subject parcel within the City's planning jurisdiction, and the appropriate authority.
- 33.13 Findings of Fact.** Site plans reviewed by the appropriate authority(s). Appeals shall be approved, approved with conditions, or disapproved. In any case, the reviewing body shall make the following specific findings of fact concerning the site plan:
- A. Whether the proposed development conforms to the standards and requirements of the Riverfront Corridor Overlay District;
  - B. Whether the proposed development is consistent with the land use recommendations and development policies;
  - C. Whether the proposed development is designed to prevent traffic congestion and access problems along adjacent streets;
  - D. Whether the proposed development is an attractive design and an efficient use of land;
  - E. Whether the proposed development is compatible with adjacent land uses and is designed to protect adjacent properties from adverse effects such as noise, glare, litter and unattractive features;
  - F. Whether the proposed development will be adequately served by public facilities; and
  - G. Whether the proposed development will have any negative environmental or physical impacts on the site or on adjacent properties.
- 33.14 Exemptions from Site Plan Requirements.** One and two family residences are exempt from the site plan requirements of the RCO. In addition, a site plan shall not be required for the renovation or expansion of an existing structure or use unless access points would be changed or a substantial increase in traffic to the site would be generated.
- 33.15 Amendments to Approved Site Plans.** Any amendment or change to an approved site plan must be submitted to the appropriate official for review. The appropriate official shall determine if the proposed

amendment is a major change requiring review and approval by the appropriate public body. The appropriate official can approve minor changes.

## **ARTICLE XXXIV - PERFORMANCE STANDARDS**

### **34.1 Compliance with Provisions**

- A. New Uses:** Any use established in the business or industrial zones after the effective date hereof shall comply with the minimum performance standards contained in this Article.
- B. Existing Uses:** Existing business and industrial uses which are not in compliance with the performance standards contained in this Article are exempt, except where a use did not comply with performance standards in effect prior to the passage of this ordinance.

Conditions which do not comply shall not be increased in scope or magnitude. Such uses shall be permitted to be enlarged or altered, provided the addition or change conforms with the applicable performance standards.

- 34.2 Certification May Be Required.** When necessary, the appropriate official may require of the applicant certification by a registered professional engineer or other qualified person, at the expense of the applicant, that the performance standards for a proposed use can be met.

- 34.3 Smoke Emissions.** The emission of smoke from any operation or activity shall not exceed a density or equivalent opacity permitted by the Illinois EPA.

- 34.4 Particulate Matter.** No person shall operate or cause to be operated any process which emits particulate air contaminants exceeding the air quality standards of the Illinois Environmental Protection Agency (IEPA) or its successor.

- A.** Prior to the City issuing a certificate of occupancy, an applicant must submit to the appropriate official documentation of the IEPA approval of the applicant's application and permit to install or alter equipment or control equipment if such a permit is required under the applicable IEPA standards.

- B.** In the event the IEPA lowers its air quality standards, the IEPA standards in effect on the adoption date of this ordinance shall remain applicable. Under these circumstances, prior to the City issuing a building permit, an applicant must submit to the Appropriate Official documentation from a licensed engineer demonstrating that the use complies with the IEPA standards (on the adoption date of this ordinance).

- C.** In the event the IEPA raises its air quality standards, the new IEPA standards shall apply, and the applicant must comply with the requirements of Subsection B of this Section.

- 34.5 Toxic Matters** The release of airborne toxic matter from any operation or activity shall not exceed the fractional quantities permitted below of the threshold limit values adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not listed, verification that the proposed level of toxic matter will be safe and not detrimental to the public health or injurious to plant and animal life will be required. The measurement of toxic matter shall be on the average of any twenty-four (24) hour sampling period.

- A. All B Zones and the ORT Zone.** In all B zones and in the ORT zone, the release beyond lot lines of airborne toxic matter shall not exceed one-eighth (1/8) of the threshold limit values.

- B. I-1 and I-2 Zones.** In the I-1 and I-2 zones, the release of airborne toxic matter shall not exceed one-eighth (1/8) of the threshold limit values beyond zone boundary lines.

**34.6 Vibration.** Earth borne vibrations from any operation or activity shall not exceed the displacement values below. Vibration displacements shall be measured with an instrument capable of simultaneously measuring in three (3) mutually perpendicular directions. The maximum vector resultant shall be less than the vibration displacement permitted. The maximum displacements shall be determined by the following formula:

$$D = \frac{K}{f}$$

where

D = displacement in inches

K = a constant given in table below

f = the frequency of the vibration transmitted through the ground in cycles per second

Zone and Place of Measurement	Continuous	Impulsive (at least 1 second rest between pulses which do not exceed 1 second duration)	Less Than 8 Pulses Per 24 Hour Period
B Zones and ORT Zone: At Lot Line	0.003	0.006	0.015
I-1 Zone and I-2 Zone:			
1. At Zone Boundary Line	0.030	0.060	0.150
2. At R Zone, Recreational Area or School Boundary Line	0.003	0.006	0.015

**34.7 Glare Illumination.** See Illumination Provisions, Article 35.

**34.8 Sewage Waste.** Sewers and sewage discharge shall meet the appropriate City code and all IEPA requirements.

**34.9 Storage**

**A.** The open storage of materials and equipment, except for sales display, shall be subject to the following requirements:

1. Storage of materials and equipment shall be completely screened from view. An eight-foot (8') solid wall fence with a level A bufferyard as described in Article 36 will be required.
2. All combustible material shall be stored in such a way as to include, where necessary, access drives to permit free access of firefighting equipment.

- B. The bulk storage of flammable liquids and chemicals, when stored in above-ground tanks, shall occur no closer than the lot line or any principal building than the distance indicated by the following table:

Capacity Per Container (Gallons)	Minimum Separation Distances for Above Ground Containers
Less than 125	None
125 to 250	10 Feet
251 to 500	10 Feet
501 to 2,000	25 Feet
2,001 to 30,000	50 Feet
30,001 to 70,000	75 Feet
70,001 to 90,000	100 Feet

- C. The underground bulk storage of flammable liquids shall be located in accordance with the Uniform Fire Code regarding tank storage underground, except the minimum distance between such underground tanks and any R zone boundary shall be at least ten feet (10').

34.10 **Screening.** See bufferyard requirements as described in Article 36.

34.11 **Noise.** The following requirements shall apply in all districts:

- A. The sound pressure level, to be measured as described below, shall not exceed the following decibel levels in the designated octave bands when adjacent to the designated types of use districts:

Octave Band (Cycles Per Second)	Sound Level In Decibels	
	B-1, B-2, B-3 Districts	All Residential Districts
Zero to 75	73	58
76 to 150	69	54
151 to 300	65	50
301 to 600	61	46
601 to 1,200	55	40
1,201 to 2,400	48	33
2,400 to 4,800	41	26
Over 4,800	35	20

- B. Objectionable sounds of an intermittent nature which are not easily measured shall be controlled so as not to become a nuisance to adjacent uses.
- C. Method of Measurement: Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as prescribed by the American Standards Association.

## ARTICLE XXXV - ILLUMINATIONS PROVISIONS

Parking Facility and Exterior Security Lighting:

35.1 **Purpose.** The purpose of this section is to establish lighting requirements for personal safety and crime prevention while regulating any spill-over of light and glare on operators of motor vehicles,

pedestrians, and land uses near a light source to promote personal and traffic safety and to prevent the creation of public nuisances.

**35.2 Lighting Plan.** Except for single family and two family dwellings, plans for required parking lot and security lighting shall be approved by appropriate officials and the police department prior to approval and issuance of permits. Plans, at appropriate scale, shall be based on accurate, approved final site plans and shall depict all exterior lighting as to its location, orientation and configuration. This must include, but not be limited to:

- A. Luminaire height;
- B. Luminaire and standard technical specifications;
- C. Intensity of illumination measured at the least point of illumination and the greatest point of illumination when measured from ground level;
- D. Type of light source (Metal Halide, High Pressure Sodium, etc.);
- E. Hours of illumination; and
- F. Photometric plan superimposed on the site plan for each classification of lighting with points no greater than 30 feet apart.

**35.3 Illumination Performance Standards**

**A. Lighting Standards**

1. Wall or roof lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within 30 feet of the building. No wall or roof lighting shall be used to illuminate areas for motor vehicle parking or access unless the police department and the appropriate officials find the following:
  - a. That the proposed lighting is not in conflict with the stated purpose in this section.
  - b. That the proposed lighting will not unreasonable harm or restrict public health, safety, and welfare or create a nuisance; and
  - c. The proposed luminaire has a cutoff angle of less than or equal to 66 degrees.
2. Any open area used for motor vehicle parking, storage, or access shall be illuminated with freestanding luminaries. Freestanding luminaries are permitted to be a maximum of 30 feet in height with a 3-foot support, for a maximum height from the ground of 33 feet. When a luminaire is located within 500 feet of a protected residential property, the maximum permitted luminaire height shall be 25 feet. All measurements shall be taken from the average elevation of the finished grade within 10 feet of the structure or fixture to the highest point of the luminaire. All luminaries must have a total cutoff angle equal to or less than 90 degrees. The use of exterior lighting with a cutoff angle greater than 90 degrees shall be permitted only when the police department and appropriate official find the following:
  - a. That the lighting is not in conflict with the stated purpose in this section;
  - b. That the proposed lighting will not unreasonably harm or restrict public health, safety, and welfare or create a nuisance; and
  - c. The proposed lighting will not result in an impairment of vision creating a hazard for vehicular or pedestrian traffic.
3. In no instance shall Low Pressure Sodium fixtures be used to illuminate non-protected residential property unless the police department finds the following:
  - a. That the proposed lighting is not in conflict with the stated purpose in this section;
  - b. That the proposed lighting will not unreasonably harm or restrict public health, safety, and welfare or create a nuisance; and
  - c. The color distortion effect of Low Pressure Sodium lighting will not create a hindrance to crime prevention and investigation.

**B. Intensity of Lighting**

1. The amount of illumination attributable to exterior lighting from a property shall not exceed 1 foot-candle when measured at any boundary line with an adjoining property. This provision may be waived by the issuing authority when:
  - a. The proposed lighting is not in conflict with the stated purpose of this section;
  - b. The proposed lighting will not unreasonably harm or restrict public health, safety, and welfare or create a nuisance; and
  - c. The proposed lighting will not result in an impairment of vision creating a hazard for vehicular or pedestrian traffic.
  
2. All parking lot and parking structure lighting located within 300 feet of a protected residential property line may be illuminated not more than one (1) hour before the start of business and shall be extinguished within one (1) hour after the end of business except as approved by the police department after finding the following:
  - a. The property has been identified as an area where the incidence or potential for crime warrant additional lighting;
  - b. Additional lighting is required to increase visibility of a property which is not readily accessible for police during routine patrol; and
  - c. The use of timers, sensors, or other devices that produce a reduced lighting level that does not conflict with the stated purpose in this section.

**C. Glare/Illumination.** In all zoning districts, any lighting shall be arranged to reflect the light away from adjoining property. A person shall not conduct a use that has a source of illumination that produces glare clearly visible beyond a property line or creates a sensation of brightness within a visual field so as to cause annoyance, discomfort, or impairment of vision. The use of lenses, deflectors, shields, louvers, or prismatic control devices shall be used to eliminate nuisance and hazardous lighting to facilitate compliance with this requirement.

**D. Parking structures.** Luminaries used for illumination of designated pedestrian walkways in parking structures shall be of a significantly different color value than luminaries used for illuminating vehicle parking and drive aisles.

**35.4 Compliance.** Any new permanent lighting (defined as existing for more than 90 days) installed after the effective date of this ordinance shall be in compliance with the requirements of this ordinance. Any existing permanent lighting located at one and two family residential uses shall conform to these illumination performance standards. Any existing permanent lighting for any use other than one and two family uses that does not comply with the requirements in this ordinance shall be considered legally non-complying and may remain, subject to the following provisions:

**A. Alterations to existing lighting**

1. When poles and support structures are removed and replaced for reasons other than acts of God or accidents, they must be replaced with luminaries, poles and supports that comply with this section; and
2. When luminaries are replaced, they must be replaced with luminaries that comply with all provisions of this section.

**B. Removal and replacement of parking lot surface.** When less than 50% of the gross area of the parking lot surface on a particular site is removed and replaced, only the parking area replaced must be provided with lighting in compliance with this section. If greater than 50% of the parking area on a particular site is removed and replaced at one time, the entire parking lot on the site where the construction activity occurs must be in full compliance with this section.

1. A parking lot or portion thereof is "removed and replaced" when any portion of the existing parking surface material is removed and a new surface is installed.

- C. New parking lots or parking lot additions. When a new parking lot or addition to an existing parking lot is constructed, the new lot or lot addition must be provided with lighting in compliance with this section.
- D. New structures, additions, or replacements. When a site is improved with new structures, or additions to, or replacements of existing structures, the lighting for the new structure, addition or replacement on the site must be upgraded with complying lighting. The parking lot lighting must be upgraded with complying lighting over a portion of the parking area that is equivalent to the amount of parking that would be required for the new structure, addition or replacement. In the event that the new structure, addition or replacement is accompanied by new or replaced parking area, the amount of upgraded lighting area shall be that required under this section.
- E. Change of type of occupancy. When the type of occupancy of a site is changed, the lighting for the site shall be upgraded, to comply with this section for the structure and the parking lot be upgraded for the required parking for the occupancy as established in this code. For purpose of determining the type of occupancy of a site, the occupancy classifications of the city code shall be utilized.
- F. Unoccupied sites. When a site has been unoccupied for a period of one year, the lighting shall be upgraded to fully comply with this section prior to any reoccupation of the site.
- G. Development application. When a development application is made for a site, the city council may as a condition of approval require compliance with any or all of the performance standards of this section and the extent of compliance required in such cases may be greater than that otherwise required in this section, if deemed reasonably necessary to protect the public health, safety, or welfare and to achieve the proposes of this section.

**35.5 Point of Measurements.** Any light intensity measurement taken at the property line shall be measured at the greatest point of illumination of said property line. Any measurements to determine the minimum and maximum lighting levels internal to a site will be measured by positioning the meter horizontally at ground level at the greatest and least points of artificial illumination.

**35.6 Applicability.** Modifications to the requirements of this section may be approved as part of a final development plan for a planned development overlay district, pursuant to the provisions provided:

- A. That any deviations from lighting standards established by this section are clearly delineated in the plan submission reviewed by the planning commission and approved by the city council;
- B. That any deviations are consistent with the purposes of this section.
- C. That the minimum light level proposed provides a minimum of 75 percent of the illumination required in this section;
- D. That the height of support poles above grade does not exceed the maximum permitted by this section by more than 25 percent, except that no development shall be allowed for increased support pole height within 500 feet of a protected residential property; and
- E. That no increase in glare occurs as a result of deviation from the adopted standards.

## **ARTICLE XXXVI - LANDSCAPE AND BUFFERYARD REQUIREMENTS**

**36.1 Site Plans.** If a building or parking lot permit is applied for and no zoning action is required, an administrative site plan approval will be required.

**36.2 Site Plan Review.** An application for a building or parking lot permit shall promptly be forwarded to the appropriate officials. Review must be completed within fifteen (15) days of the receipt by the city of a complete site plan review application. If, in the judgment of the appropriate officials, the site plan review application does not contain sufficient information to enable the appropriate city officials to

properly carry out its responsibilities, the appropriate officials may request additional information from the applicant. In that event, the 15-day period previously referred to shall be suspended, pending the receipt of all information requested by the appropriate officials.

**36.3 Appeal Process.** If the appropriate officials approve a site plan, a building or parking permit may then be issued. If the appropriate officials do not approve a site plan, the applicant may appeal the appropriate officials' decision to the appropriate authority. A notice of appeal must be filed with the appropriate official no later than fifteen (15) days after receipt by the applicant of the decision of the appropriate officials.

**36.4 Exemption from Site Plan Requirements.** One and two family residences are exempt from citywide site plan review requirements. In addition, site plans shall not be required for renovation or expansion of an existing structure or use unless access points would be changed or a substantial increase in traffic to the site would be generated.

**36.5 Parking Lots**

**A. Permits for Off-Street Parking Lots.** No person shall expand an existing parking lot or construct a new parking lot of five (5) spaces or more without having first obtained a written permit therefore, issued by the appropriate official, or his designee representative. Prior to obtaining a permit for such expansion or new construction, the applicant shall submit to the appropriate official or his designated representative, a landscape/site plan as required in the Zoning Ordinance, and plans showing the construction specifications for all off-street parking lots and he shall provide for proper inspection of construction.

**B. Construction.** All off-street parking lots required to obtain a permit as identified in the above section shall be laid to the line and grade of, and shall conform to surface thickness and other specifications of the appropriate city official or his designated representative.

**C. Landscaping and Screening Requirements for Off-Street Parking Lots.** The provisions of this section for the installation and maintenance of landscaping and screening requirements are intended to protect the character and stability of residential, commercial, industrial and conservation areas, and to enhance the aesthetic and visual image of the city.

1. Parking lots of five (5) or more spaces shall be set back ten feet (10') from the front property line(s). Landscaping requirements with the front yard(s) include that the yard be seeded or sodded with lawn. Rock cover may be used, but may not exceed twenty percent (20%) of the landscaped front yard setback. In addition, one canopy tree for every five (5) parking spaces and a minimum of five percent (5%) ground cover landscape coverage of shrubs and evergreens/conifers shall be required.

The ten-foot (10') front yard setback may be reduced to five feet (5') if there is a continuous twenty-six inch (26") solid wall/fence or shrubbery hedge provided. Sodding, rock ground cover, canopy tree and ground cover landscape coverage requirements will still be applied if a solid wall/fence is provided. Sodding and/or rock ground requirements will still be applied if a shrubbery fence is provided.

2. Parking lots of five (5) or more spaces shall be setback five feet (5') from side and rear property lines. Landscaping requirements within the side and rear yards include that the yard be seeded or sodded with lawn. Rock ground cover may be used, but may not exceed twenty percent (20%) of the landscaped side and rear yard setback. In addition, one canopy tree for every five (5) parking spaces and a minimum of five percent (5%) ground landscape coverage of shrubs and evergreens/conifers shall be required.

When a side and/or rear yard is adjacent to a residential use, a continuous four foot (4') solid wall/fence or shrubbery hedge shall also be provided with the five foot (5') setback yard. If a four-foot (4') shrubbery hedge is provided, canopy tree and ground landscape coverage shall not be required.

3. Wherever landscaping and screening requirements may interfere with traffic vision, the height and placement shall be determined by the City Engineer.
  4. Trees and other landscaping shall be of a species which are hardy to the area and have measured diameters of such identified in the Minimum Standards for Plantings section of this appendix. Prohibited trees are identified in the Section 36.8.
  5. Subject to the approval of the appropriate official, alternate landscaping plans may be substituted for consideration.
  6. A landscape/site plan will be required to be submitted for staff review prior to issuing a parking lot development permit for parking lots of five (5) spaces or more. The following basic standards should be set:
    - a. Drawn to scale;
    - b. Identify location of landscaping or other features;
    - c. Specify nature of materials (i.e., species, variety, etc.);
    - d. Specify number of plants, shrubs, trees, etc., by species.
  7. Landscaping and screening must be maintained in good condition, free of refuse and debris, and provide a healthy, neat and orderly appearance at least equal to the original installation. It shall be the owner's responsibility to see that the landscaping is maintained.
- D. Appeal Process. If the appropriate officials approve a site plan, a parking lot permit may then be issued. If the appropriate officials do not approve a site plan, the applicant may appeal the staff decision to the appropriate authority. A notice of appeal must be filed with the Planning and Redevelopment Administrator no later than fifteen (15) days after receipt by the applicant of the staff decision.

### **36.6 Bufferyard Requirements**

- A. Intent. The provisions of this section are to provide specific landscape screening and bufferyard requirements to reduce the incompatibility between zoning districts of different intensity and type. These bufferyards will lessen the adverse impact of more intense land uses upon residential areas and/or other areas of less intense use by reducing noise, visual and other environmental impacts.
- B. Requirements. In addition to landscaping and screening requirements for off-street parking areas, bufferyard standards will also apply for site plans requiring a zoning change, special use permit and non-exempt site plan review requirements. The bufferyard requirement is determined by the difference between the zoning district of the subject property and the zoning district of adjacent properties. The specific requirements are identified in the following sections and the accompanying table: "Schedule of Bufferyard Requirements." Landscaping and screening requirements for off-street parking areas apply to the side of the property abutting a public street right-of-way. A list of prohibited trees is provided in the section entitled "Prohibited Trees."
- C. Description of Bufferyards A through D
  1. Type A Buffer. The standard buffer within Type A is eight feet (8') wide and contains the following number of required plants per one hundred feet (100'):
    - a. 1 canopy tree;
    - b. 1 understory tree;
    - c. 6 shrubs;
    - d. 1 evergreen/conifer.

Depending on the space available, the applicant may choose one of several alternative buffer widths to provide a Type A buffer, each with a different amount of required plantings reflected as a multiplier of the required plant units per one hundred feet (100'). The alternatives include the following:

- a. Twenty-foot (20') wide buffer with fifty percent (50%) of the required plant units per one hundred feet (100').
  - b. Sixteen-foot (16') wide buffer with sixty percent (60%) of the required plant units per one hundred feet (100').
  - c. Twelve-foot (12') wide buffer with eighty percent (80%) of the required plan units per one hundred feet (100').
  - d. Four-foot (4') wide buffer with ninety percent (90%) of the required plant units and a continuous hedge set back three feet (3') from the property line or fence.
2. Type B Buffer. The standard buffer with Type B is ten feet (10') wide and contains the following number of required plant per one hundred feet (100'):
- a. 2 canopy trees;
  - b. 2 understory trees;
  - c. 6 shrubs;
  - d. 2 evergreens/confers.

Depending on the space available, the applicant may choose one of several alternative buffer widths to provide a Type B buffer, each with a different amount of required plantings. Type B buffer alternatives range from a twenty-five foot (25') wide buffer with fifty percent (50%) of the required plantings to a five-foot (5') wide buffer with ninety percent (90%) of the required plantings and a continuous hedge or fence.

3. Type C Buffer. The standard buffer within Type C is fifteen feet (15') wide and contains the following number of required plantings per one hundred feet (100'):
- a. 3 canopy trees;
  - b. 2 understory trees;
  - c. 9 shrubs;
  - d. 3 evergreens/conifers.

Depending on the space available, the applicant may choose one of several alternative buffer widths to provide a Type C buffer, each with a different amount of required plantings. Type C buffer alternatives range from a twenty-five foot (25') wide buffer with sixty percent (60%) of the required plantings to a six-foot (6') wide buffer with ninety percent (90%) of the required plantings and a continuous fence.

4. Type D Buffer. The standard buffer within Type D is fifteen feet (15') wide and contains the following number of required plants per one hundred feet (100'):
- a. 3 canopy trees;
  - b. 2 understory trees;
  - c. 15 shrubs;
  - d. 5 evergreens/conifers.

Depending on the space available, the applicant may choose one of several alternative buffer widths to provide a Type D buffer, each with a different amount of required plantings. Type D buffer alternatives range from a twenty-five foot (25') wide buffer with sixty percent of the required plantings to an eight-foot (8') wide buffer with ninety percent (90%) of the required plantings and a continuous fence.

### **36.7 Minimum Standards for Plantings**

- A. Canopy Trees.** Two inches (2") diameter, six inches (6") above ground level, and ten feet (10') in height when planted.
- B. Understory Tree.** One-inch (1") diameter, six inches (6") above ground level, and six feet (6') in height when planted.
- C. Shrubs.** Twenty-four inches (24") in height when planted; forty percent (40%) or more must reach a mature height of six feet (6') or more.

D. Evergreens/Conifers. Two inches (2") in diameter, six inches (6") above ground level, and six feet (6') in height when planted. Twenty feet (20') minimum height at maturity.

**36.8 Prohibited Trees.** The following weak-wooded trees and generally undesirable trees for urban conditions shall be prohibited for use in meeting any of the landscaping/screening requirements for off-street parking areas and/or bufferyard requirements:

- A. Ailanthus (tree of heaven)
- B. Box Elder
- C. European Mountain Ash
- D. European White Birch
- E. Gingko, fruit bearing
- F. Hawthorne
- G. Mulberry
- H. Pin Oak
- I. Poplar
- J. Purple-Leaf Plum
- K. Russian Olive
- L. Siberian Elm
- M. Silver Maple
- N. Sweet Gum
- O. Willow

**36.9 Maintenance of Landscaping and Screening.** Bufferyard landscaping and screening must be maintained in good condition, free of refuse and debris and provide a healthy, neat and orderly appearance at least equal to the original installation. It shall be the owner's responsibility to see that the landscaping is maintained.

**36.10 Schedule of Bufferyard Requirements**

**ZONING OF ADJACENT PROPERTY**

SUBJECT PROPERTY		R-1 R-2 R-3	R-4 R-5 R-6 R-7	O-1	B-1	B-2	B-3	B-4	U-1	ORT	C-1	C-2	I-1	I-2	
	R-1 R-2 R-3	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	R-4 R-5 R-6	A	N	N	N	N	N	N	N	N	B	B	N	N	
	O-1	A	A	N	N	N	N	N	N	N	B	B	N	N	
	B-1	B	A	N	N	N	N	N	N	N	B	B	N	N	
	B-2	C	B	N	N	N	N	N	N	N	B	B	N	N	
	B-3	C	B	C	N	N	N	N	N	C	B	B	N	N	
	B-4	C	C	C	N	N	N	N	A	C	B	B	N	N	
	U-1	C	C	N	N	N	N	N	N	N	B	B	N	N	
	ORT	D	D	N	N	N	N	N	N	N	B	B	N	N	
	C-1	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	C-2	A	N	N	N	N	N	N	N	N	N	N	N	N	N
	I-1	C	C	D	B	A	N	N	B	C	C	C	N	N	
	I-2	D	D	D	B	A	A	A	C	C	D	D	N	N	

**A. Approximate bufferyard requirement:**

- A 8 feet (8') in width;
- B 10 feet (10') in width;
- C 15 feet (15') in width;
- D 15 feet (15') in width;
- N No buffer required.

**B. Position of property abutting public right-of-way is governed by landscaping for parking lot requirements.**

**36.11 Appeal Process.** If the appropriate officials approve a site plan, a building permit may then be issued. If the appropriate officials do not approve a site plan, the applicant may appeal this decision to the appropriate authority. A notice of appeal must be filed with the Planning and Redevelopment Administrator or his / her designee no later than fifteen (15) days after receipt by the applicant of the staff decision.

**ARTICLE XXXVII - VALIDITY AND REPEAL**

Should any section, subsection, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than that which is so declared to be invalid. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**ARTICLE XXXVIII - WHEN EFFECTIVE**

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Dennis E. Pauley (signed)  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED: November 5, 2012

APPROVED: November 5, 2012

ATTEST: Aleisha L. Patchin (signed)  
CITY CLERK

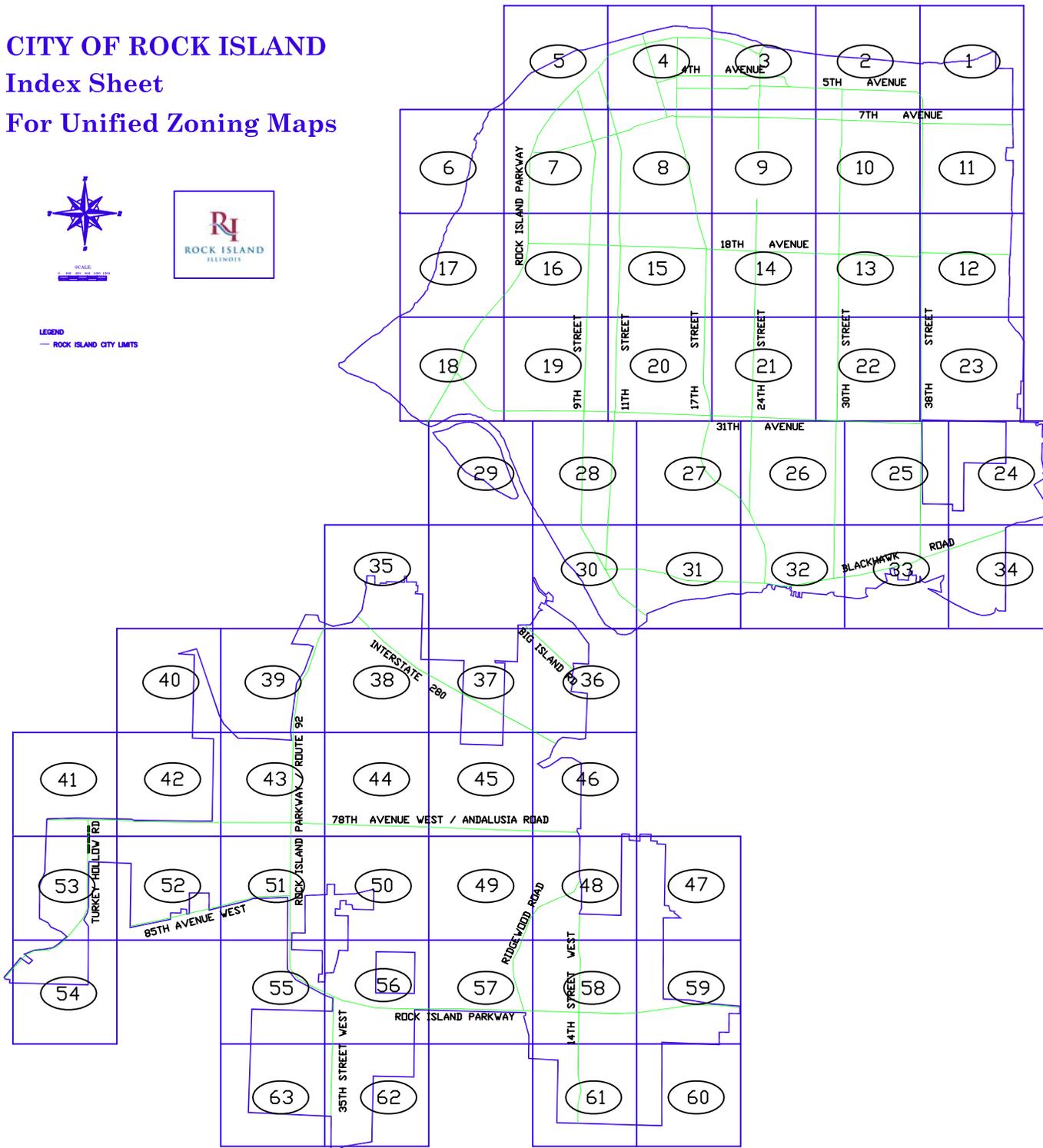
# CITY OF ROCK ISLAND

## Index Sheet

### For Unified Zoning Maps



LEGEND  
— ROCK ISLAND CITY LIMITS

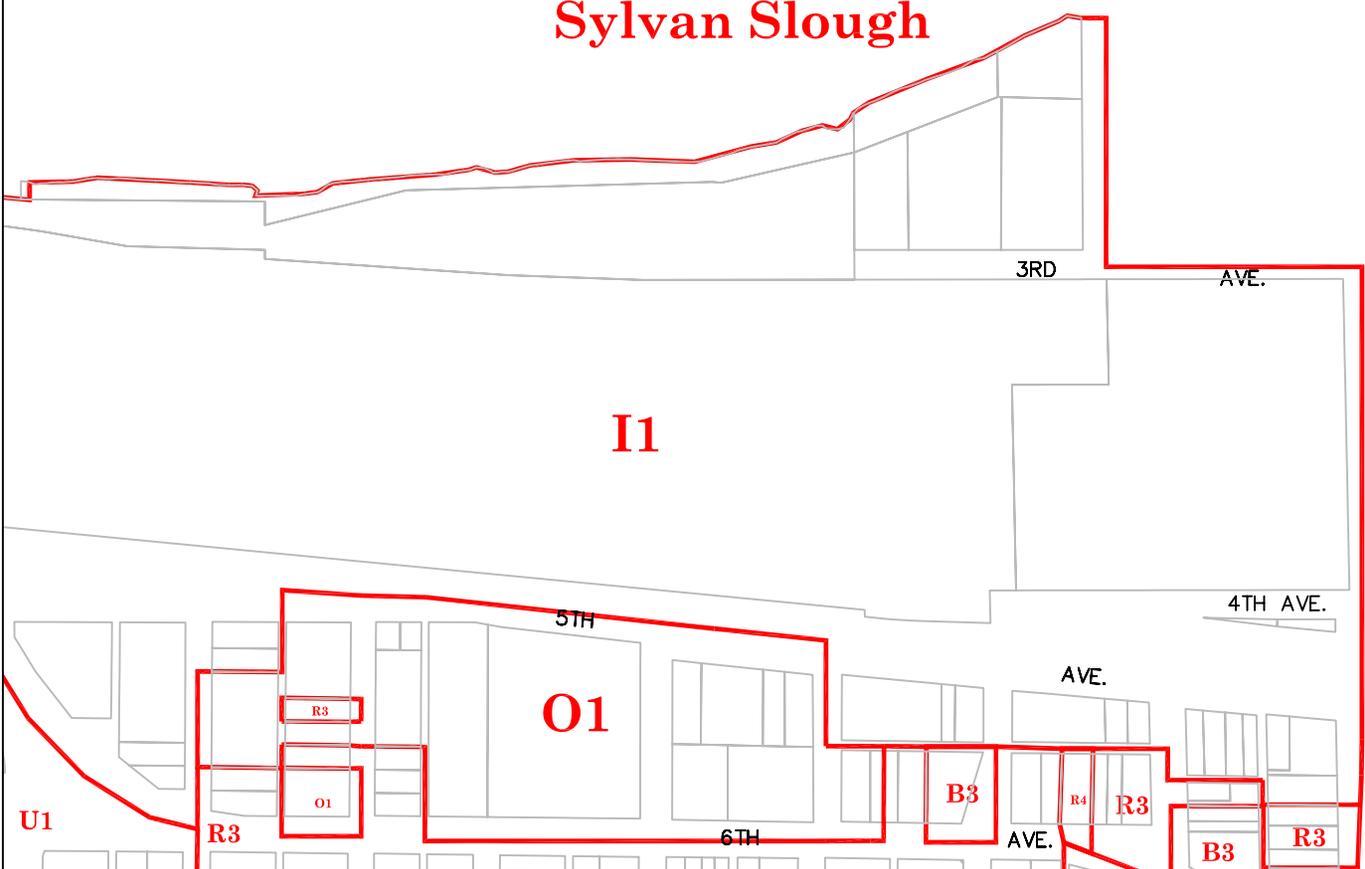


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COMMUNITY & ECONOMIC DEVELOPMENT DEPT.  
PLANNING & REDEVELOPMENT DIVISION  
OCTOBER 2009

**Sylvan Slough**



**Corporate Limits**

**LEGEND**

**UNIFIED ZONING DISTRICTS**

**RESIDENTIAL:**

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

**INDUSTRIAL:**

- I1 LIGHT
- I2 GENERAL

**BUSINESS:**

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

**CONSERVATION:**

- C1 CONSERVATION
- C2 CONSERVATION

**COLLEGE:**

- U1 UNIVERSITY & COLLEGE

**OFFICE:**

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**AGRICULTURAL:**

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**SUBURBAN:**

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



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MISSISSIPPI RIVER



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

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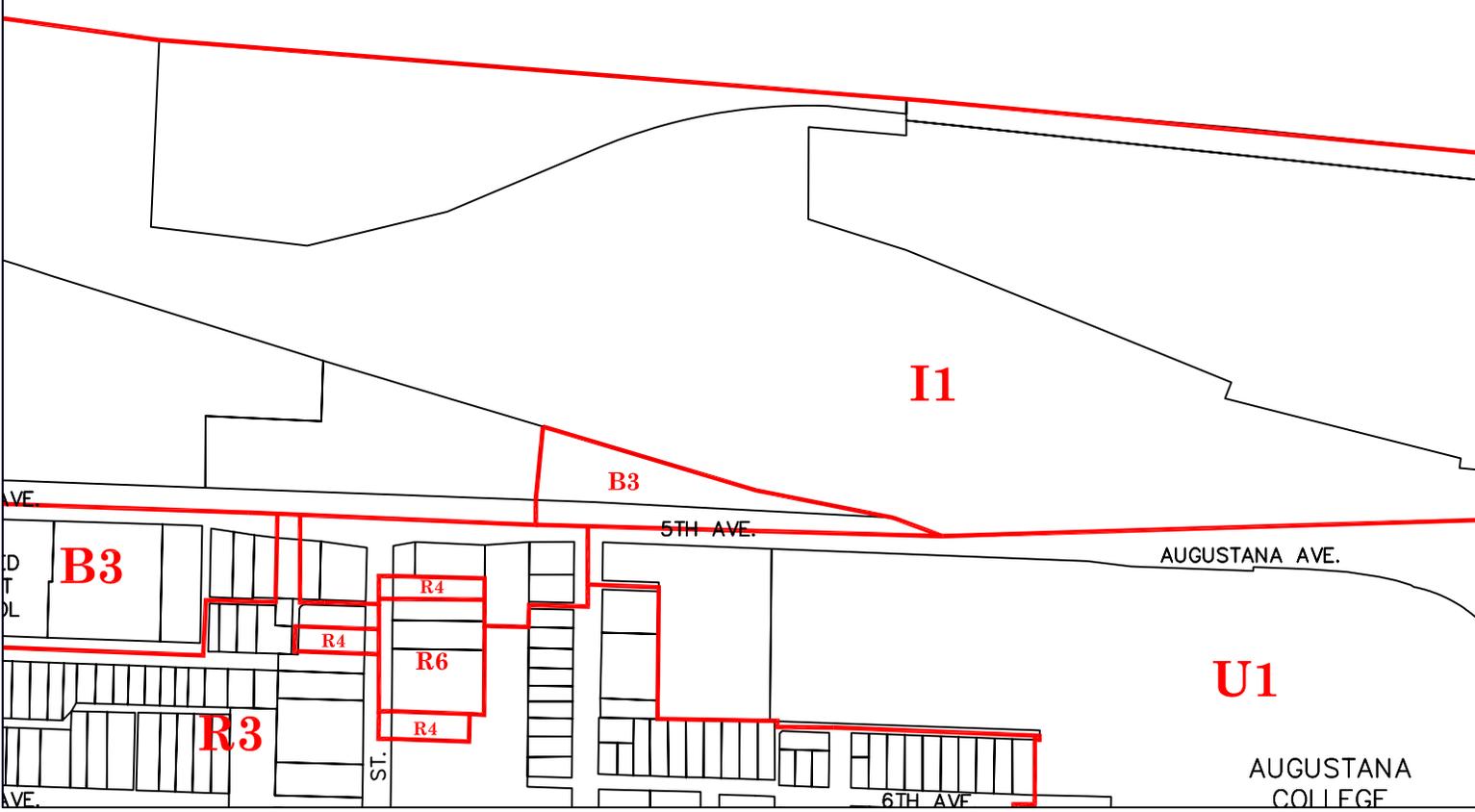
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PUD PLANNED UNIT DEVELOPMENT



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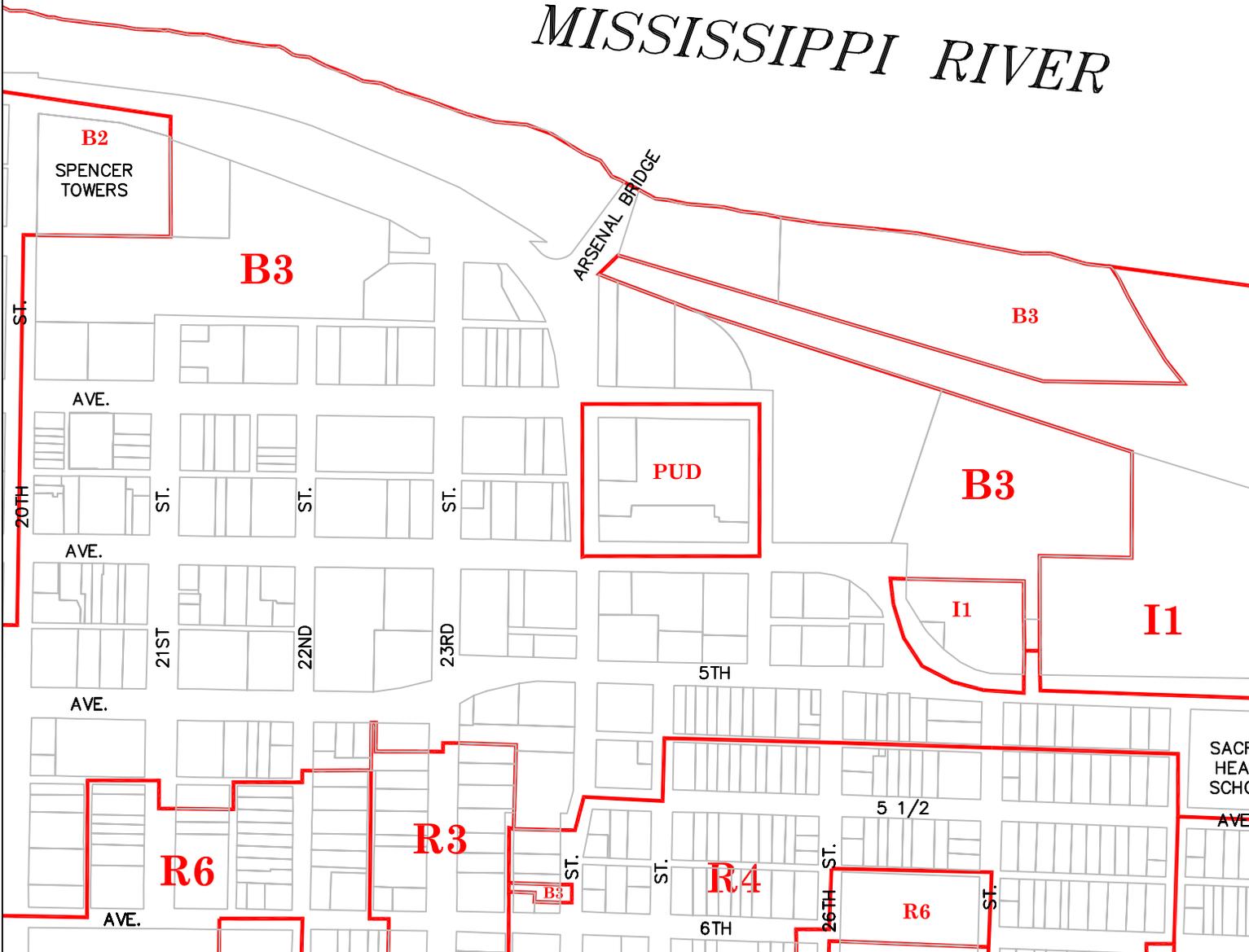
AUGUSTANA COLLEGE

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OCTOBER 2009

MISSISSIPPI RIVER



LEGEND

- UNIFIED ZONING DISTRICTS
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- PUD PLANNED UNIT DEVELOPMENT

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PLANNING & REDEVELOPMENT DIVISION  
JUNE 2012

LEGEND

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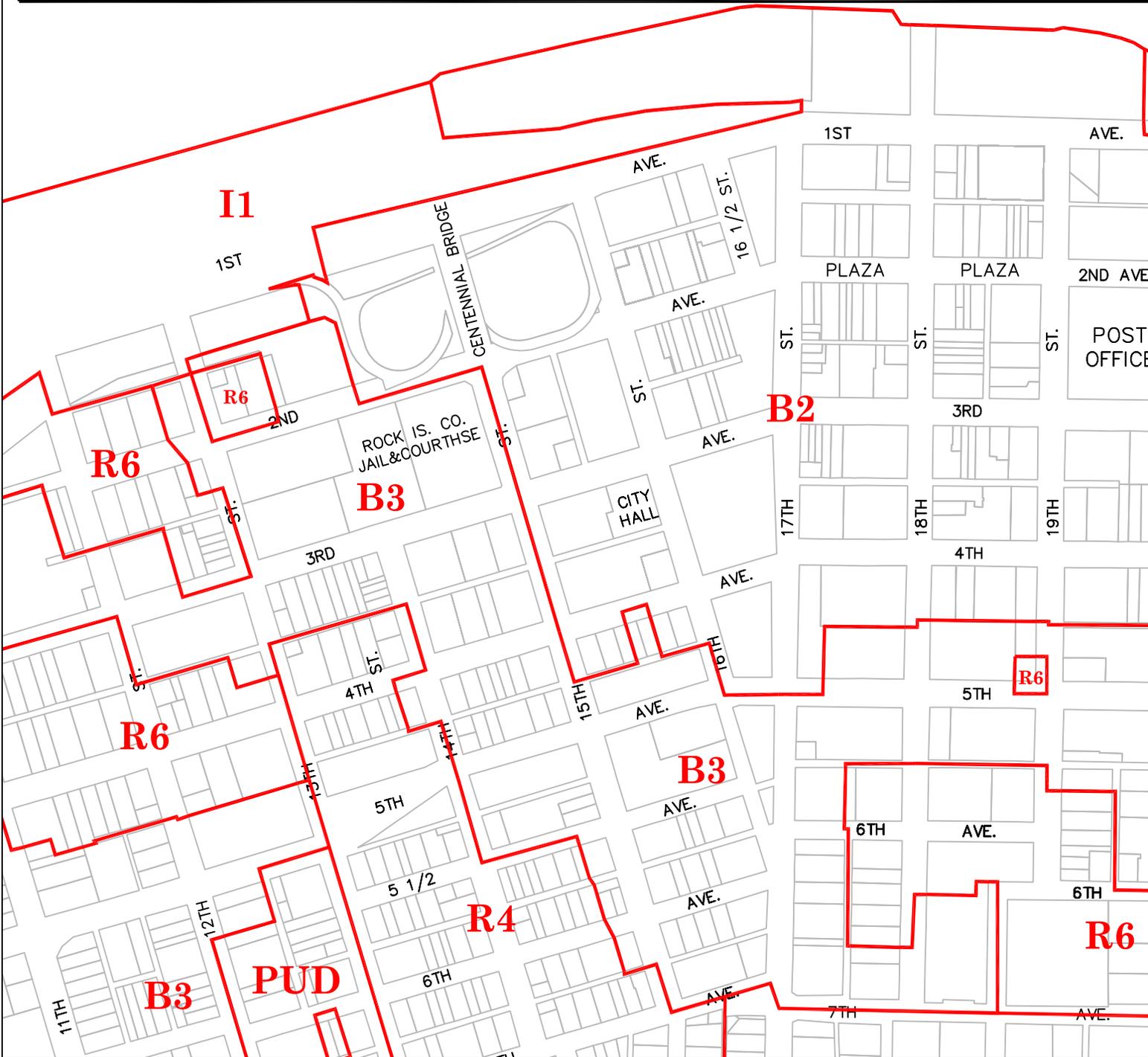
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- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT





MISSISSIPPI RIVER

MISS.	MISS.	MISS.
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JANUARY 2008

LEGEND

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- ORT OFFICE/RESEARCH/TECHNOLOGY

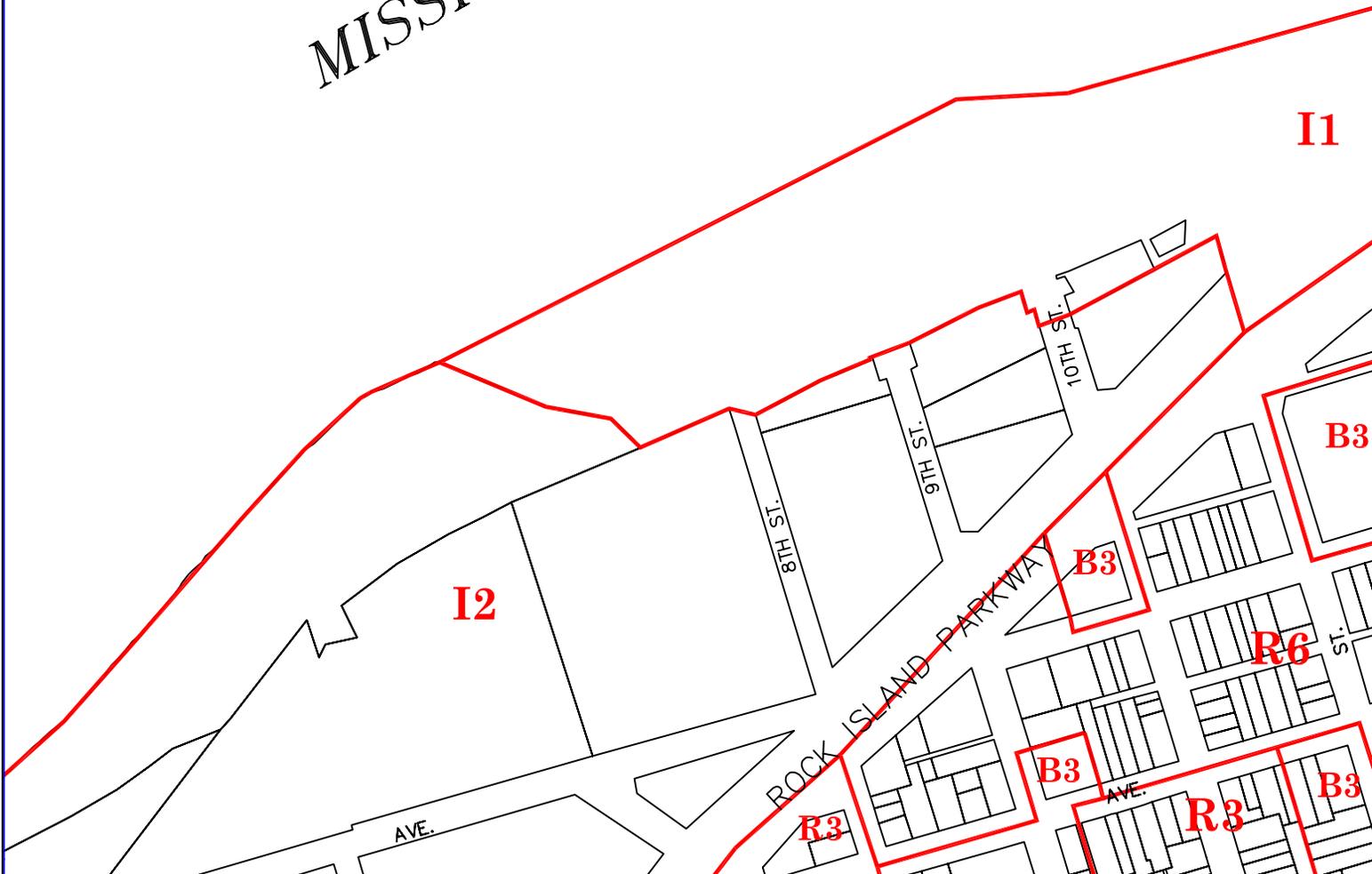
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

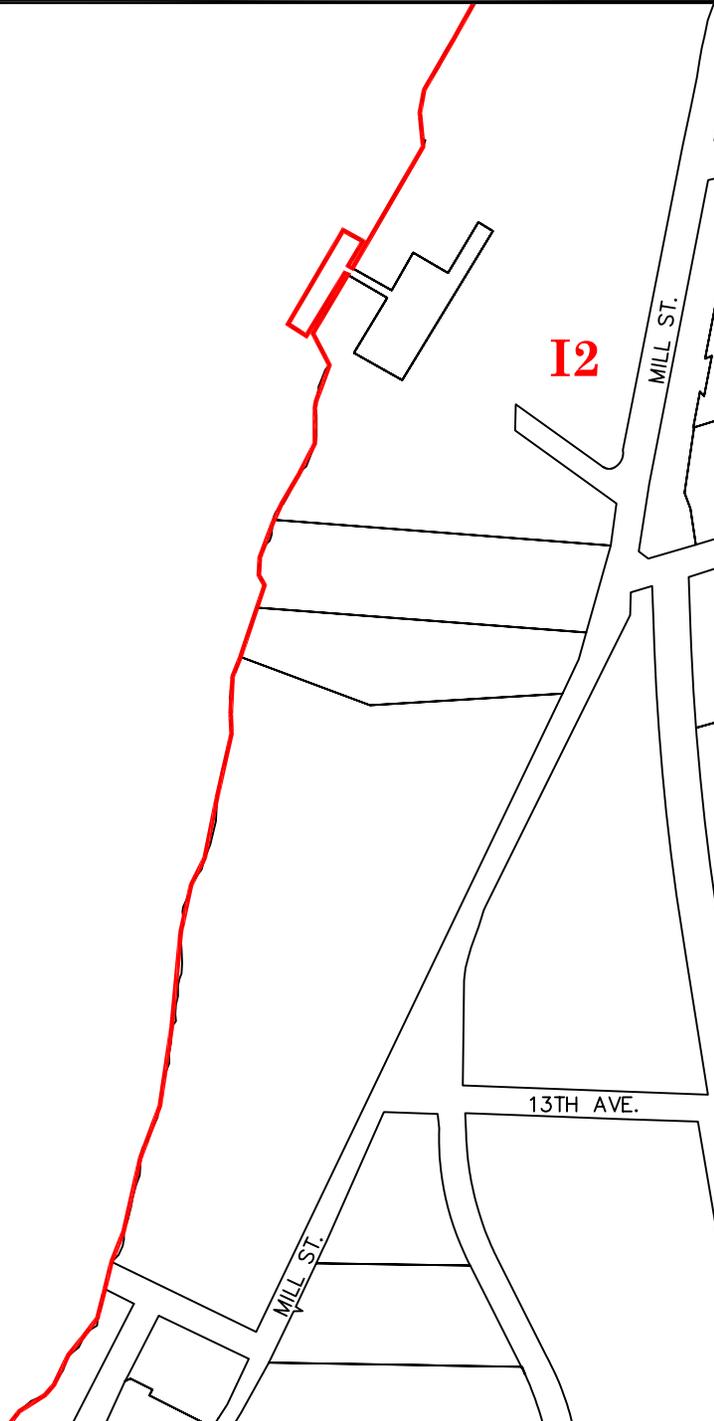
- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT





MISSISSIPPI RIVER



MISS.	MISS.	5
MISS.	6	7
MISS.	17	16



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 PLANNING & REDEVELOPMENT DIVISION  
 JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 7

MISS.	5	4
6	7	8
17	16	15



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JANUARY 2008

## LEGEND

### UNIFIED ZONING DISTRICTS

#### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

#### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

#### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

#### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

#### COLLEGE:

- U1 UNIVERSITY & COLLEGE

#### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

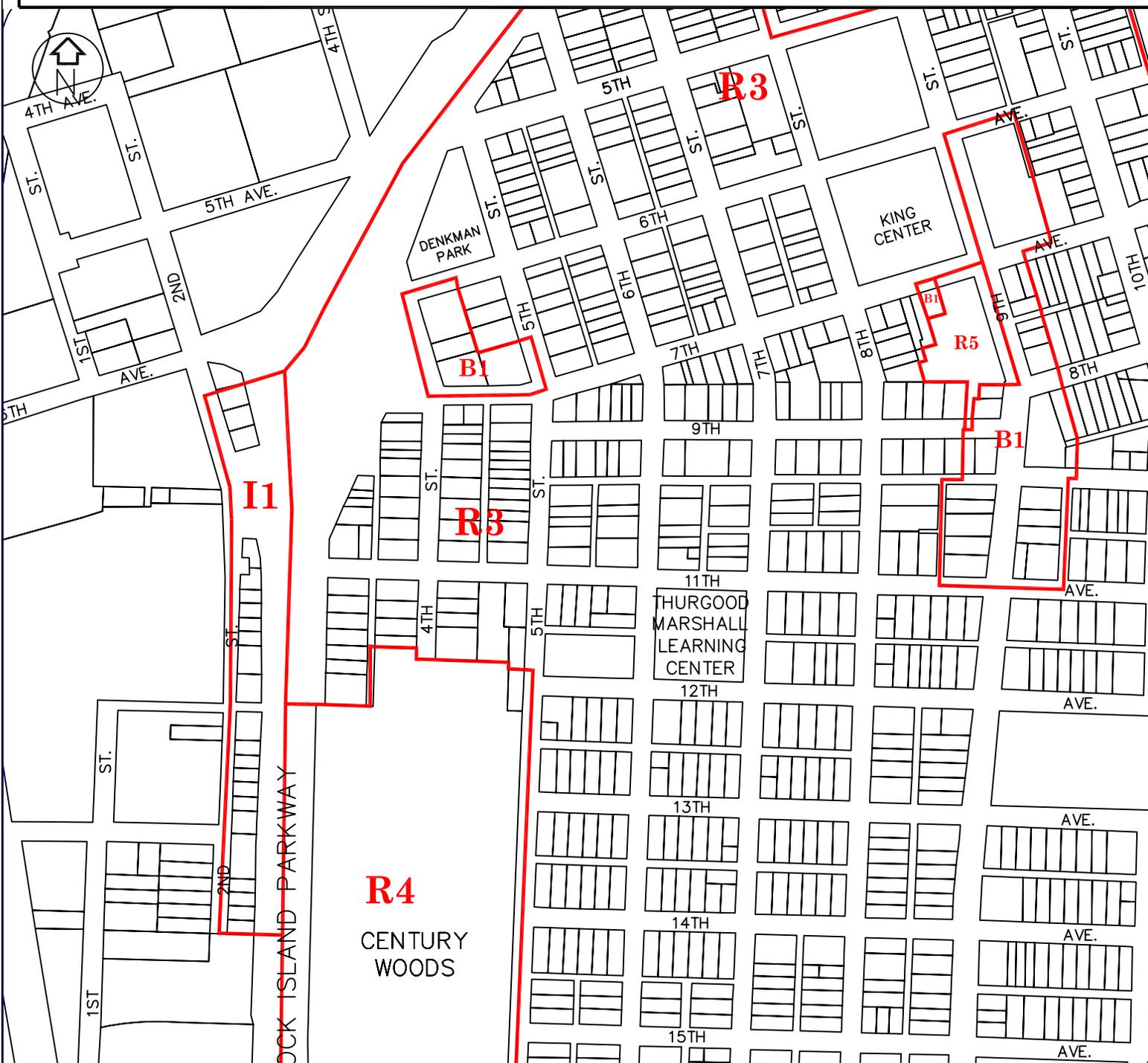
#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

- PUD PLANNED UNIT DEVELOPMENT



5	4	3
7	8	9
16	15	14



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

### LEGEND

**UNIFIED ZONING DISTRICTS**

**RESIDENTIAL:**

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

**INDUSTRIAL:**

- I1 LIGHT
- I2 GENERAL

**BUSINESS:**

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

**CONSERVATION:**

- C1 CONSERVATION
- C2 CONSERVATION

**COLLEGE:**

- U1 UNIVERSITY & COLLEGE

**OFFICE:**

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

**AGRICULTURAL:**

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

**SUBURBAN:**

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

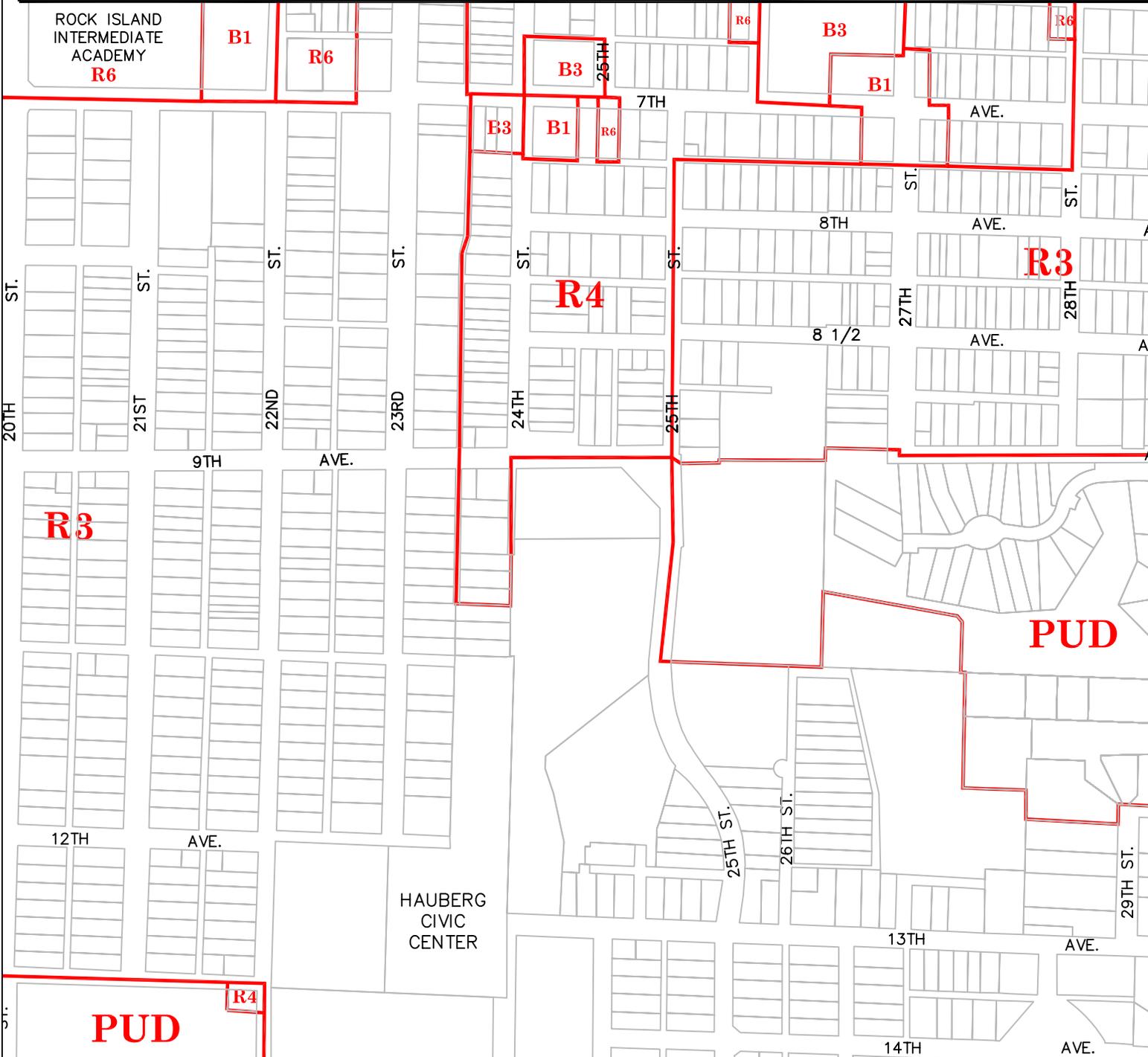
4	3	2
8	9	10
15	14	13



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PLANNING & REDEVELOPMENT DIVISION  
OCTOBER 2009

### LEGEND

- UNIFIED ZONING DISTRICTS**
- RESIDENTIAL:**  
R1 ONE FAMILY  
R2 ONE FAMILY  
R3 ONE & TWO FAMILY  
R4 ONE TO SIX  
R5 MULTIPLE FAMILY DWELLING  
R6 MULTI-FAMILY  
R7 MOBILE HOMES
- INDUSTRIAL:**  
I1 LIGHT  
I2 GENERAL
- BUSINESS:**  
B1 NEIGHBORHOOD  
B2 CENTRAL  
B3 COMMUNITY  
B4 HIGHWAY INTENSIVE
- CONSERVATION:**  
C1 CONSERVATION  
C2 CONSERVATION
- COLLEGE:**  
U1 UNIVERSITY & COLLEGE
- OFFICE:**  
O1 OFFICE  
ORT OFFICE/RESEARCH/TECHNOLOGY
- AGRICULTURAL:**  
AG1 AGRICULTURAL PRESERVATION  
AG2 GENERAL AGRICULTURAL
- SUBURBAN:**  
SE1 SUBURBAN ESTATES LOW DENSITY  
SE2 SUBURBAN ESTATES MEDIUM DENSITY  
PUD PLANNED UNIT DEVELOPMENT



# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 10

3	2	1
9	10	11
14	13	12



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NOVEMBER 2012

## LEGEND

### UNIFIED ZONING DISTRICTS

#### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

#### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

#### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

#### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

#### COLLEGE:

- U1 UNIVERSITY & COLLEGE

#### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

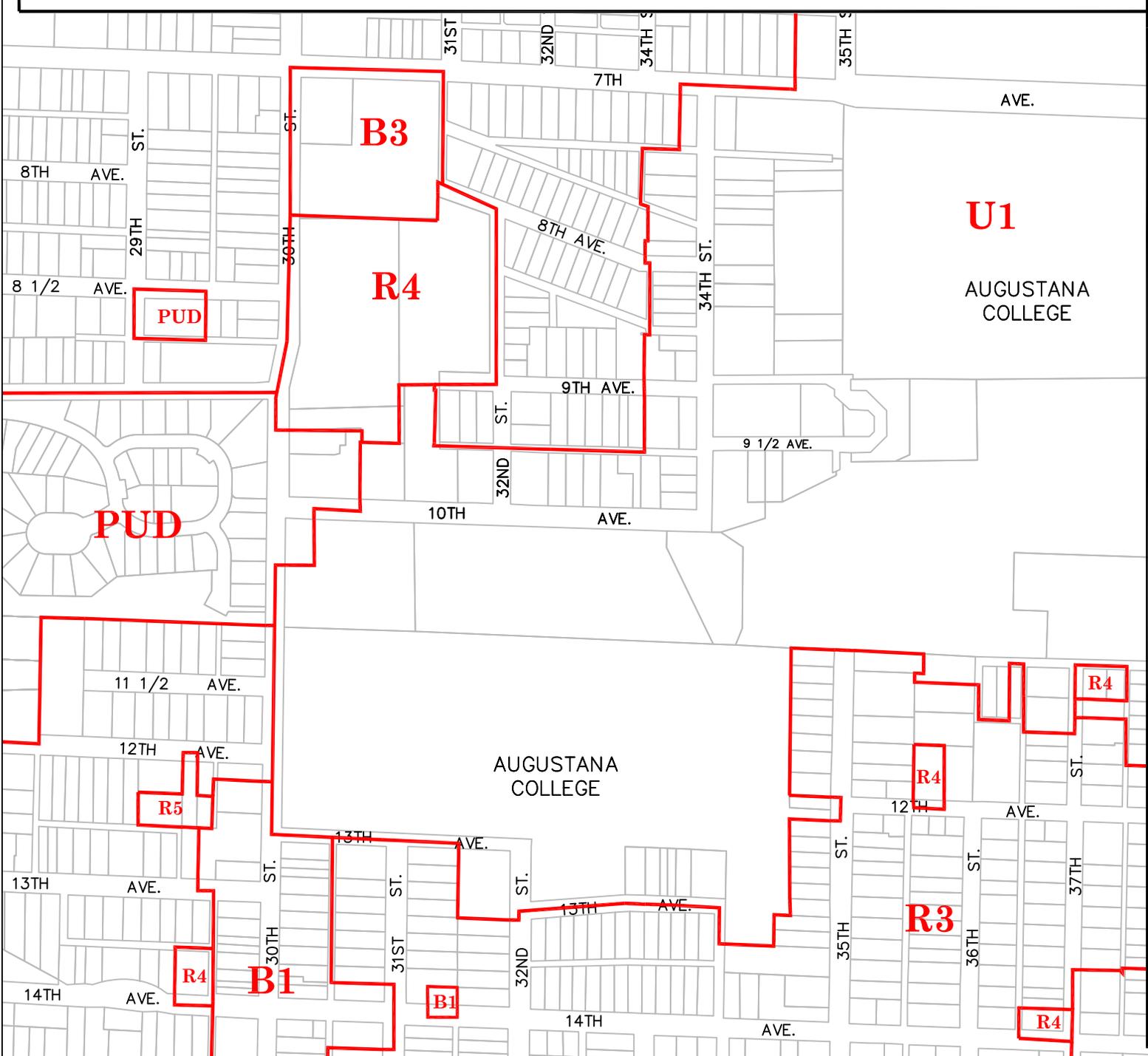
#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 11

2	1	MDL.
10	11	MDL.
13	12	MDL.



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JANUARY 2008

## LEGEND

### UNIFIED ZONING DISTRICTS

#### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

#### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

#### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

#### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

#### COLLEGE:

- U1 UNIVERSITY & COLLEGE

#### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

#### AGRICULTURAL:

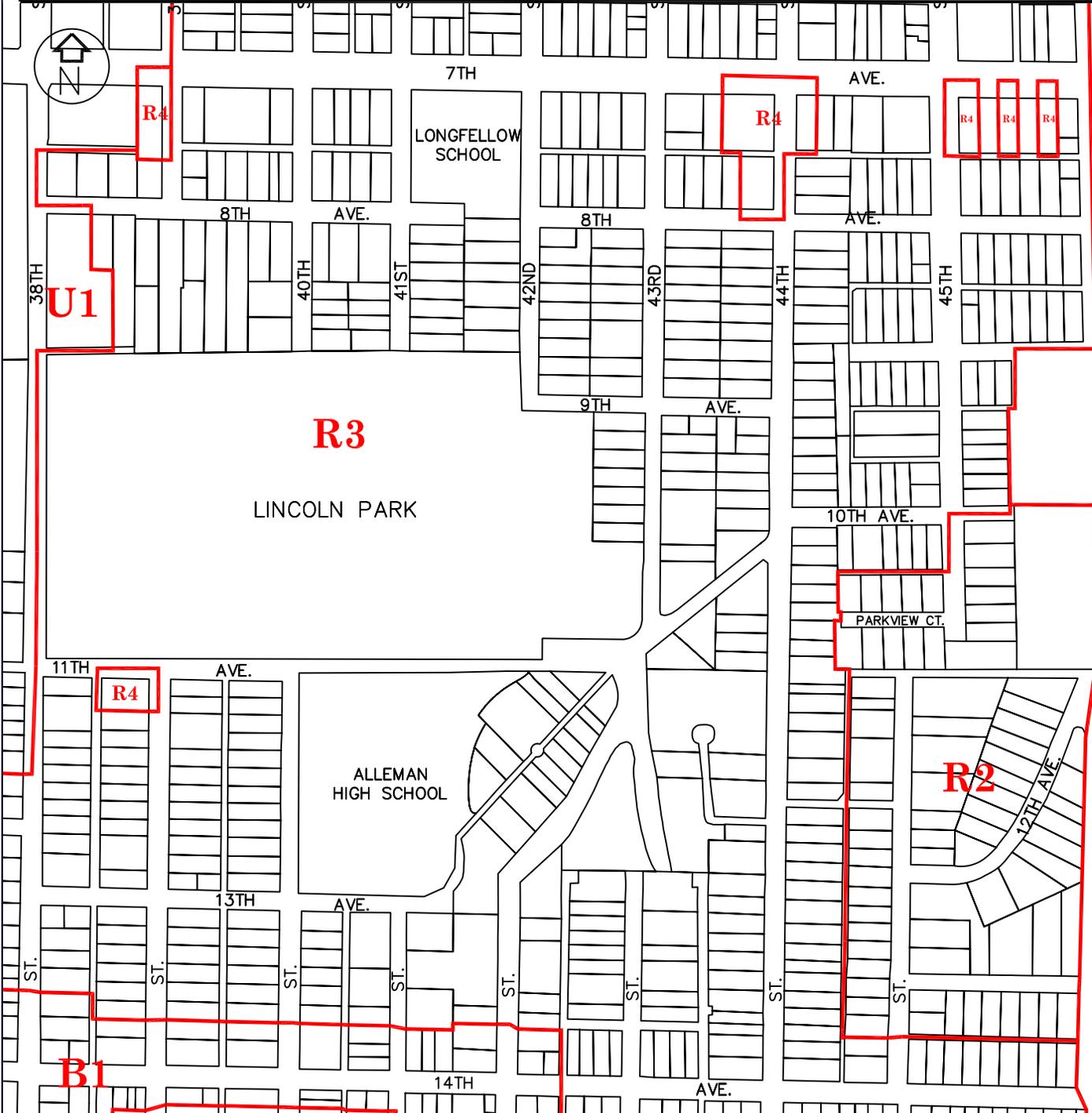
- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

- PUD PLANNED UNIT DEVELOPMENT

Corporate Limits



10	11	MDL.
13	12	MDL.
22	23	MDL.



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

AGRICULTURAL:

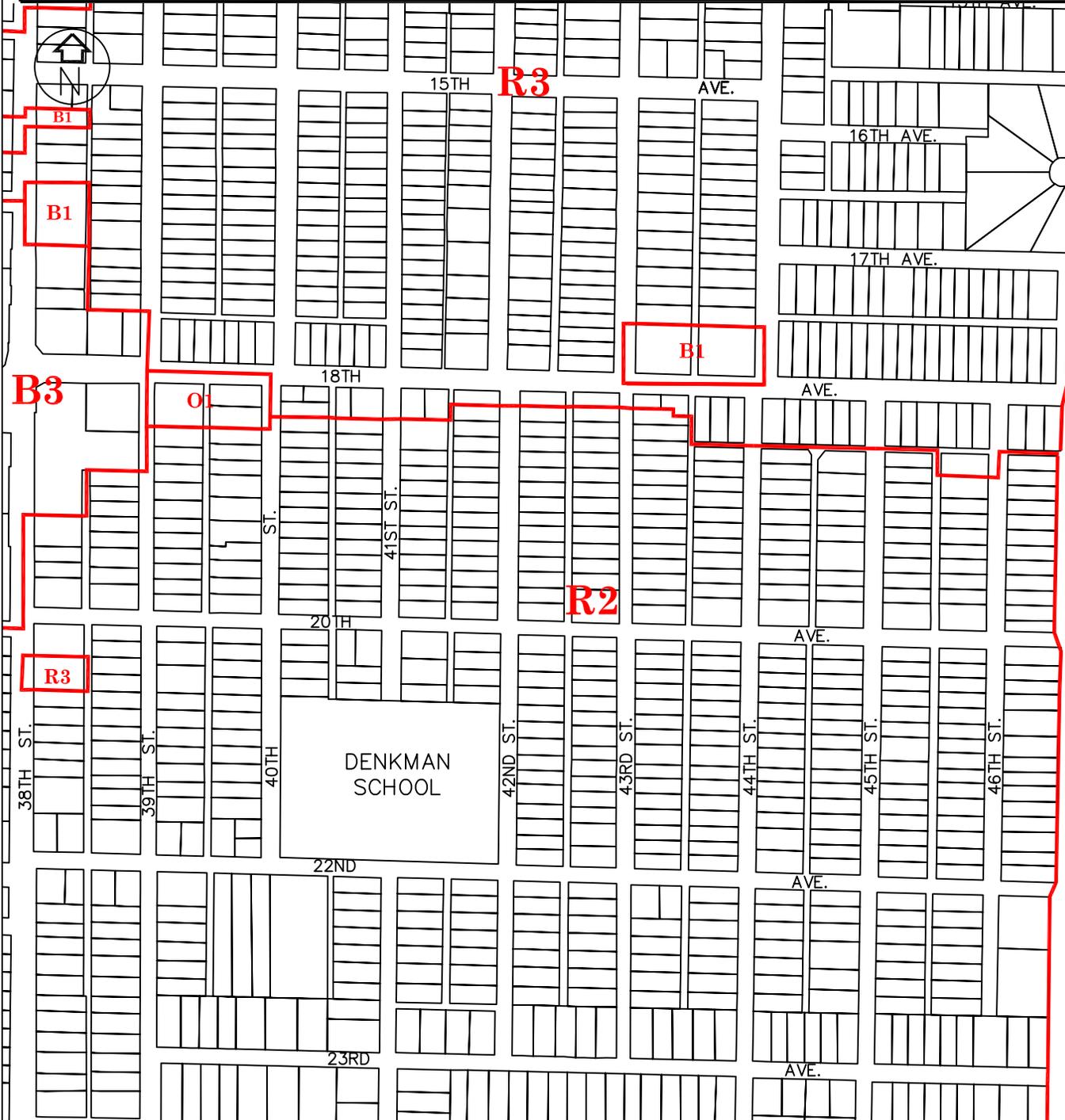
- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

Corporate Limits



9	10	11
14	13	12
21	22	23



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OCTOBER 2011

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
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CONSERVATION:

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- C2 CONSERVATION

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- U1 UNIVERSITY & COLLEGE

OFFICE:

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- ORT OFFICE/RESEARCH/TECHNOLOGY

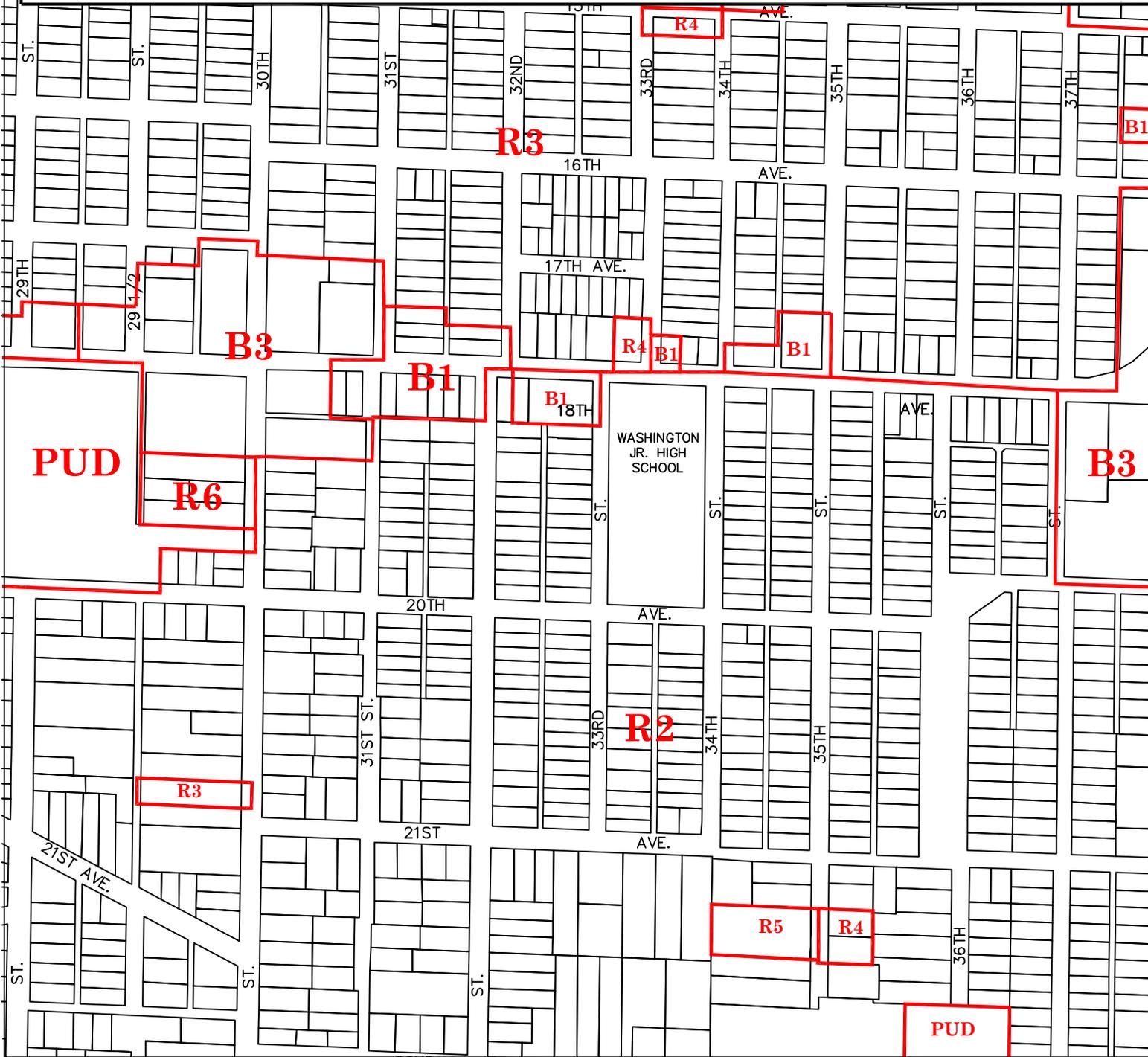
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



8	9	10
15	14	13
20	21	22



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PLANNING & REDEVELOPMENT DIVISION  
OCTOBER 2011

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

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- ORT OFFICE/RESEARCH/TECHNOLOGY

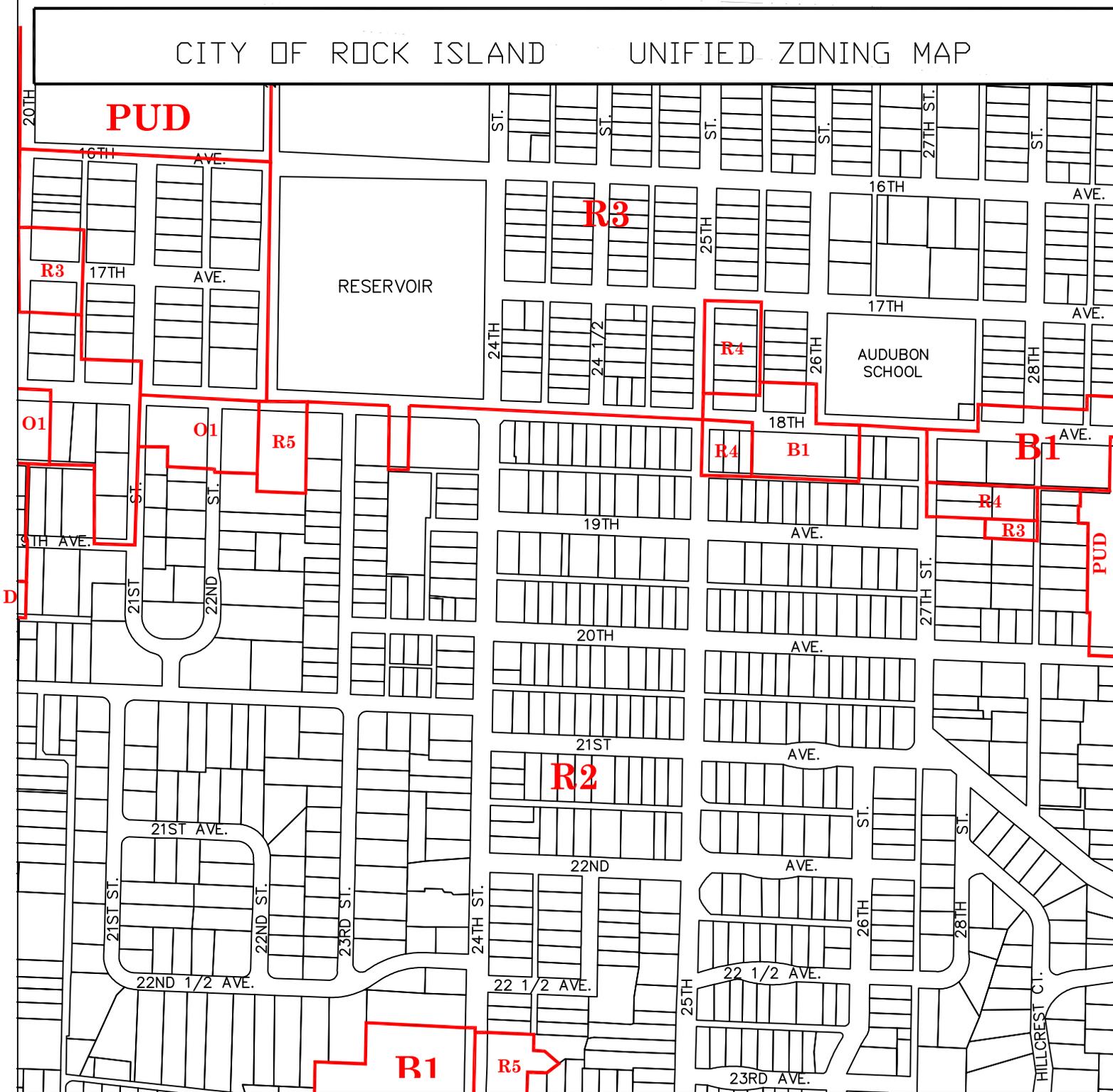
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

- PUD PLANNED UNIT DEVELOPMENT



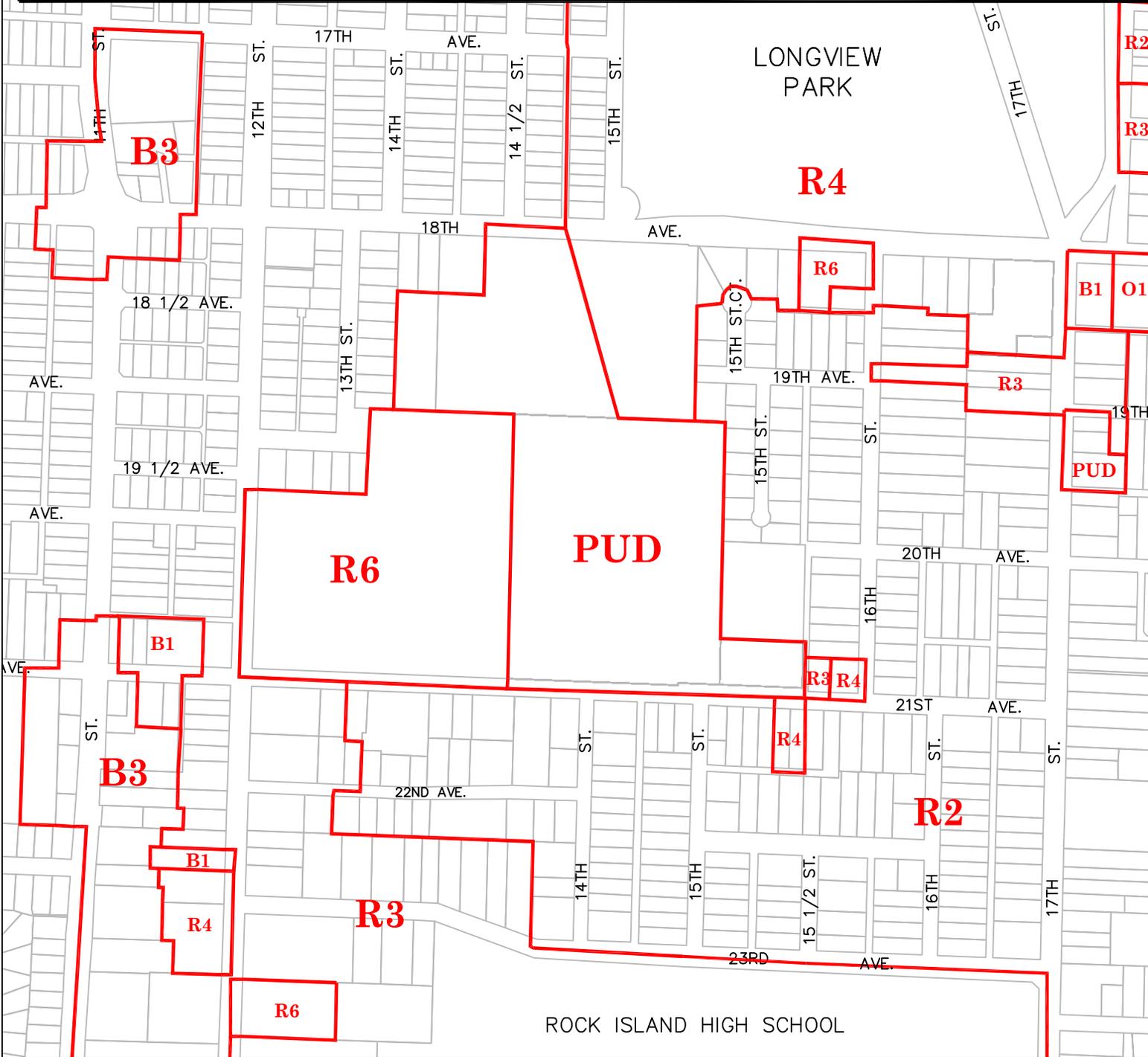
7	8	9
16	15	14
19	20	21



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JUNE 2012

### LEGEND

- UNIFIED ZONING DISTRICTS**
- RESIDENTIAL:**  
R1 ONE FAMILY  
R2 ONE FAMILY  
R3 ONE & TWO FAMILY  
R4 ONE TO SIX  
R5 MULTIPLE FAMILY DWELLING  
R6 MULTI-FAMILY  
R7 MOBILE HOMES
- INDUSTRIAL:**  
I1 LIGHT  
I2 GENERAL
- BUSINESS:**  
B1 NEIGHBORHOOD  
B2 CENTRAL  
B3 COMMUNITY  
B4 HIGHWAY INTENSIVE
- CONSERVATION:**  
C1 CONSERVATION  
C2 CONSERVATION
- COLLEGE:**  
U1 UNIVERSITY & COLLEGE
- OFFICE:**  
O1 OFFICE  
ORT OFFICE/RESEARCH/TECHNOLOGY
- AGRICULTURAL:**  
AG1 AGRICULTURAL PRESERVATION  
AG2 GENERAL AGRICULTURAL
- SUBURBAN:**  
SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT**



CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 16

6	7	8
17	16	15
18	19	20



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

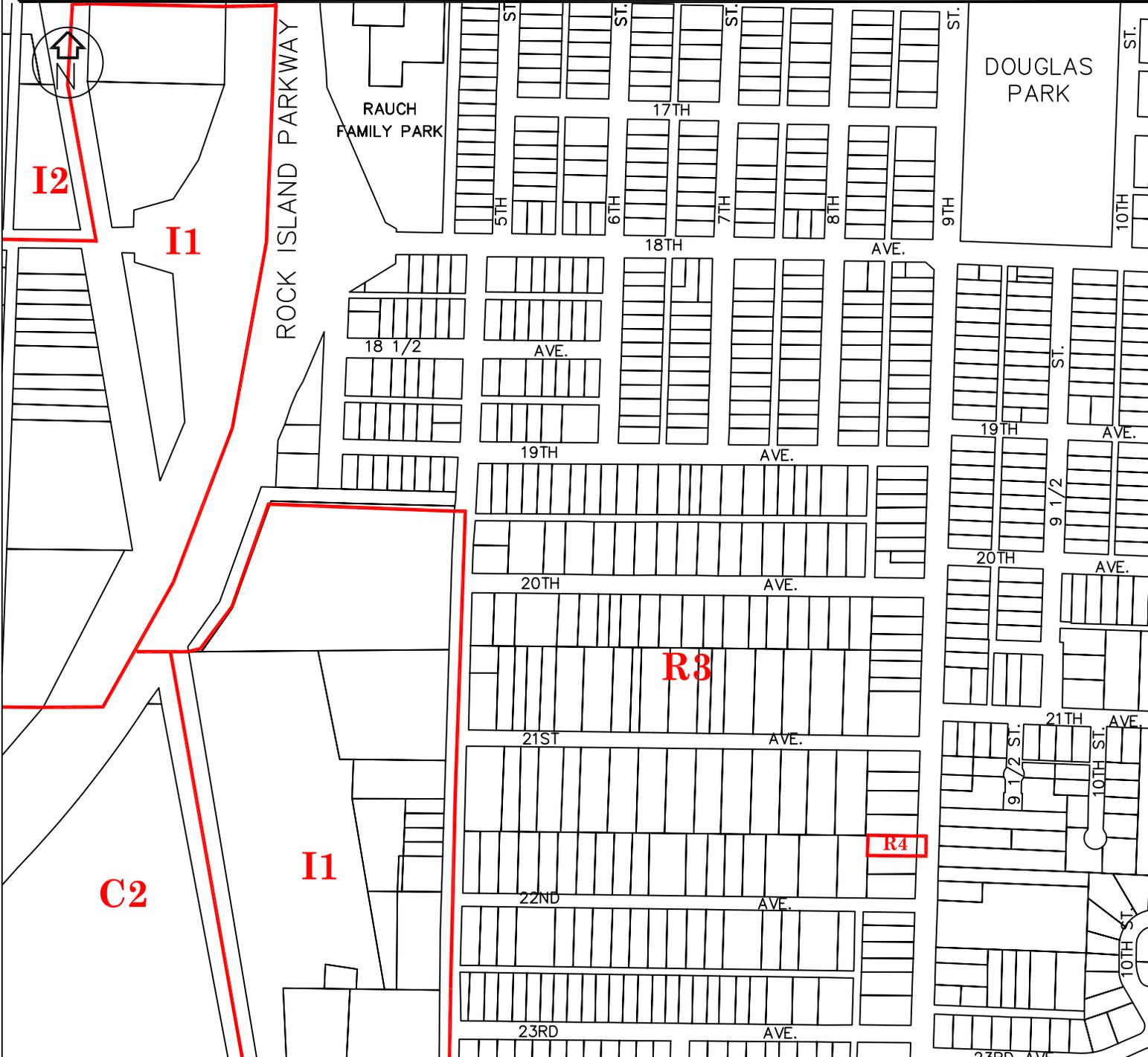
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT





MISS.	6	7
MISS.	17	16
MISS.	18	19

MISSISSIPPI RIVER

SUNSET PARK

I2

18TH AVE.

MILL ST.

I1

C2



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OF TCE/RESEARCH/TECHNOLOGY

AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

MISS.	17	16
MISS.	18	19
MISS.	29	28



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

##### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

##### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

##### CONSERVATION:

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- C2 CONSERVATION

##### COLLEGE:

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##### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

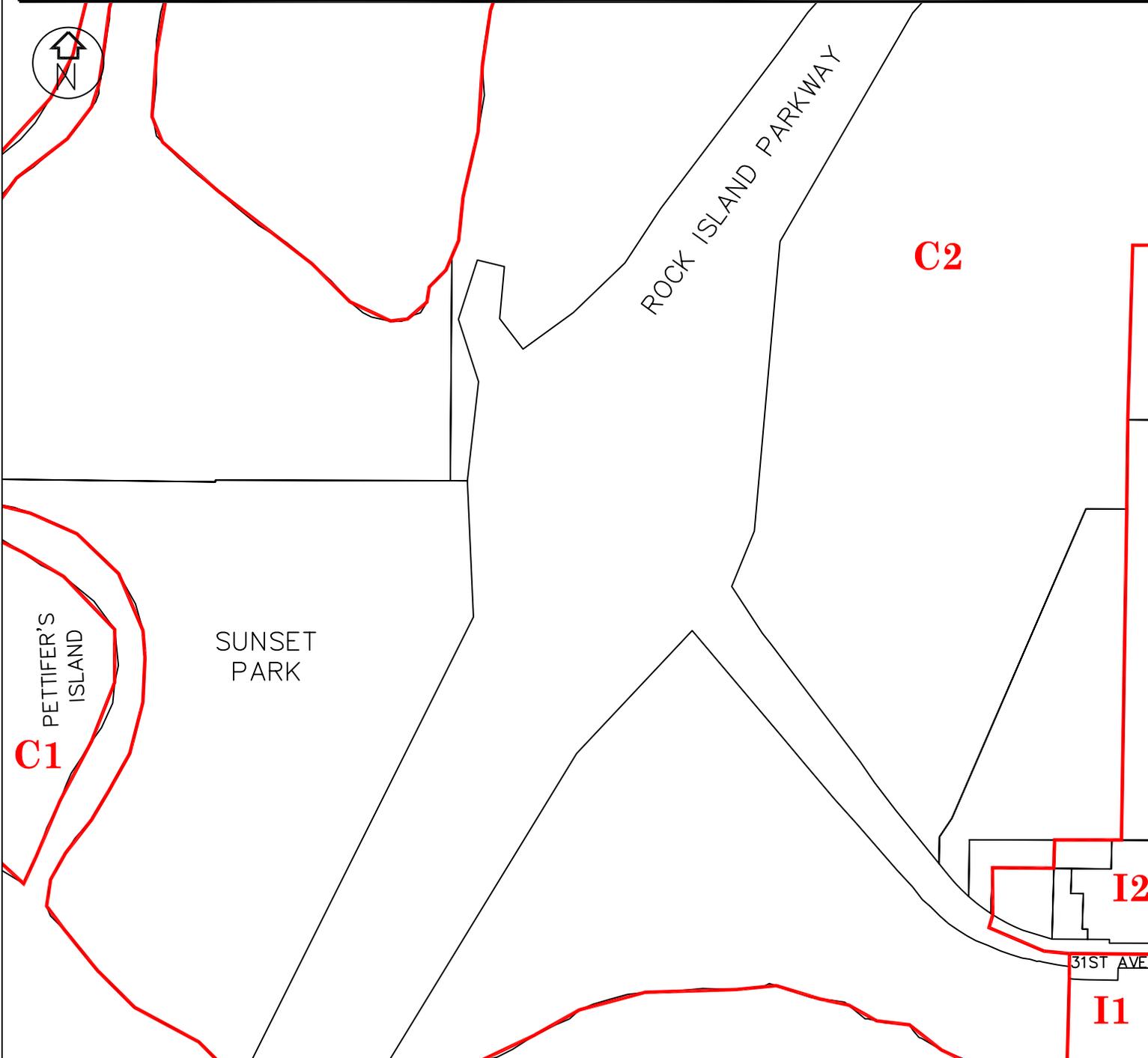
##### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



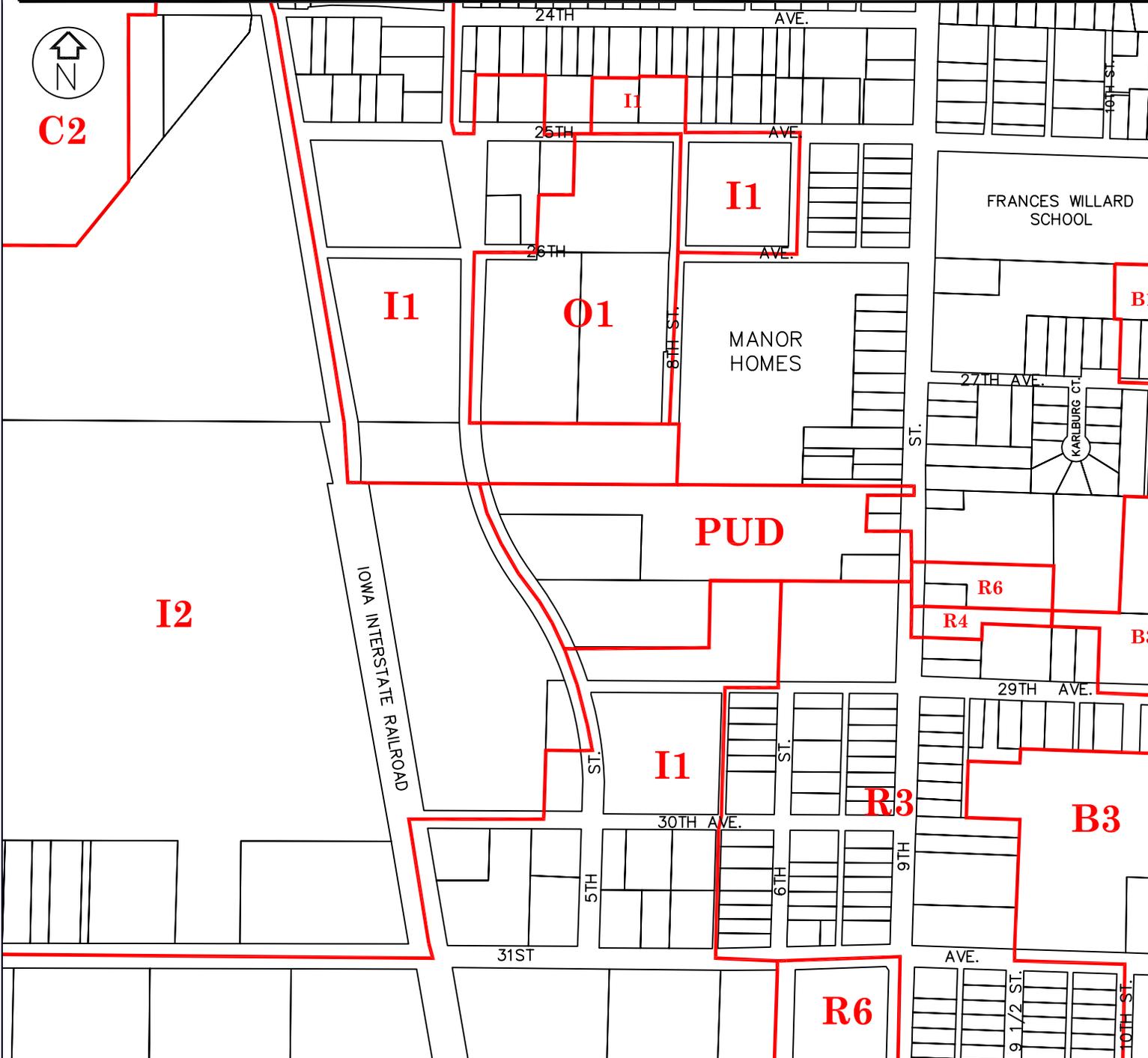
# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 19

17	16	15
18	19	20
29	28	27



C2



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

## LEGEND

### UNIFIED ZONING DISTRICTS

#### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

#### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

#### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

#### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

#### COLLEGE:

- U1 UNIVERSITY & COLLEGE

#### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

16	15	14
19	20	21
28	27	26



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PLANNING & REDEVELOPMENT DIVISION  
JUNE 2012

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

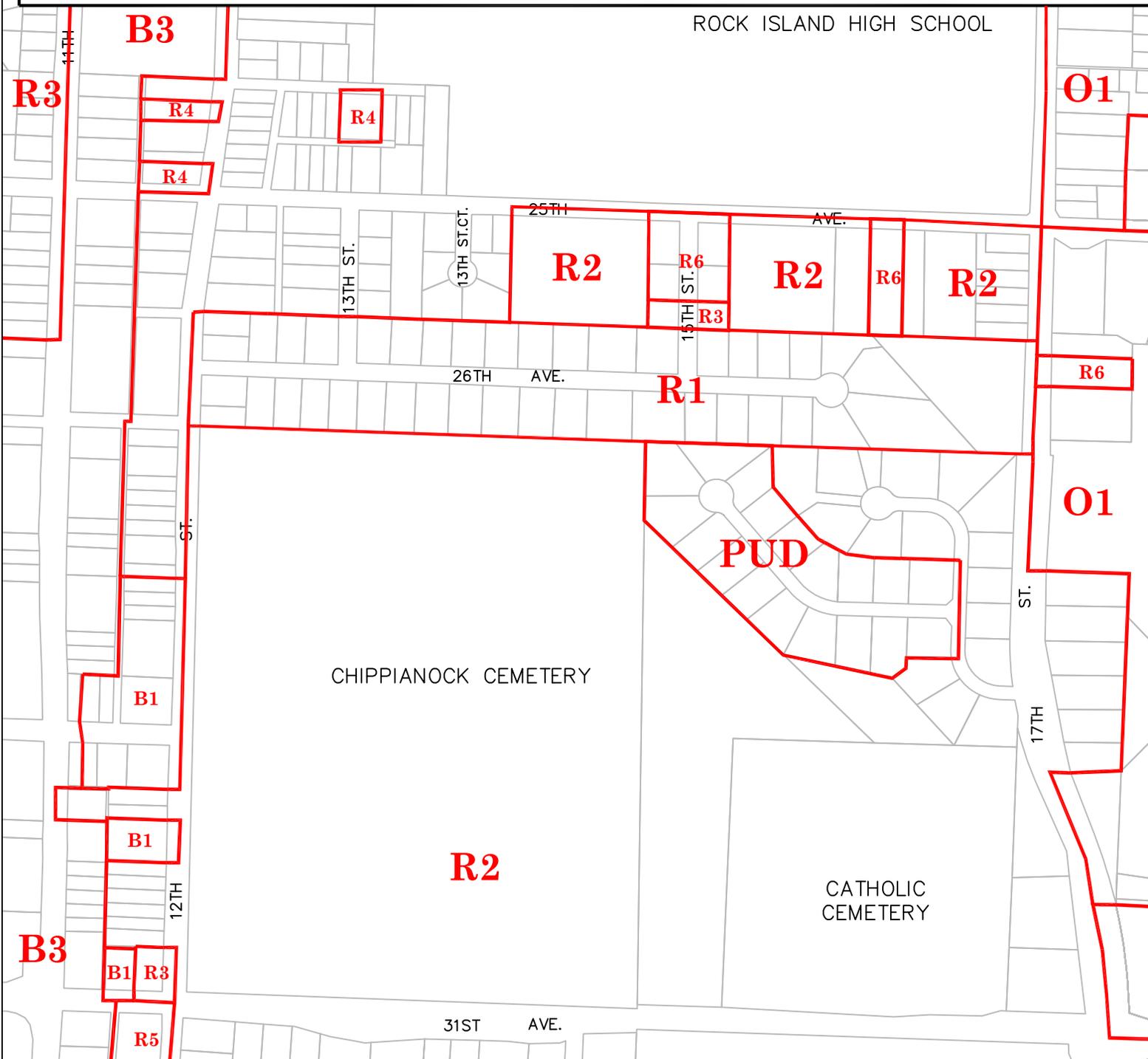
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



15	14	13
20	21	22
27	26	25



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COMMUNITY & ECONOMIC DEVELOPMENT DEPT.  
PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

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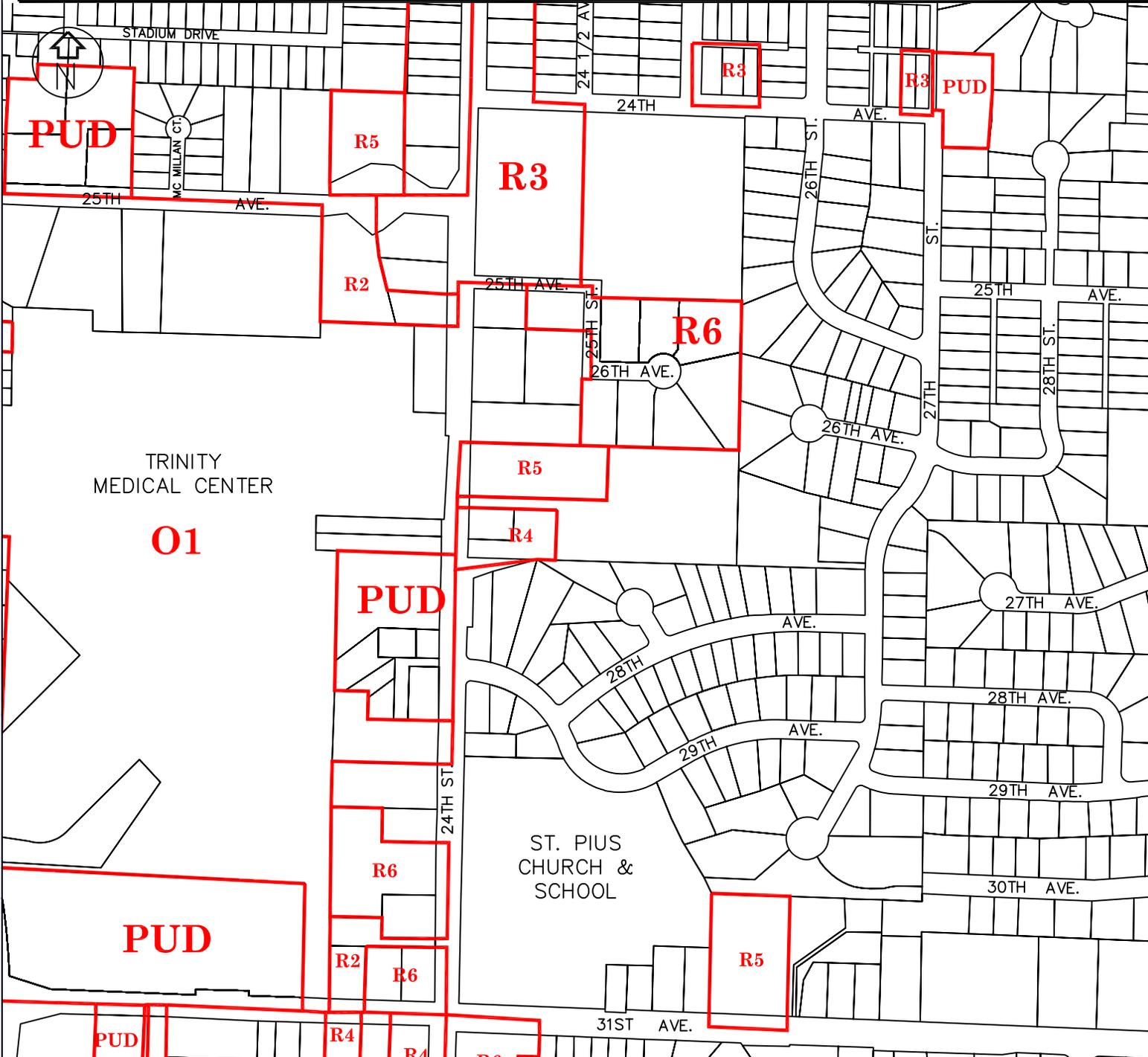
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

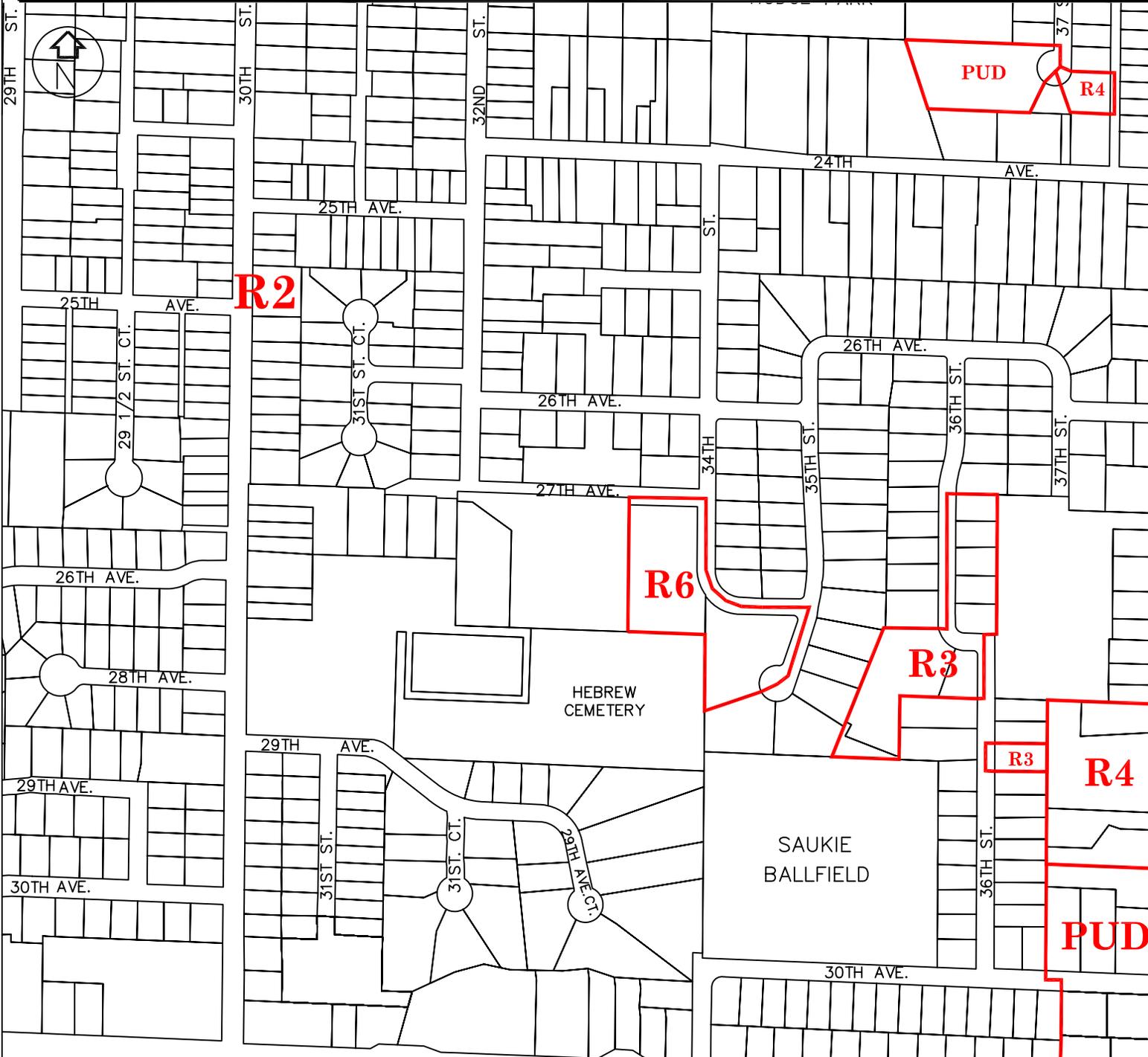
SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



14	13	12
21	22	23
26	25	24



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

LEGEND

- UNIFIED ZONING DISTRICTS
- RESIDENTIAL:
- R1 ONE FAMILY
  - R2 ONE FAMILY
  - R3 ONE & TWO FAMILY
  - R4 ONE TO SIX
  - R5 MULTIPLE FAMILY DWELLING
  - R6 MULTI-FAMILY
  - R7 MOBILE HOMES
- INDUSTRIAL:
- I1 LIGHT
  - I2 GENERAL
- BUSINESS:
- B1 NEIGHBORHOOD
  - B2 CENTRAL
  - B3 COMMUNITY
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- CONSERVATION:
- C1 CONSERVATION
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- AGRICULTURAL:
- AG1 AGRICULTURAL PRESERVATION
  - AG2 GENERAL AGRICULTURAL
- SUBURBAN:
- SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT

# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 23

13	12	MDL.
22	23	MDL.
25	24	MDL.



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JANUARY 2008

## LEGEND

### UNIFIED ZONING DISTRICTS

#### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

#### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

#### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

#### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

#### COLLEGE:

- U1 UNIVERSITY & COLLEGE

#### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

22	23	MOL.
25	24	MOL.
33	34	MOL.



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OCTOBER 2009

SAUKIE GOLF COURSE  
(NOT IN CITY)

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
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- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
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INDUSTRIAL:

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- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

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OFFICE:

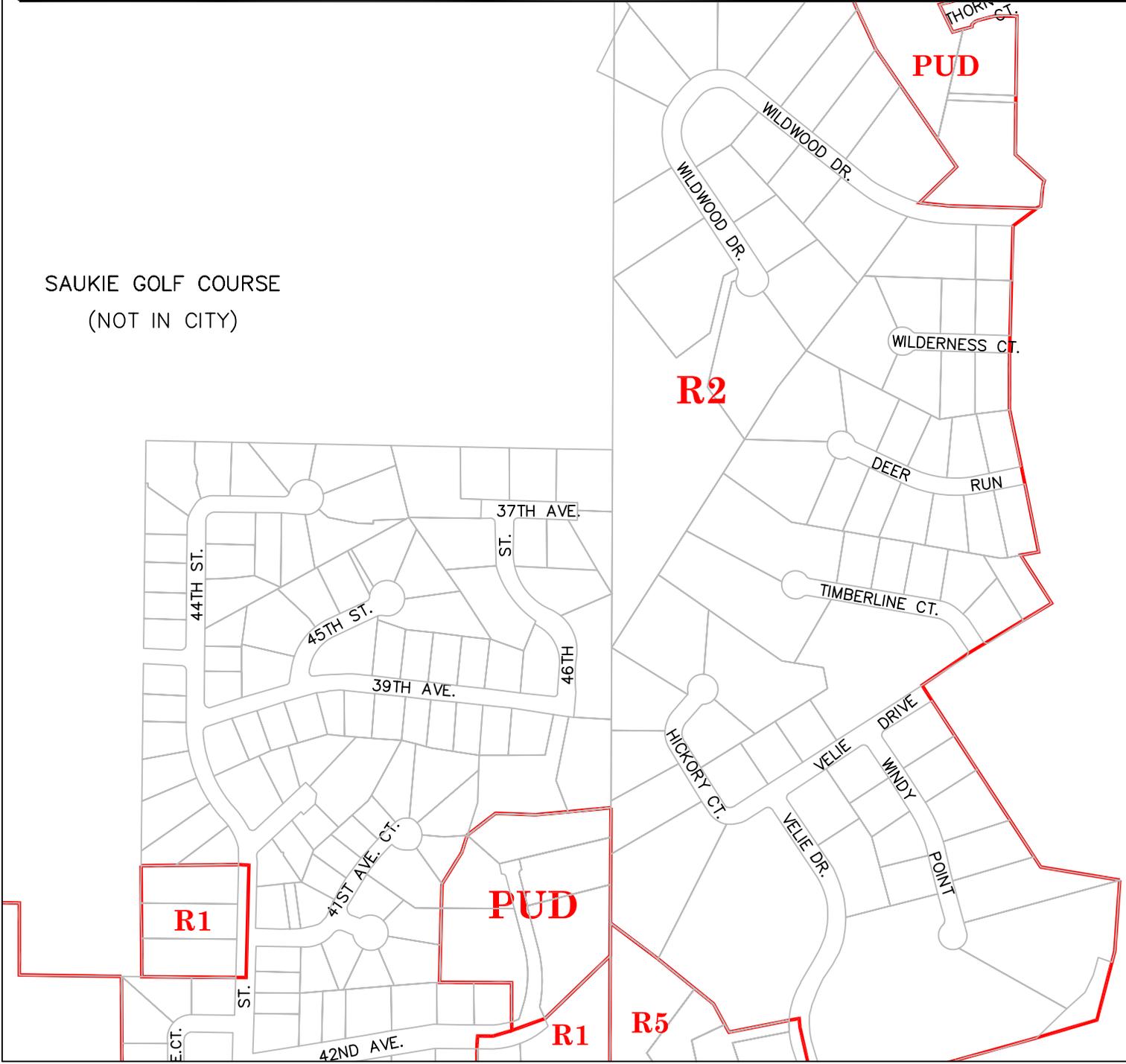
- O1 OFFICE
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AGRICULTURAL:

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SUBURBAN:

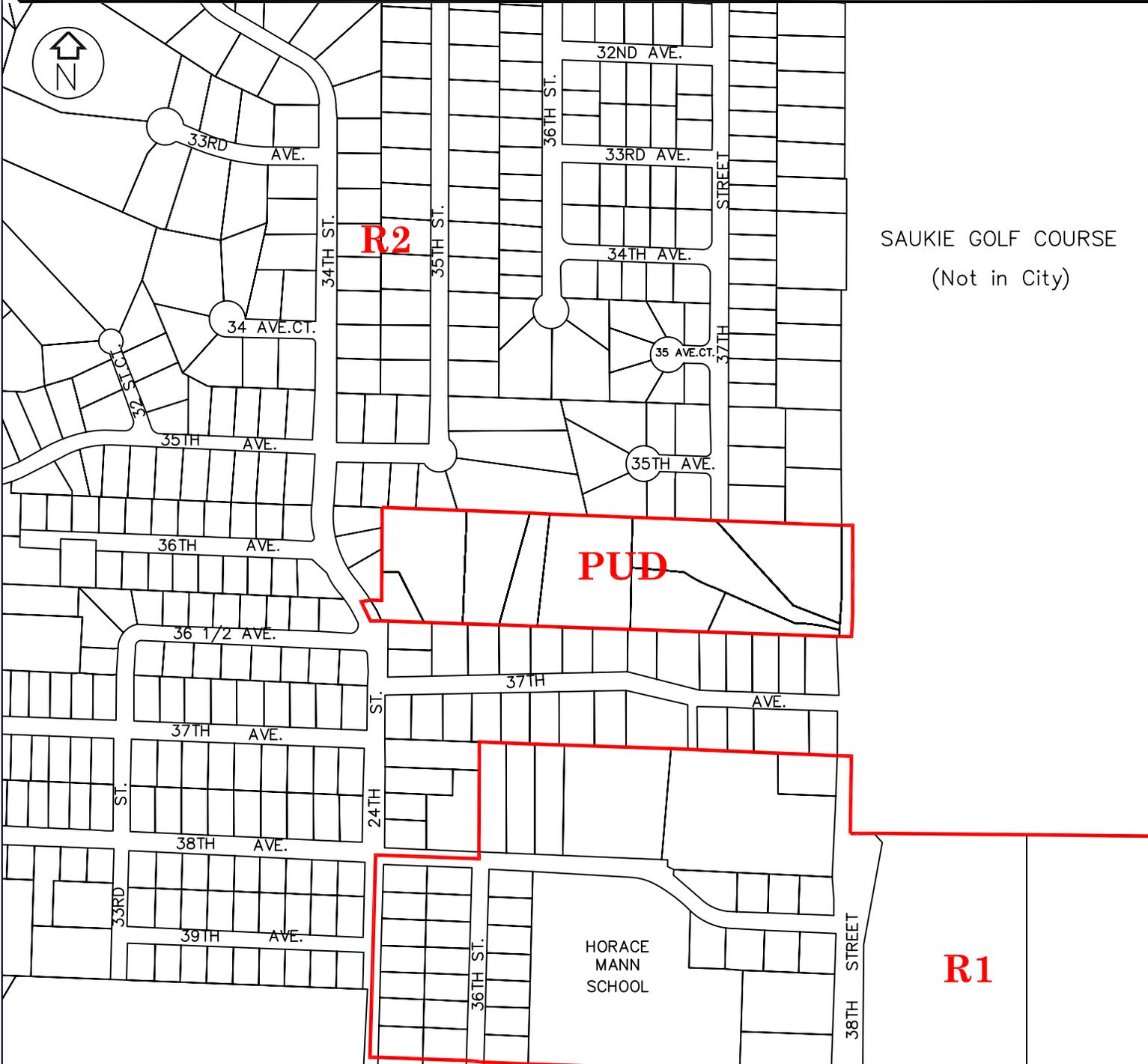
- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 25

21	22	23
26	25	24
32	33	34



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

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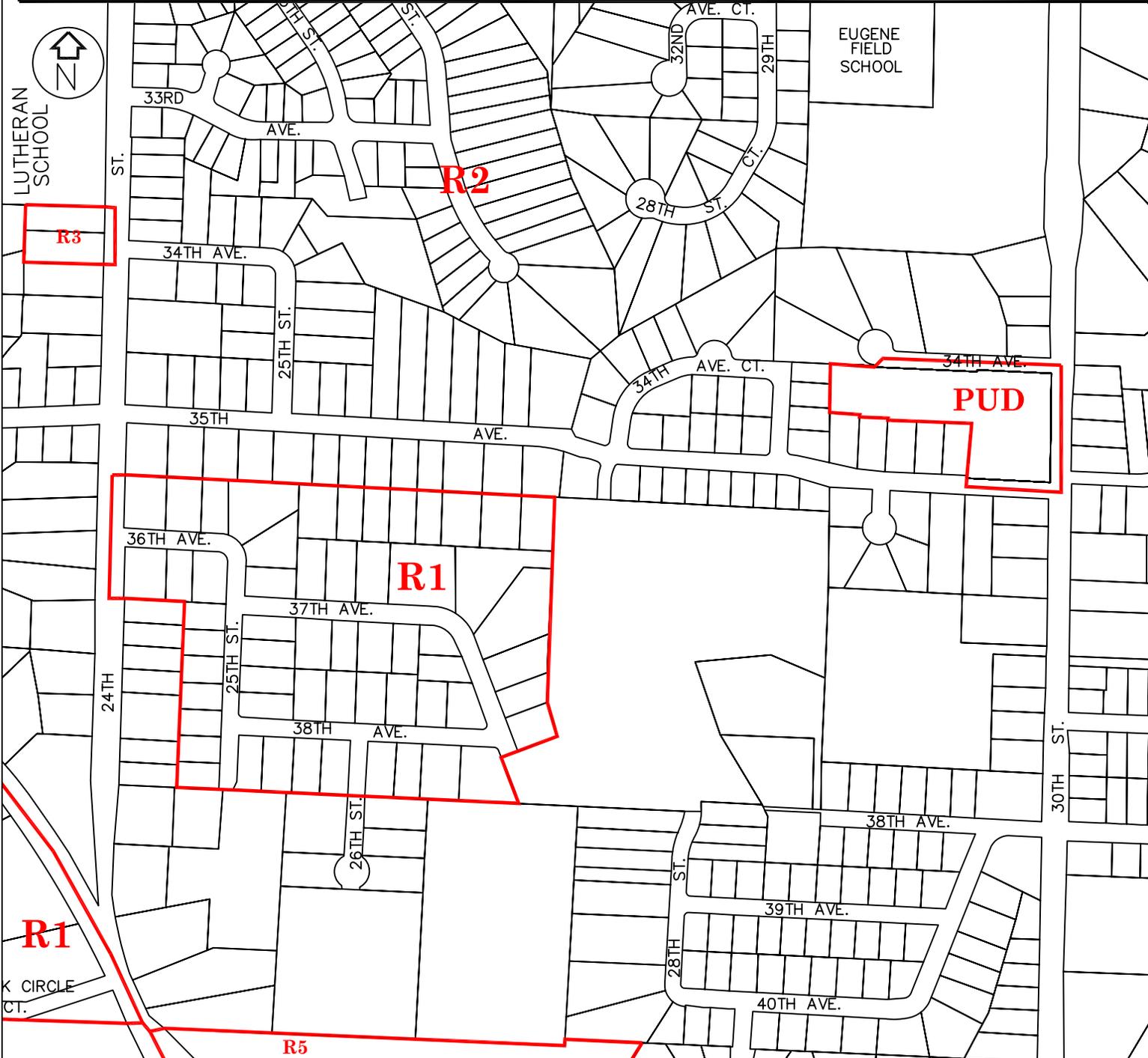
- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

20	21	22
27	26	25
31	32	33



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 JANUARY 2008

### LEGEND

**UNIFIED ZONING DISTRICTS**

**RESIDENTIAL:**

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

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- I1 LIGHT
- I2 GENERAL

**BUSINESS:**

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**AGRICULTURAL:**

- AG1 AGRICULTURAL PRESERVATION
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**SUBURBAN:**

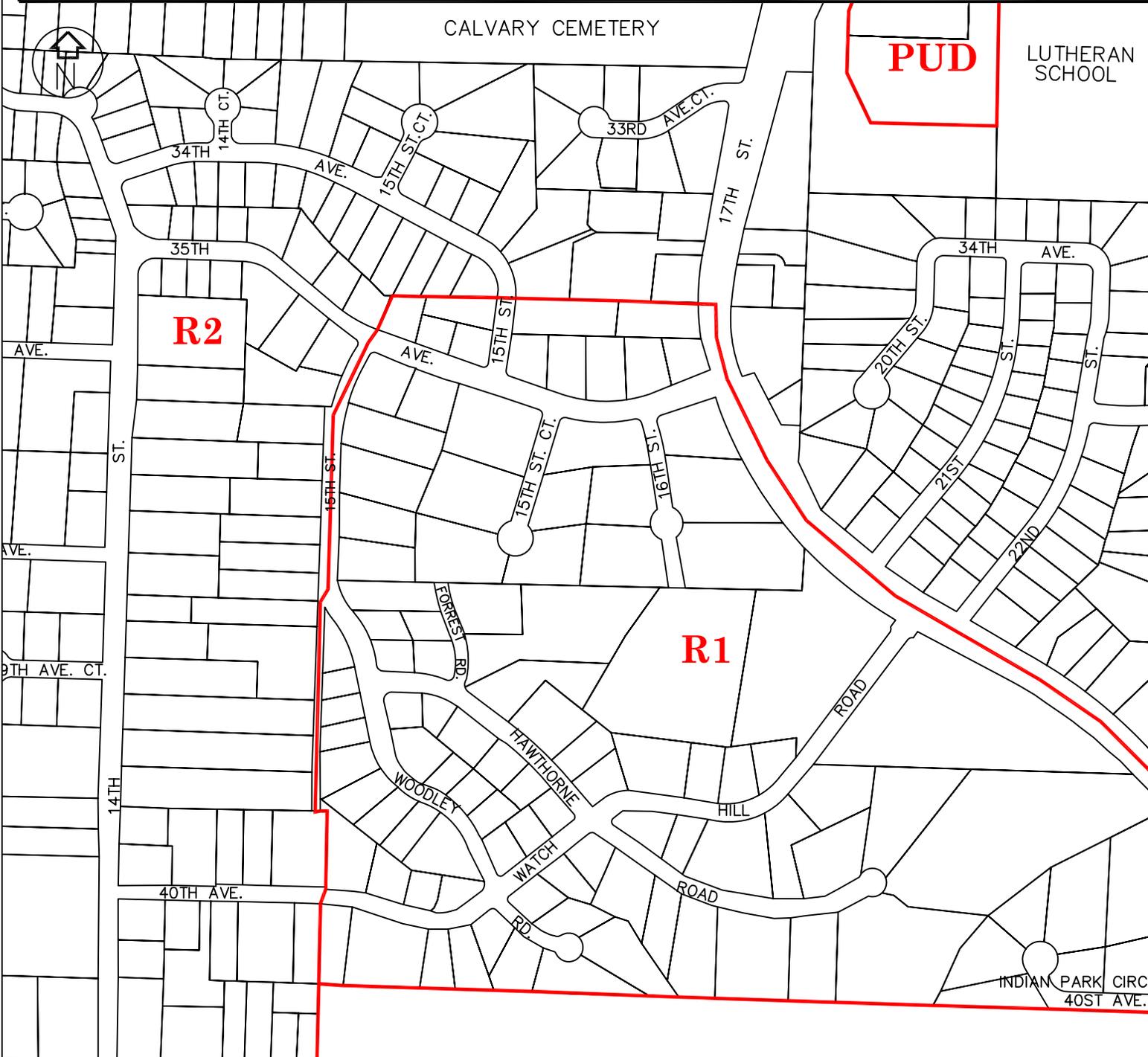
- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 27

19	20	21
28	27	26
30	31	32



CALVARY CEMETERY

**PUD**

LUTHERAN SCHOOL

**R2**

**R1**



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## LEGEND

- UNIFIED ZONING DISTRICTS**
- RESIDENTIAL:**
- R1 ONE FAMILY
  - R2 ONE FAMILY
  - R3 ONE & TWO FAMILY
  - R4 ONE TO SIX
  - R5 MULTIPLE FAMILY DWELLING
  - R6 MULTI-FAMILY
  - R7 MOBILE HOMES
- INDUSTRIAL:**
- I1 LIGHT
  - I2 GENERAL
- BUSINESS:**
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  - B2 CENTRAL
  - B3 COMMUNITY
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  - AG2 GENERAL AGRICULTURAL
- SUBURBAN:**
- SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT**

# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 28

18	19	20
29	28	27
	30	31



CITY OF ROCK ISLAND  
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OCTOBER 2011

## LEGEND

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- R1 ONE FAMILY
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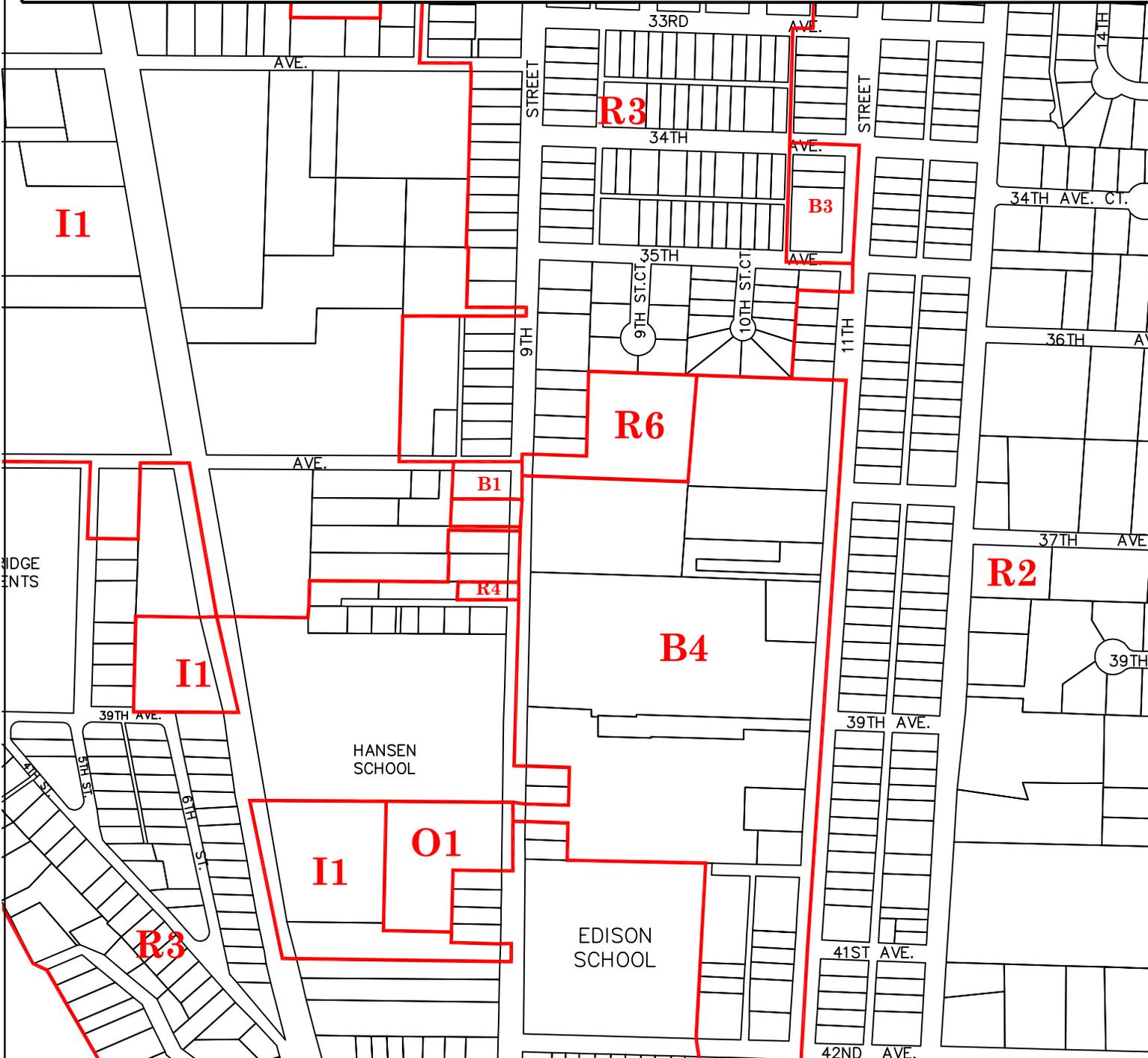
#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT



MISS.	18	19
MISS.	29	28
ROCK.	ROCK.	30



TURKEY ISLAND

**C1**

**C1**

ROCK RIVER

**I1**

34TH AVE.

37TH AVE.

MAPLE RIDGE APARTMENTS

**R3**



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

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SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT

29	28	27
ROCK.	30	31
ROCK.	ROCK.	ROCK.



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LEGEND

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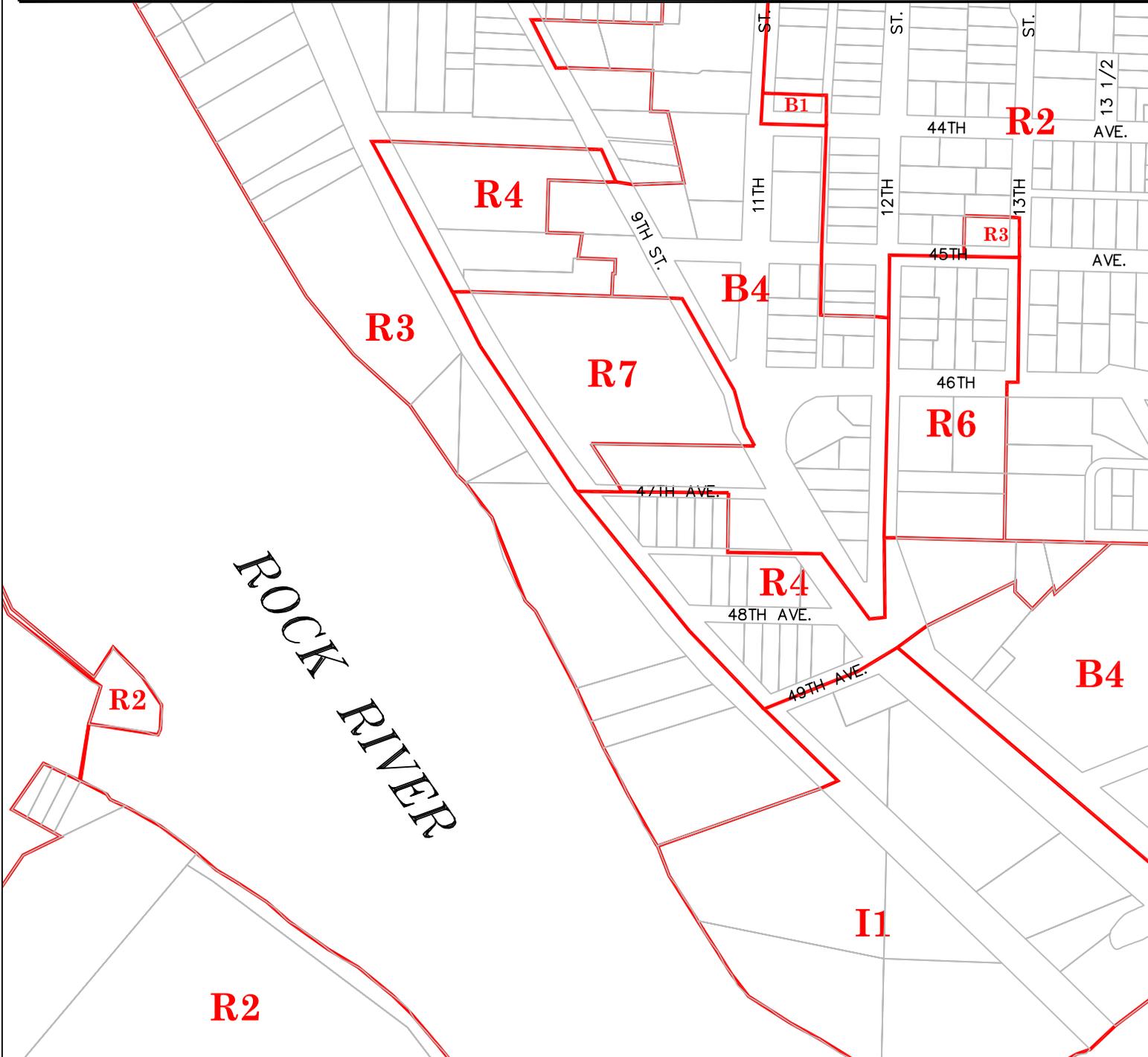
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SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



28	27	26
30	31	32
ROCK.	ROCK.	ROCK.

BLACKHAWK STATE PARK

C2



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LEGEND

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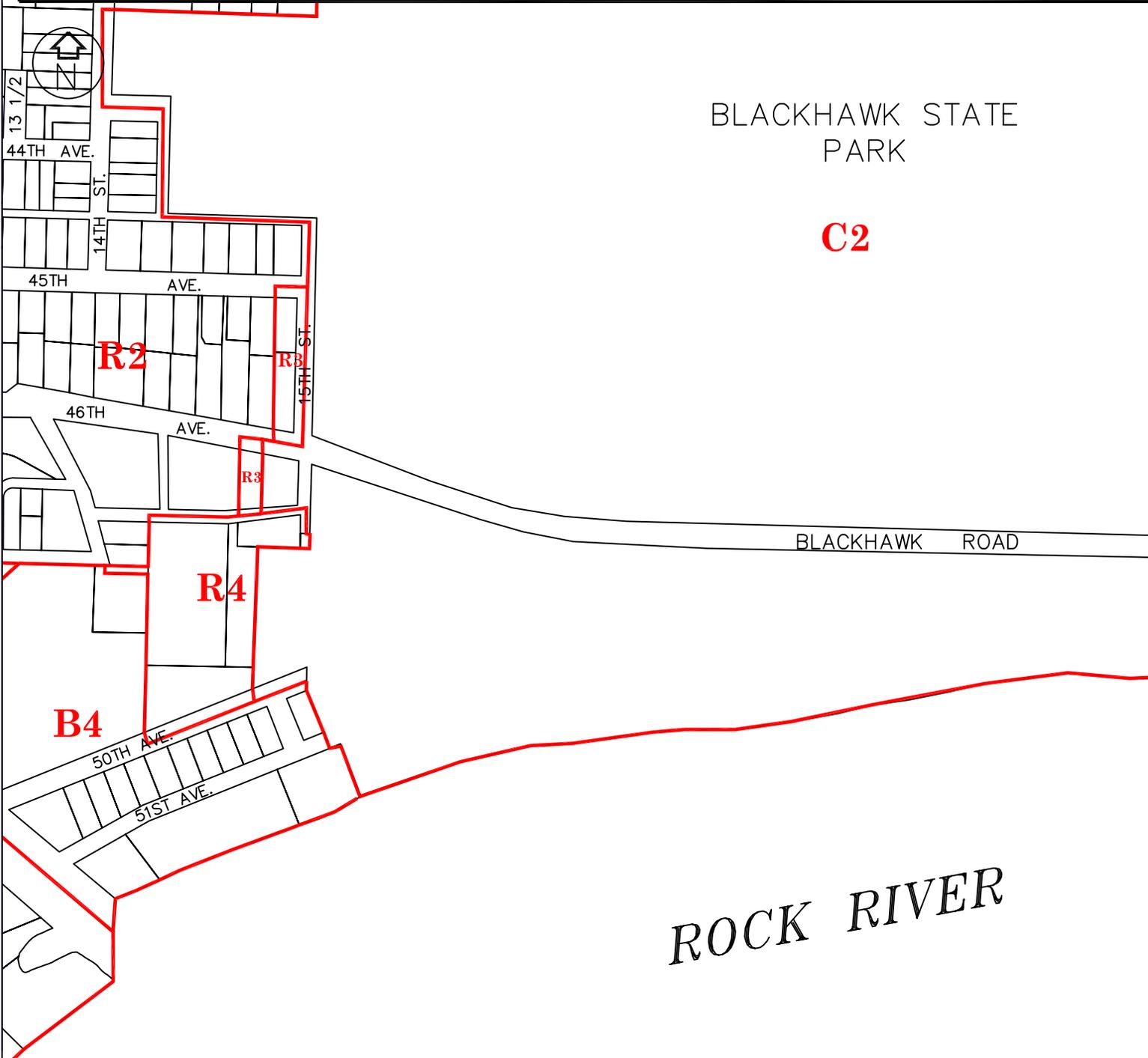
AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
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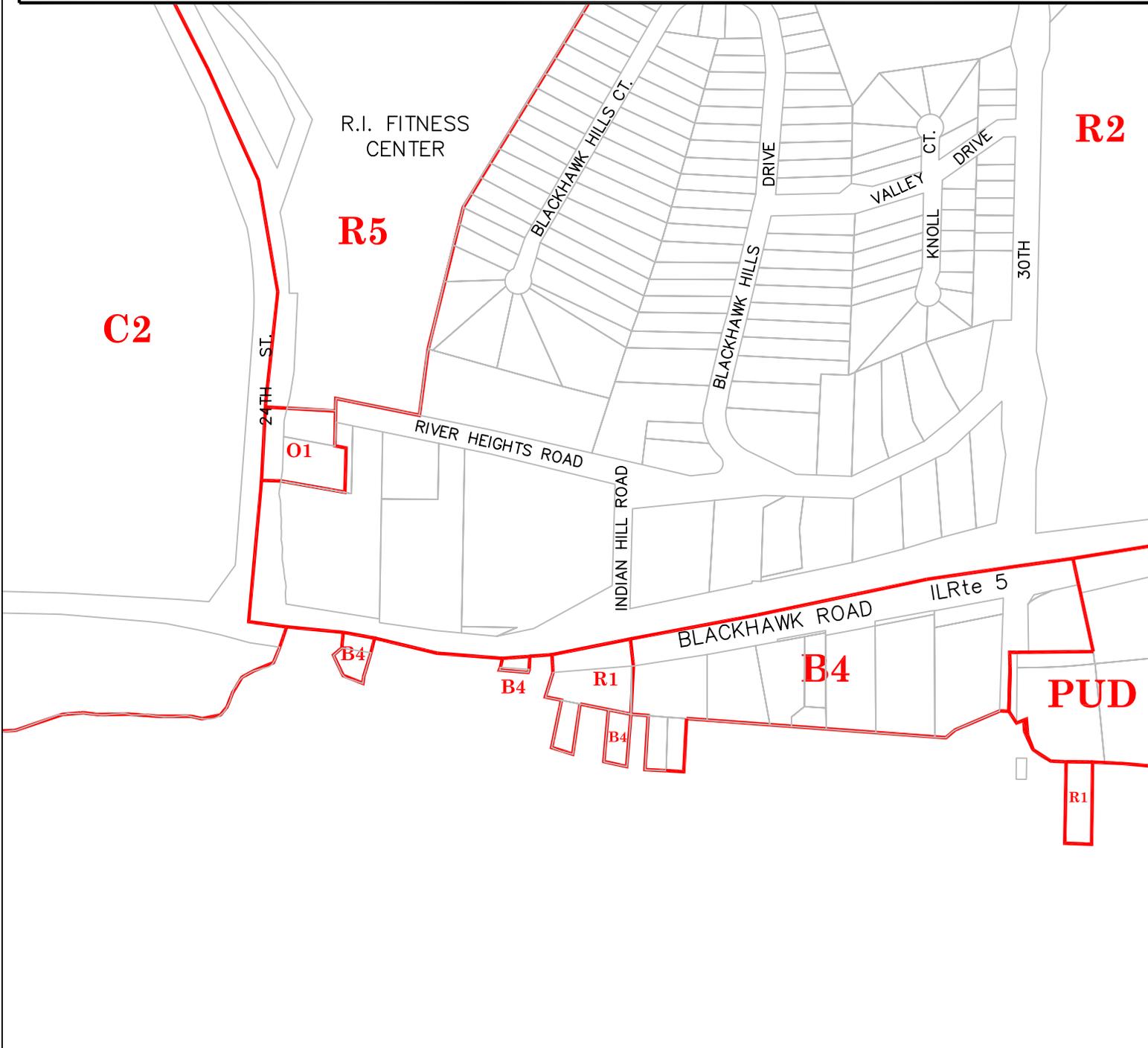
SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



27	26	25
31	32	33
ROCK.	ROCK.	ROCK.



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OCTOBER 2009

LEGEND

- UNIFIED ZONING DISTRICTS**
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- SUBURBAN:**
- SE1 SUBURBAN ESTATES LOW DENSITY
  - SE2 SUBURBAN ESTATES MEDIUM DENSITY
  - PUD PLANNED UNIT DEVELOPMENT

# CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 33

26	25	24
32	33	34
	MBS.	MBS.



CITY OF ROCK ISLAND  
COMMUNITY & ECONOMIC DEVELOPMENT DEPT.  
PLANNING & REDEVELOPMENT DIVISION  
OCTOBER 2011

## LEGEND

### UNIFIED ZONING DISTRICTS

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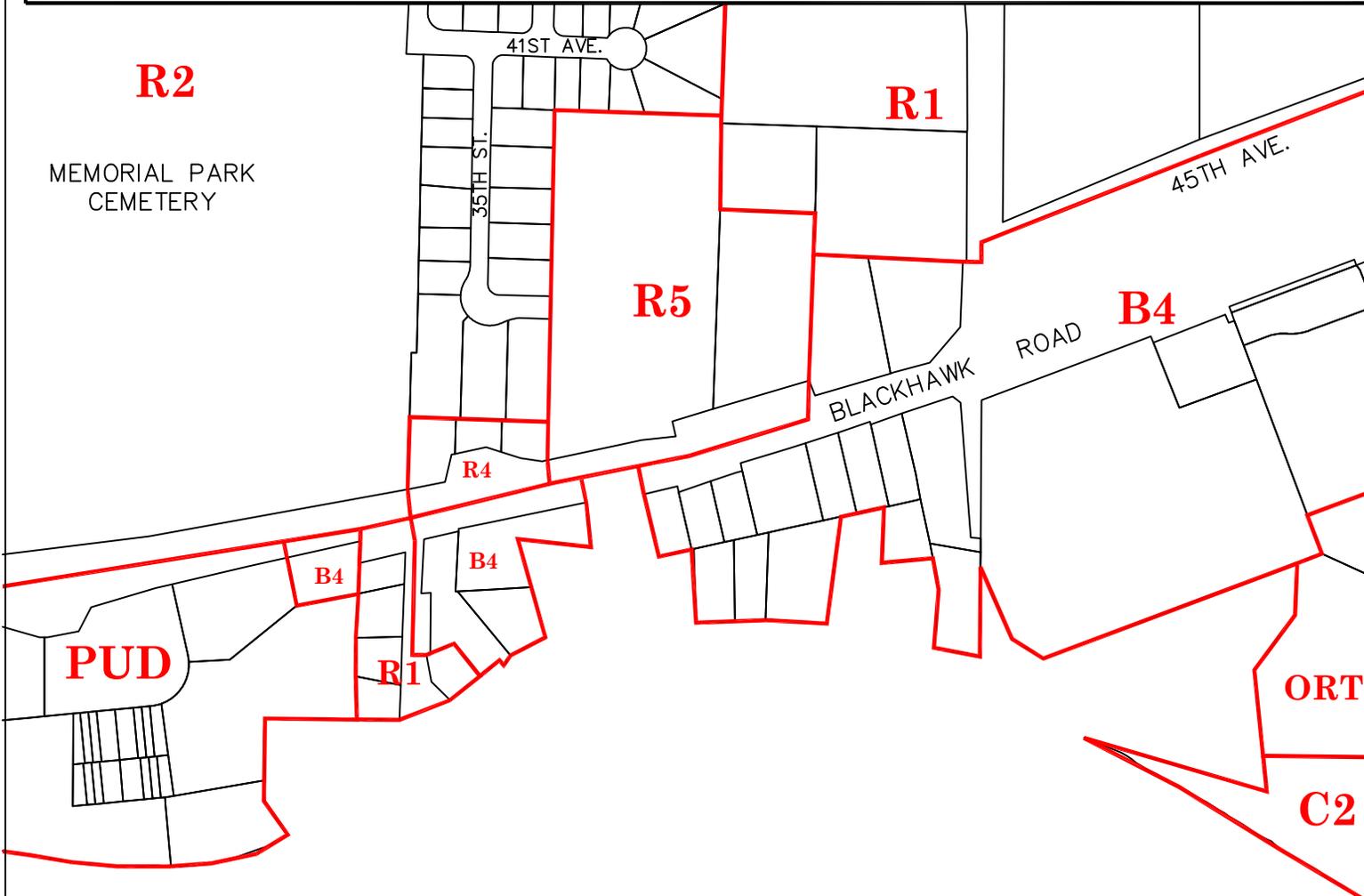
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#### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

#### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DEN
- PUD PLANNED UNIT DEVELOPMENT



25	24	MDL.
33	34	MDL.
ROCK.	ROCK.	ROCK.



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OCTOBER 2009

LEGEND

UNIFIED ZONING DISTRICTS

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- R1 ONE FAMILY
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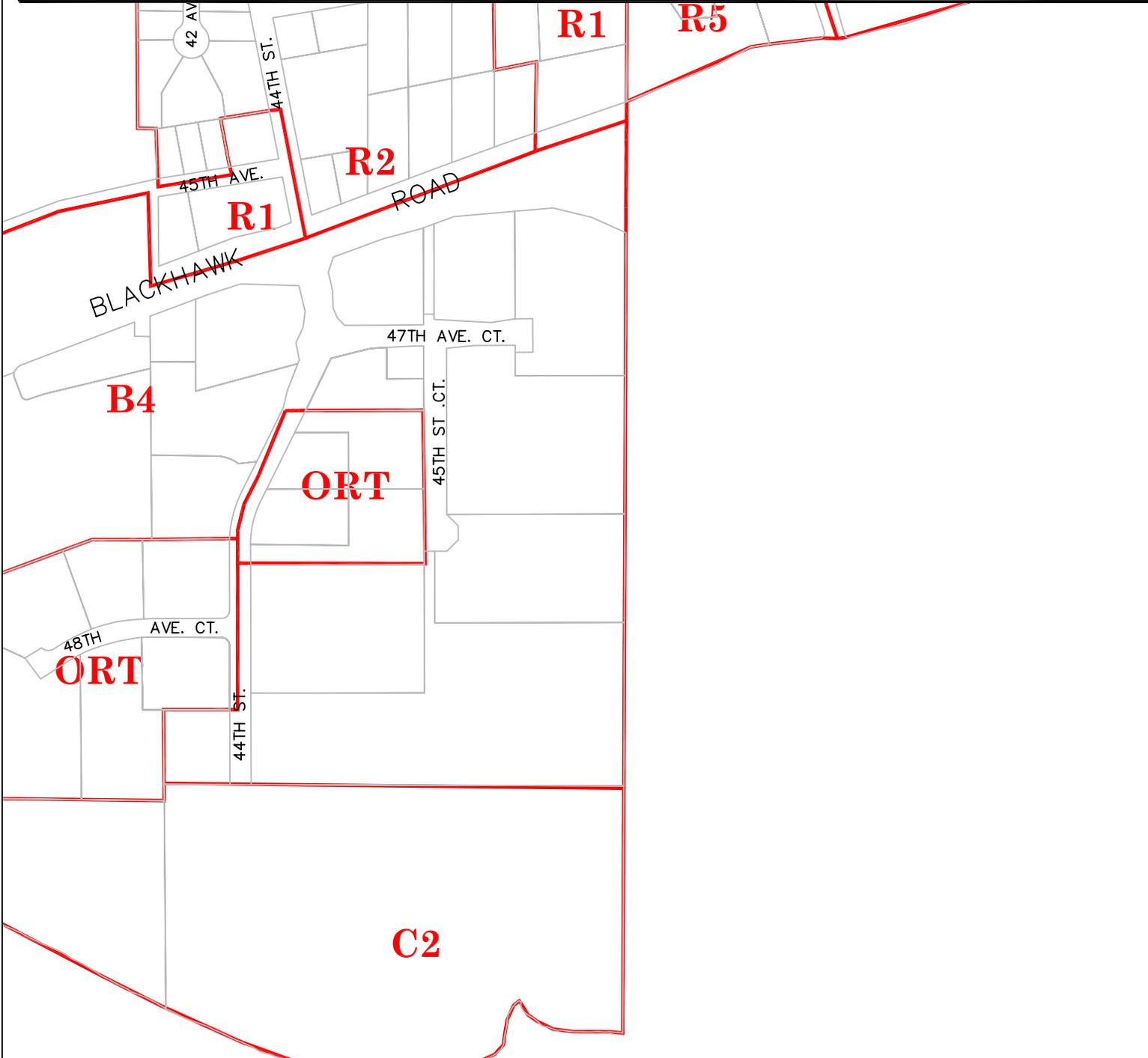
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- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT





RICD	RICD	29
RICD	35	RICD
39	38	37



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 JANUARY 2008

### LEGEND

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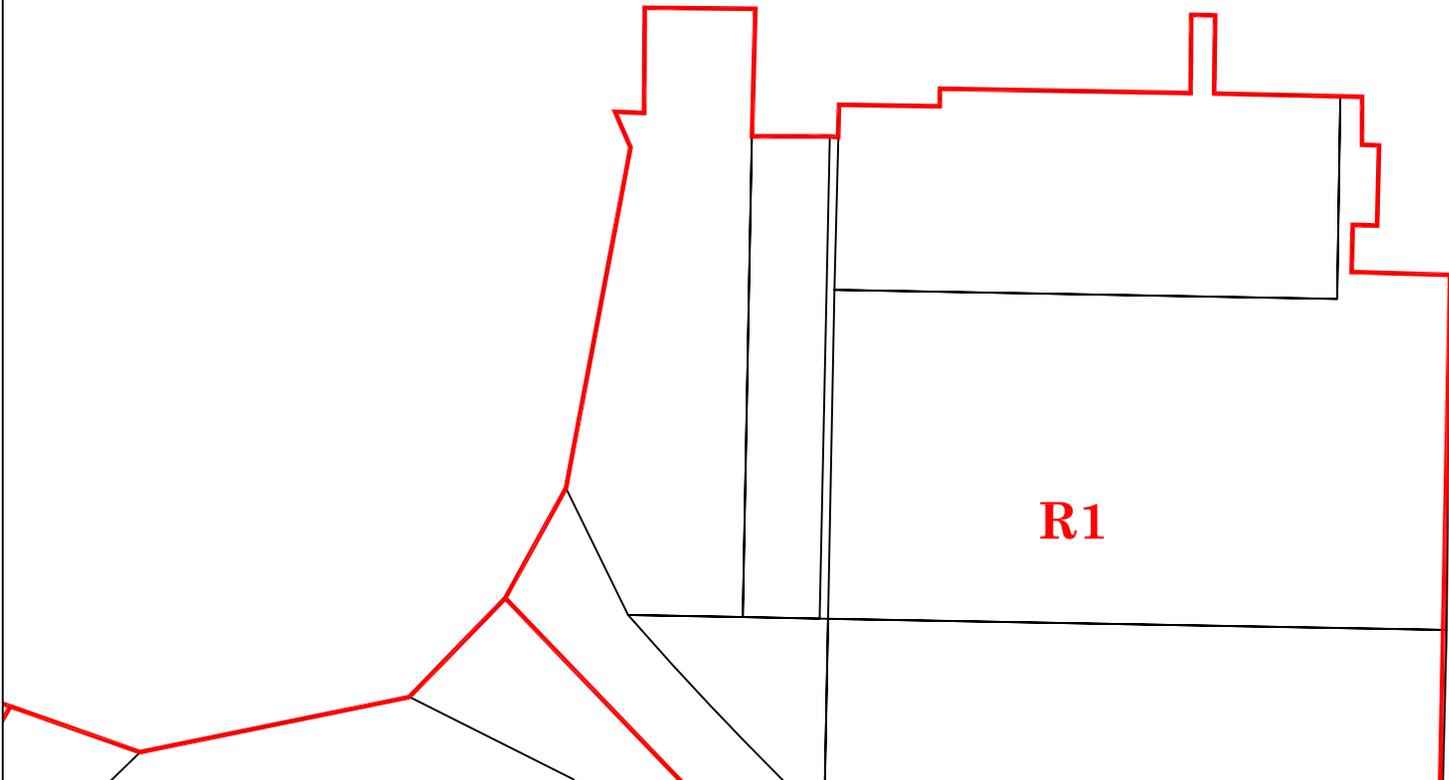
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PUD PLANNED UNIT DEVELOPMENT



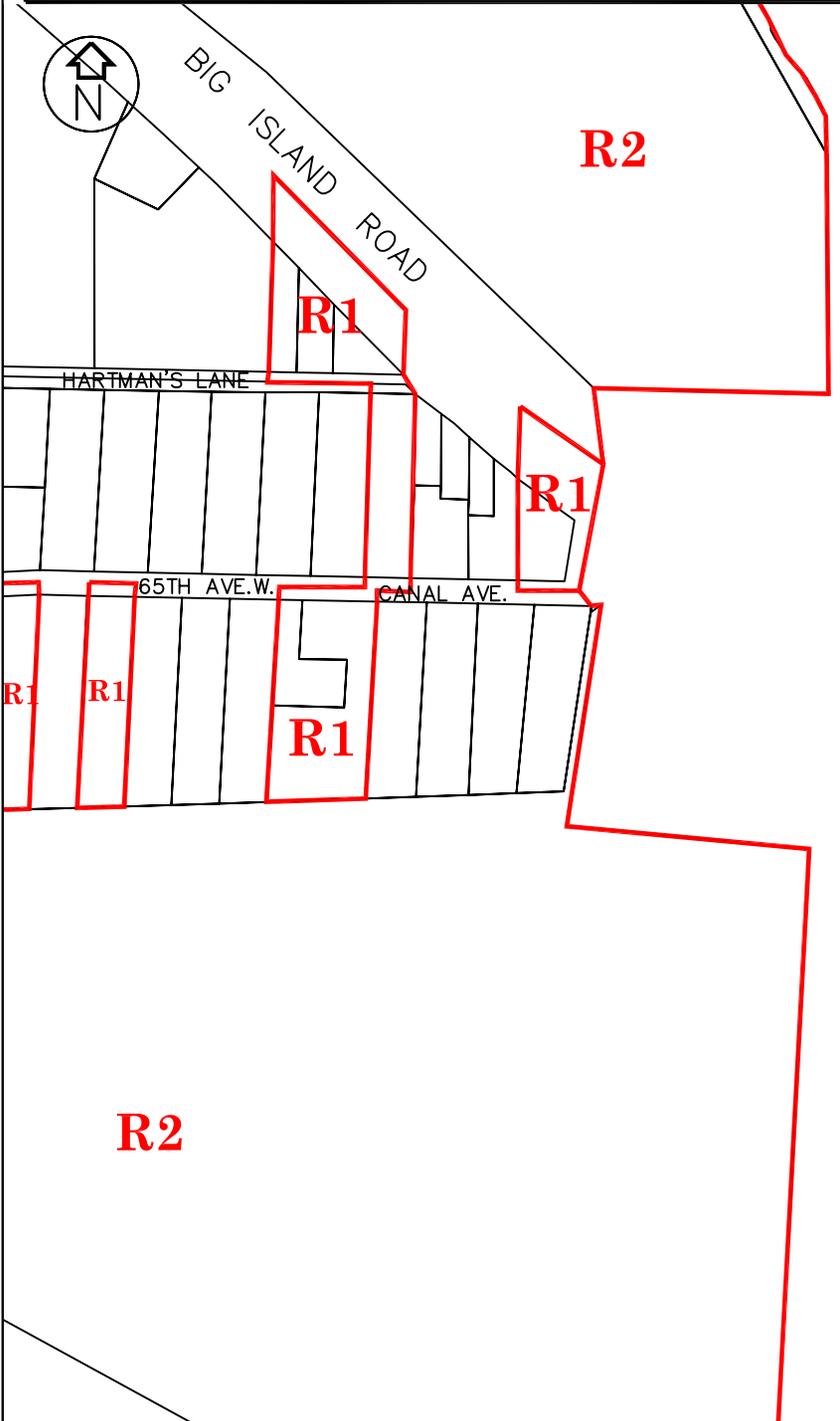
RICD	30	31
37	36	ROCK
45	46	37



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JANUARY 2008

LEGEND

- UNIFIED ZONING DISTRICTS
- RESIDENTIAL:
- R1 ONE FAMILY
  - R2 ONE FAMILY
  - R3 ONE & TWO FAMILY
  - R4 ONE TO SIX
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- PUD PLANNED UNIT DEVELOPMENT





35	RICD	30
38	37	36
44	45	46



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JANUARY 2008

### LEGEND

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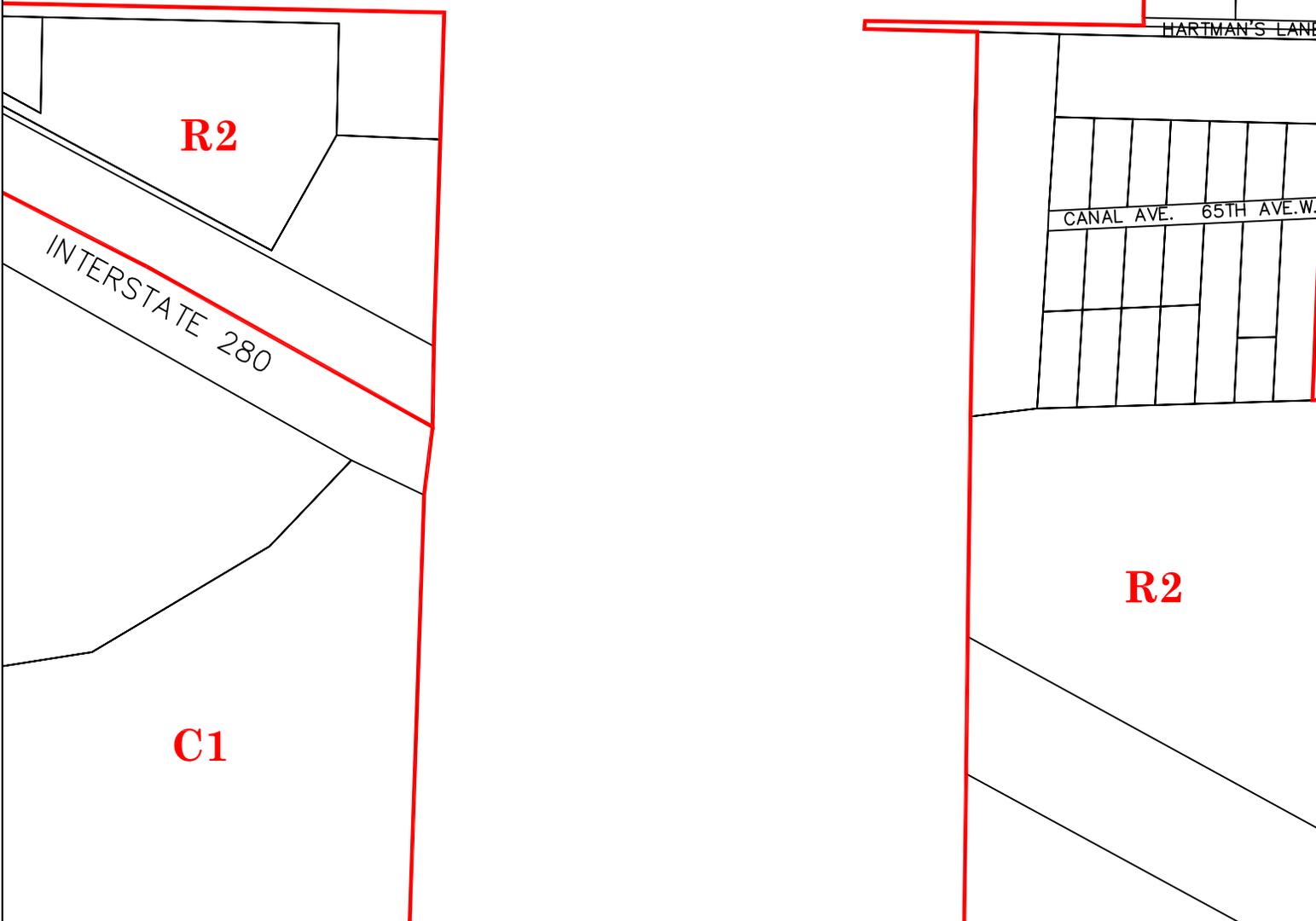
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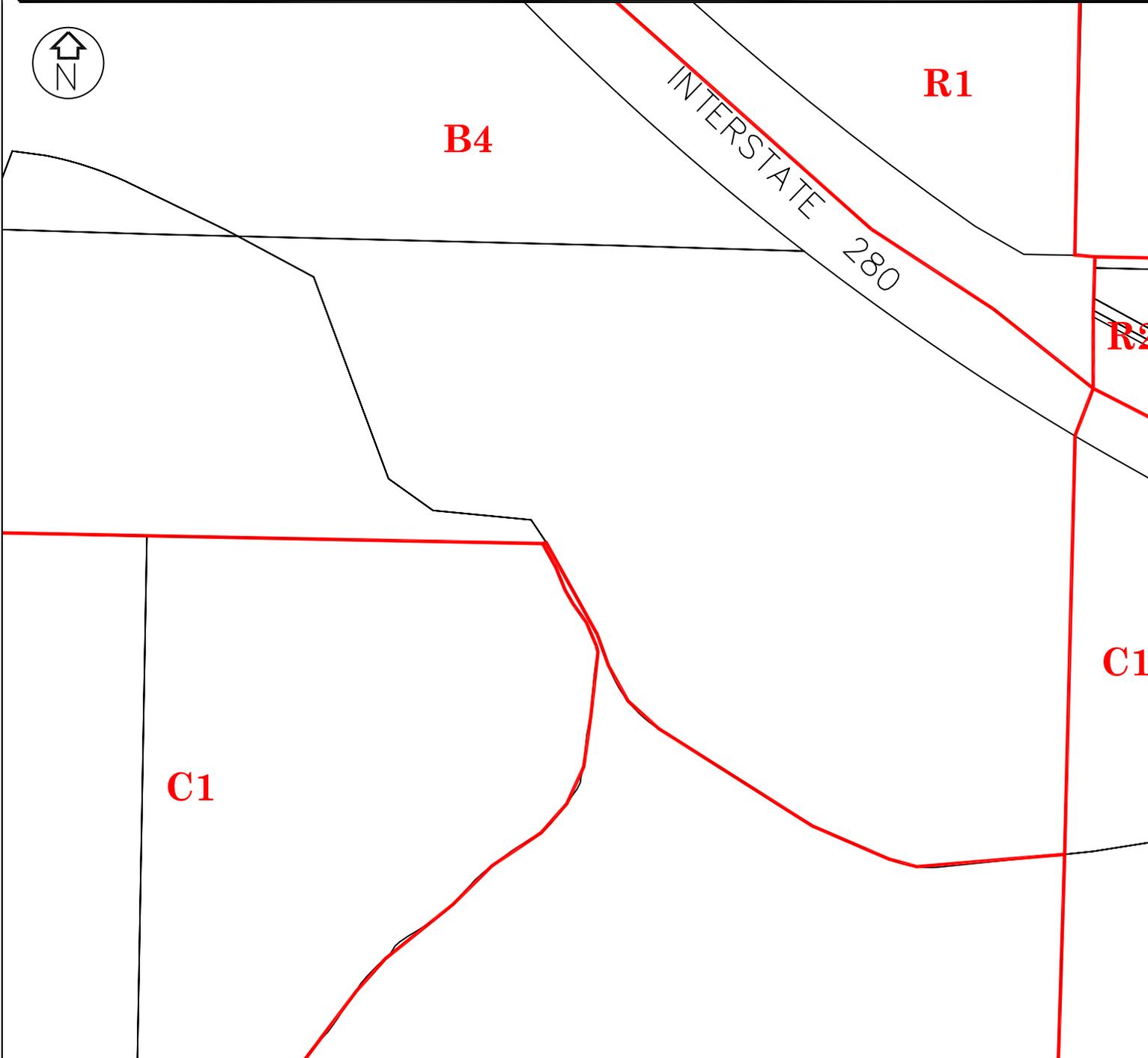
- SE1 SUBURBAN ESTATES LOW DENSITY
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- PUD PLANNED UNIT DEVELOPMENT





RICD	35	RICD
39	38	37
43	44	45



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JANUARY 2008

### LEGEND

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SE1 SUBURBAN ESTATES LOW DENSITY  
SE2 SUBURBAN ESTATES MEDIUM DENSITY  
PUD PLANNED UNIT DEVELOPMENT



R1

ROCK ISLAND PARKWAY

B4

C1

C1

RICD	RICD	35
40	39	38
42	43	44



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JANUARY 2008

### LEGEND

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- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT





RICD	RICD	40
RICD	41	42
RICD	53	52



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

##### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

##### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

##### CONSERVATION:

- C2 CONSERVATION

##### COLLEGE:

- U1 UNIVERSITY & COLLEGE

##### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

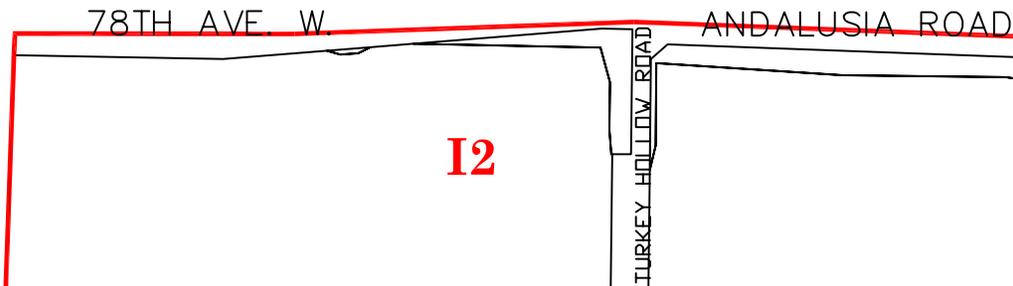
##### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT



RICD	40	39
41	42	43
53	52	51



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OCTOBER 2009

C2

B4

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

##### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

##### BUSINESS:

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- B2 CENTRAL
- B3 COMMUNITY
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- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT

78TH AVE. W.

ANDALUSIA ROAD

51ST ST. W.

I2



40	39	38
42	43	44
52	51	50



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT

C1

B4

ROCK ISLAND PARKWAY

SEWRAGE  
TREATMENT  
PLANT

I2

78TH AVE. W.

ANDALUSIA ROAD



39	38	37
43	44	45
51	50	49



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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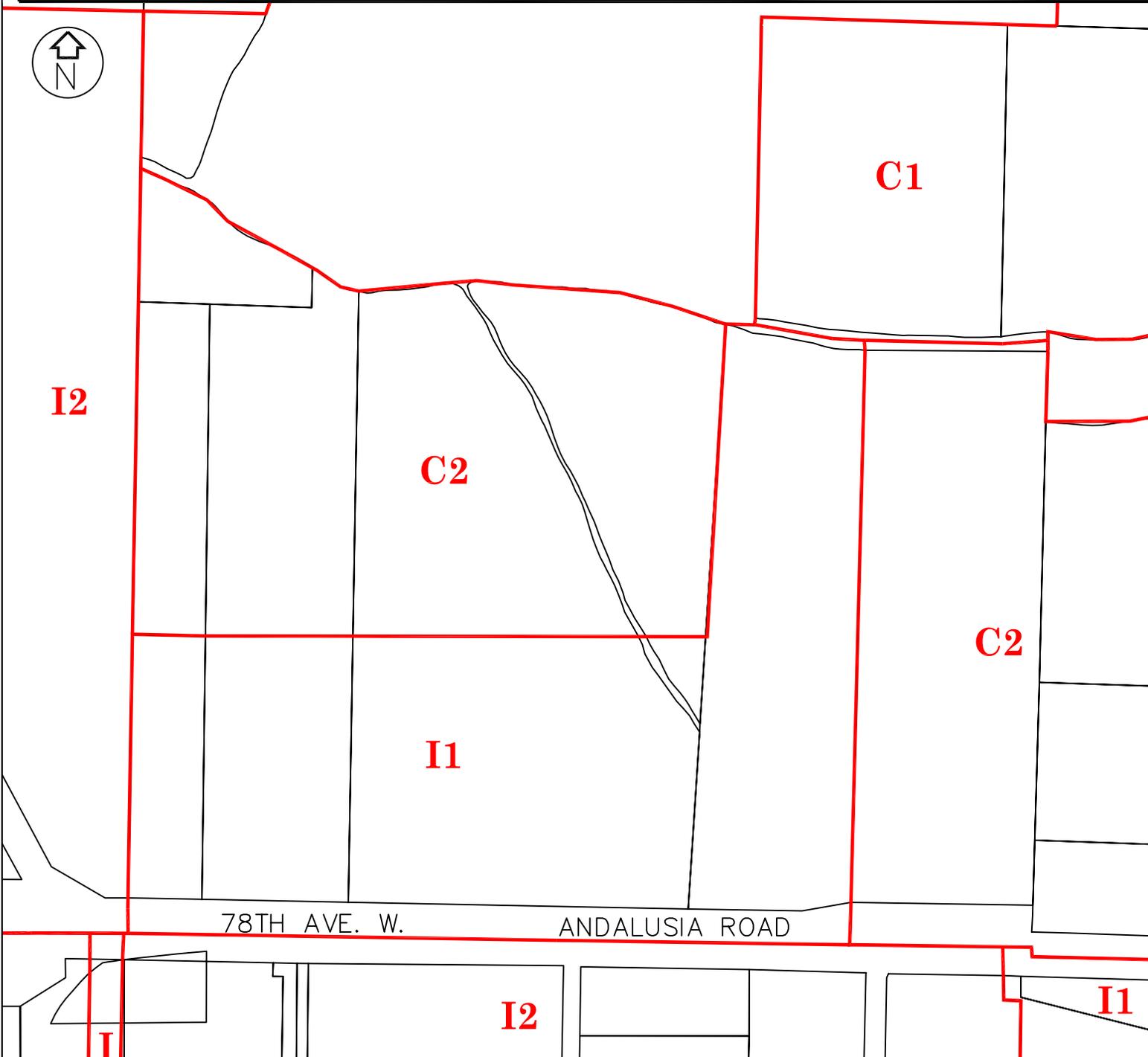
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##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT





38	37	36
44	45	46
50	49	48



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JANUARY 2008

### LEGEND

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- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT

C1

I2

C2

B4

78TH AVE. W.

ANDALUSIA ROAD

HASSELROTH  
PARK

37	36	RICD
45	46	RICD
49	48	47



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JUNE 2012

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
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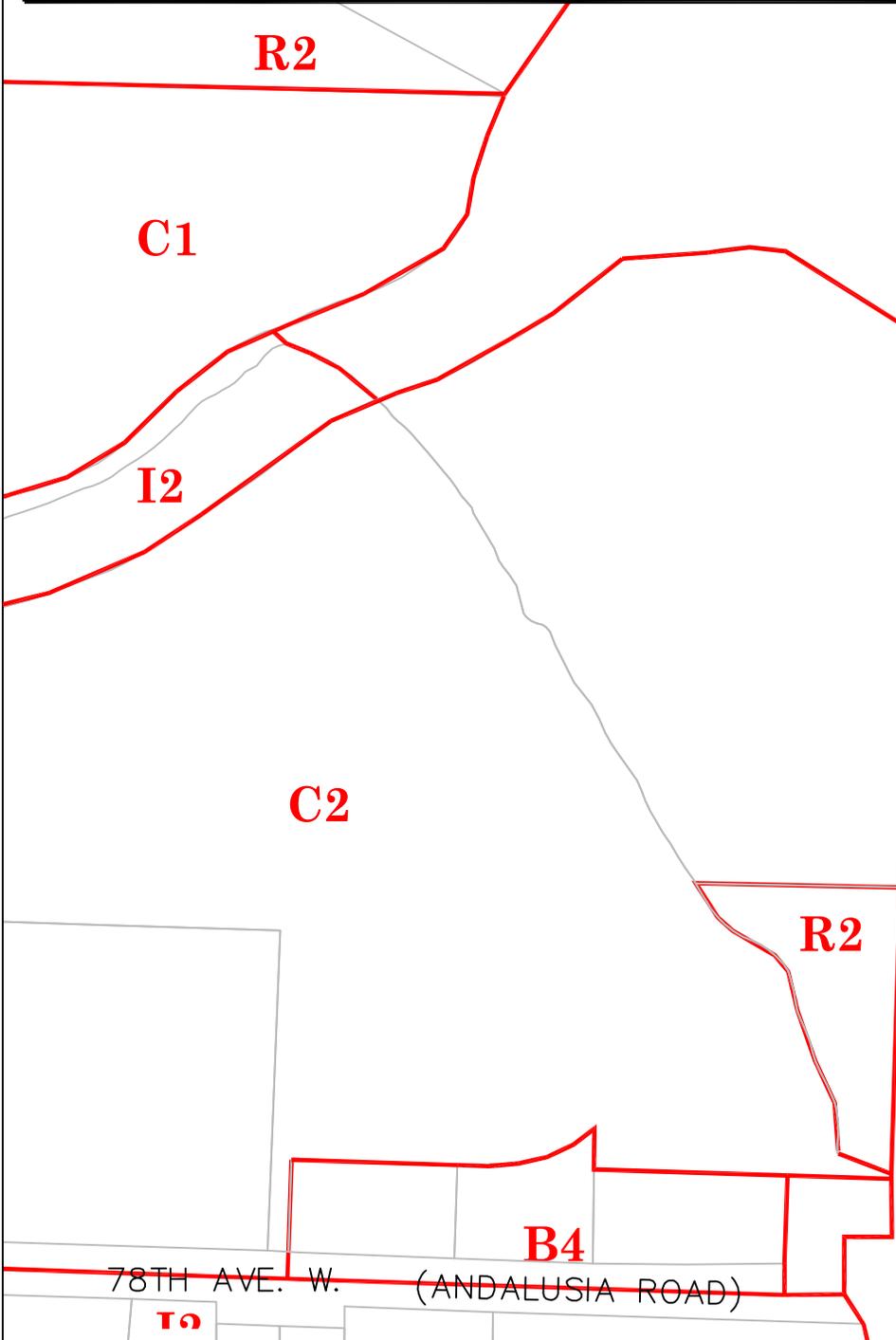
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##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



46	36	MILAN
48	47	MILAN
58	59	MILAN



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
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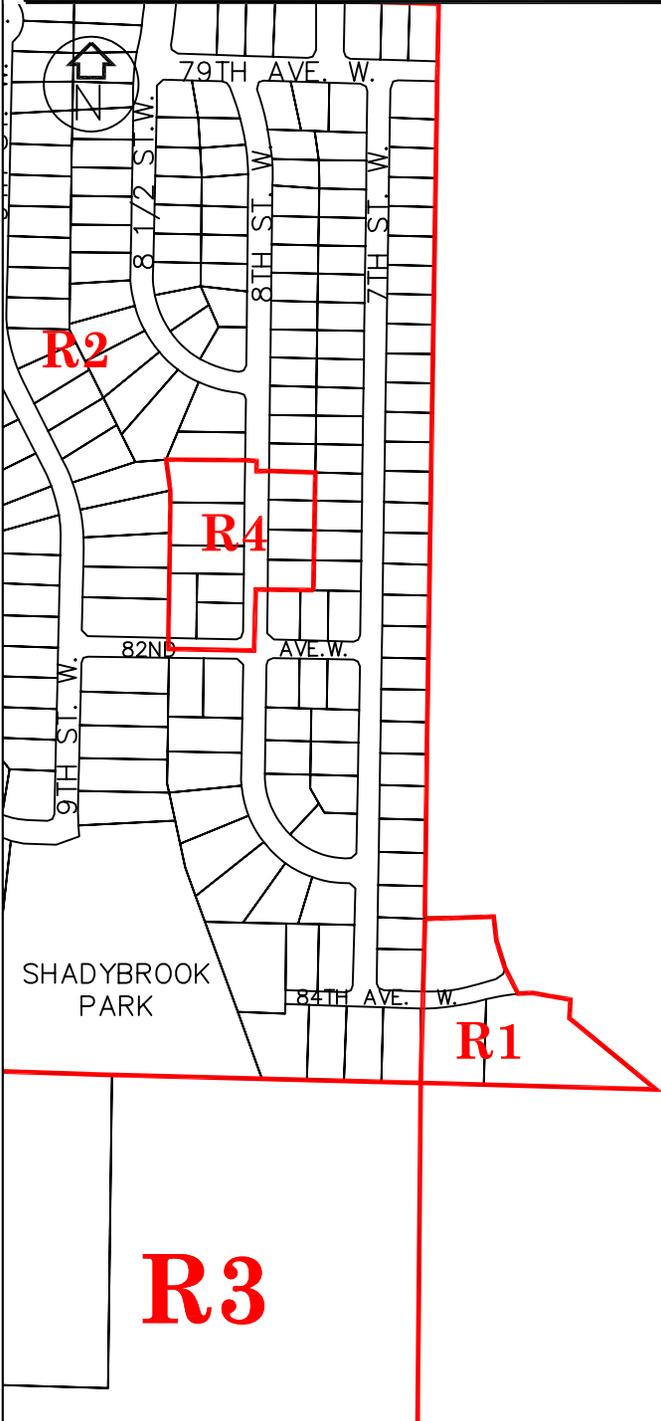
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SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

- PUD PLANNED UNIT DEVELOPMENT





45	46	MILAN
49	48	47
57	58	59



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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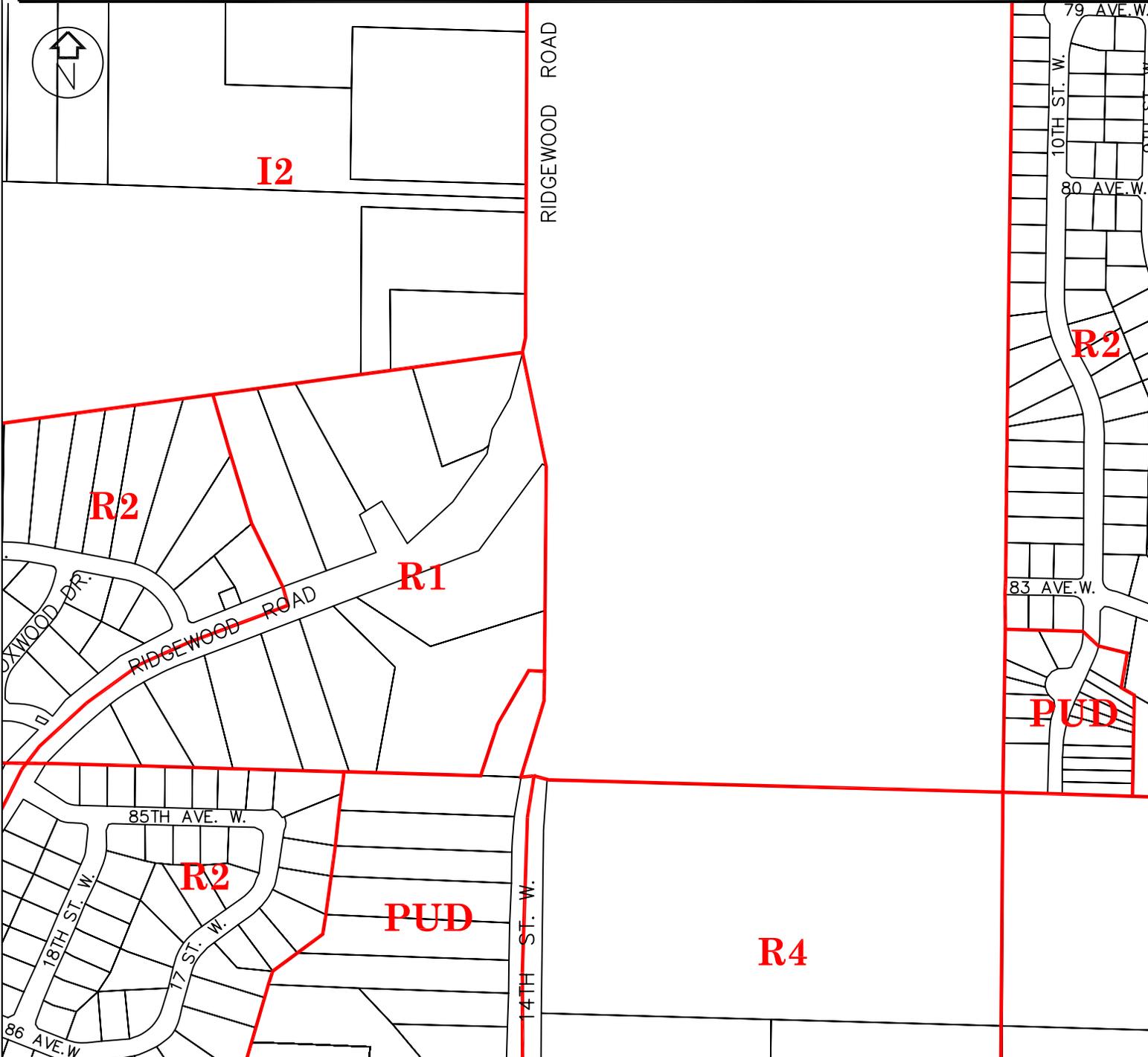
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##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY

PUD PLANNED UNIT DEVELOPMENT





**I1**

ALAN A. CAMPBELL  
SPORTS COMPLEX

**I2**

**I2**

**I2**

**I1**

**R7**

**R2**

PARTRIDGE CR.

FOXWOOD CT.

**PUD**

**R1**

**R4**

**R1**

86 AVE. W.

44	45	46
50	49	48
56	57	58



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



43	44	45
51	50	52
55	56	57

31ST ST. W.

29TH ST. W.

I1

I2



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JANUARY 2008

LEGEND

- UNIFIED ZONING DISTRICTS
- RESIDENTIAL:
- R1 ONE FAMILY
  - R2 ONE FAMILY
  - R3 ONE & TWO FAMILY
  - R4 ONE TO SIX
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- INDUSTRIAL:
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  - B3 COMMUNITY
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- SUBURBAN:
- SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT

I1

R1

CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 51

42	43	44
52	51	50
RICD	55	56



42ND ST. W.

41ST ST. W.

**B4**

ROCK ISLAND PARKWAY

**I2**

81ST AVE. W.

81ST AVE. W.

85TH AVE. W.

**B3**



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

LEGEND

- UNIFIED ZONING DISTRICTS
- RESIDENTIAL:
- R1 ONE FAMILY
  - R2 ONE FAMILY
  - R3 ONE & TWO FAMILY
  - R4 ONE TO SIX
  - R5 MULTIPLE FAMILY DWELLING
  - R6 MULTI-FAMILY
  - R7 MOBILE HOMES
- INDUSTRIAL:
- I1 LIGHT
  - I2 GENERAL
- BUSINESS:
- B1 NEIGHBORHOOD
  - B2 CENTRAL
  - B3 COMMUNITY
  - B4 HIGHWAY INTENSIVE
- CONSERVATION:
- C1 CONSERVATION
  - C2 CONSERVATION
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- AG1 AGRICULTURAL PRESERVATION
  - AG2 GENERAL AGRICULTURAL
- SUBURBAN:
- SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT



51ST ST. W.

I2

81ST AVE. W.

85TH AVE. W.

41	42	43
53	52	51
54	RICD	55



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



TURKEY HOLLOW RD

I2

R1

RICD	41	42
RICD	53	52
RICD	54	RICD



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

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##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



R1

RICD	53	52
RICD	54	RICD
RICD	RICD	RICD



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JANUARY 2008

### LEGEND

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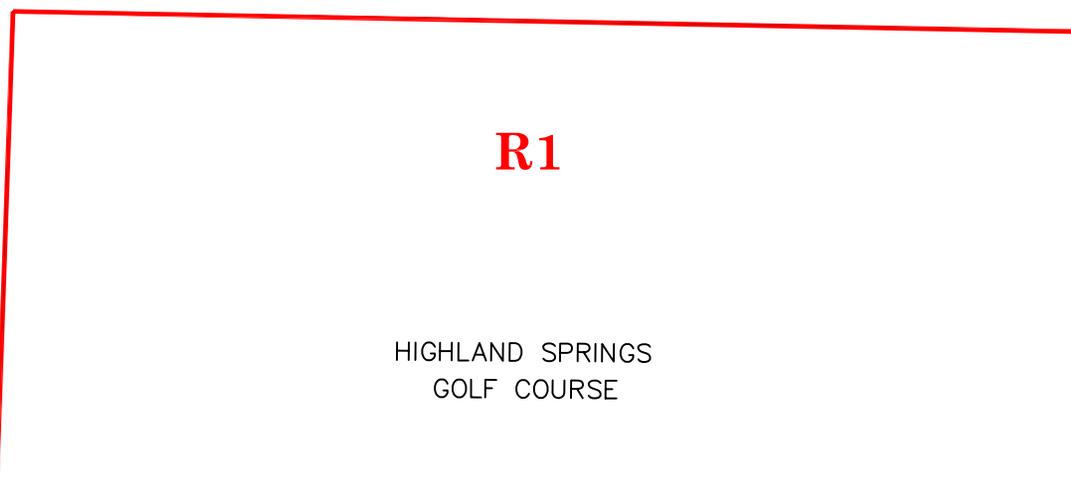
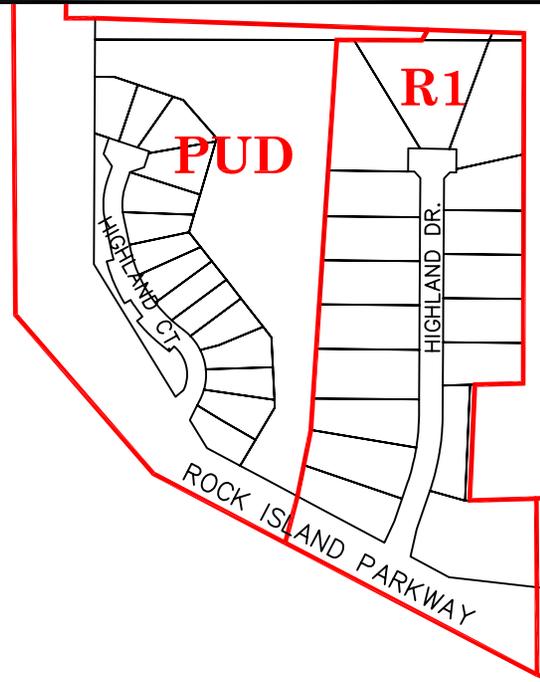
##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY

PUD PLANNED UNIT DEVELOPMENT



52	51	50
RICD	55	56
RICD	63	62



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

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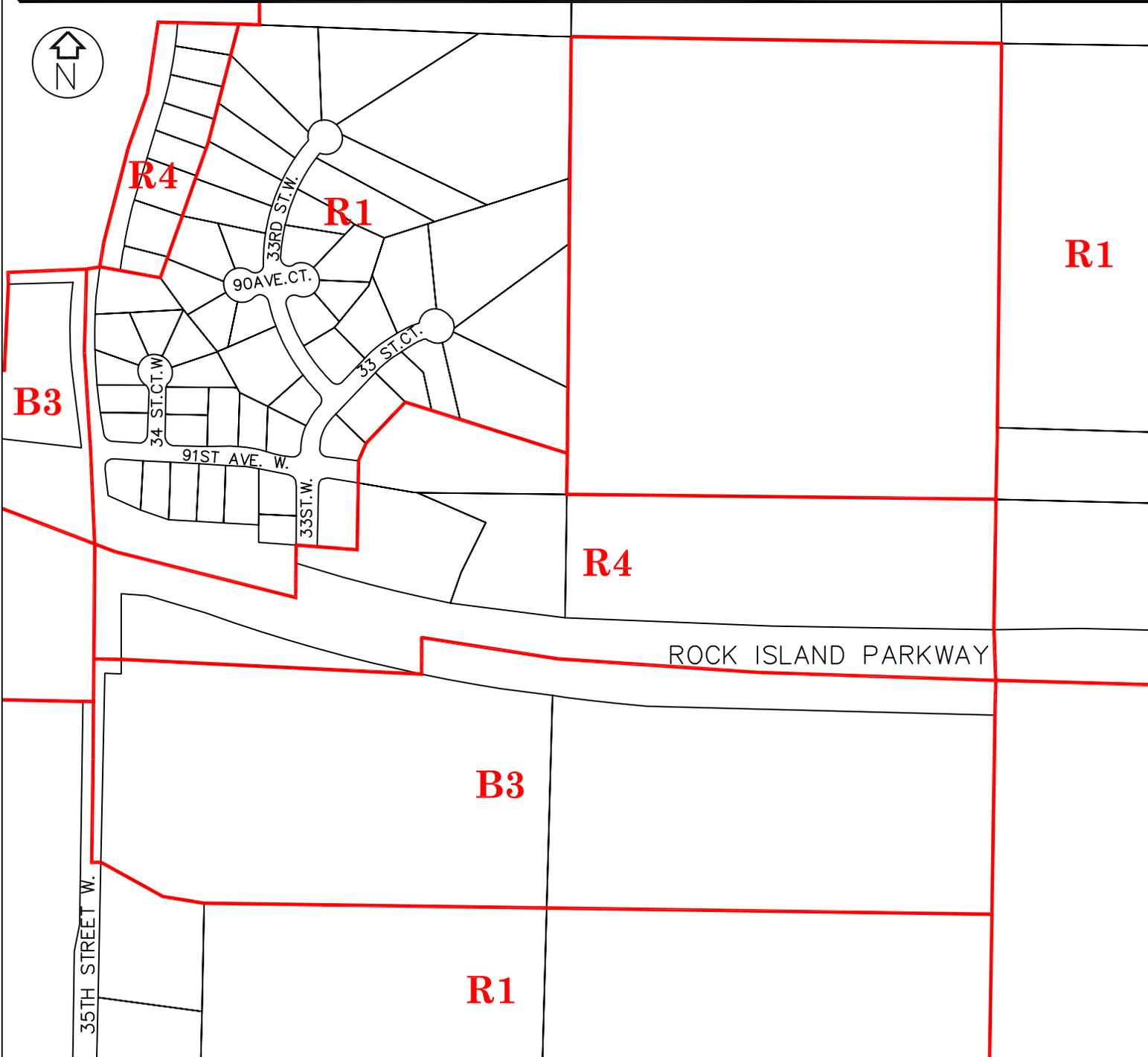
PUD PLANNED UNIT DEVELOPMENT

HIGHLAND SPRINGS  
GOLF COURSE

CITY OF ROCK ISLAND UNIFIED ZONING MAP

SHEET 56

51	50	49
55	56	57
63	62	RICD



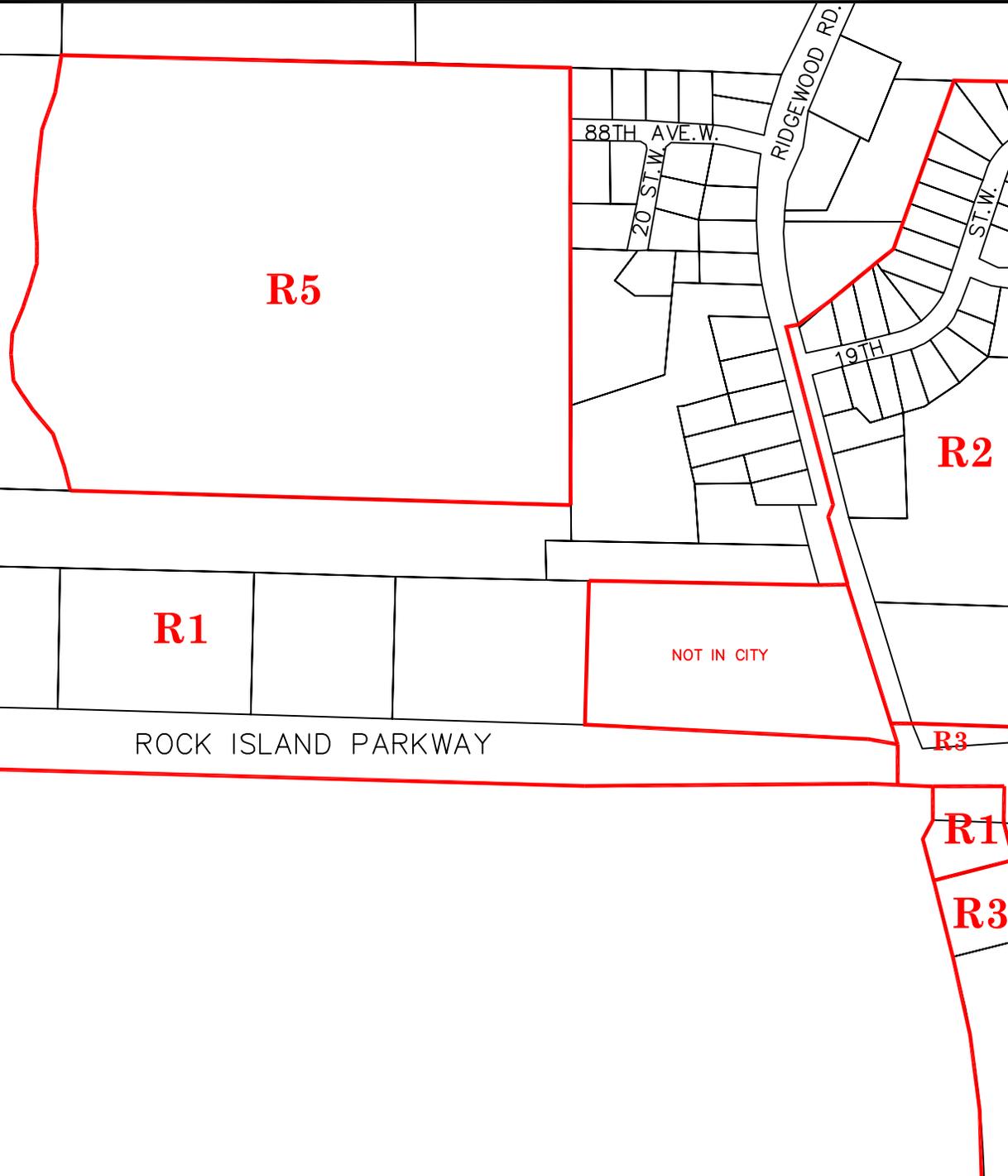
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JANUARY 2008

LEGEND

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 C2 CONSERVATION
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- SUBURBAN:  
 SE1 SUBURBAN ESTATES LOW DENSITY
- PUD PLANNED UNIT DEVELOPMENT



50	49	48
56	57	58
62	RICD	61



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PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

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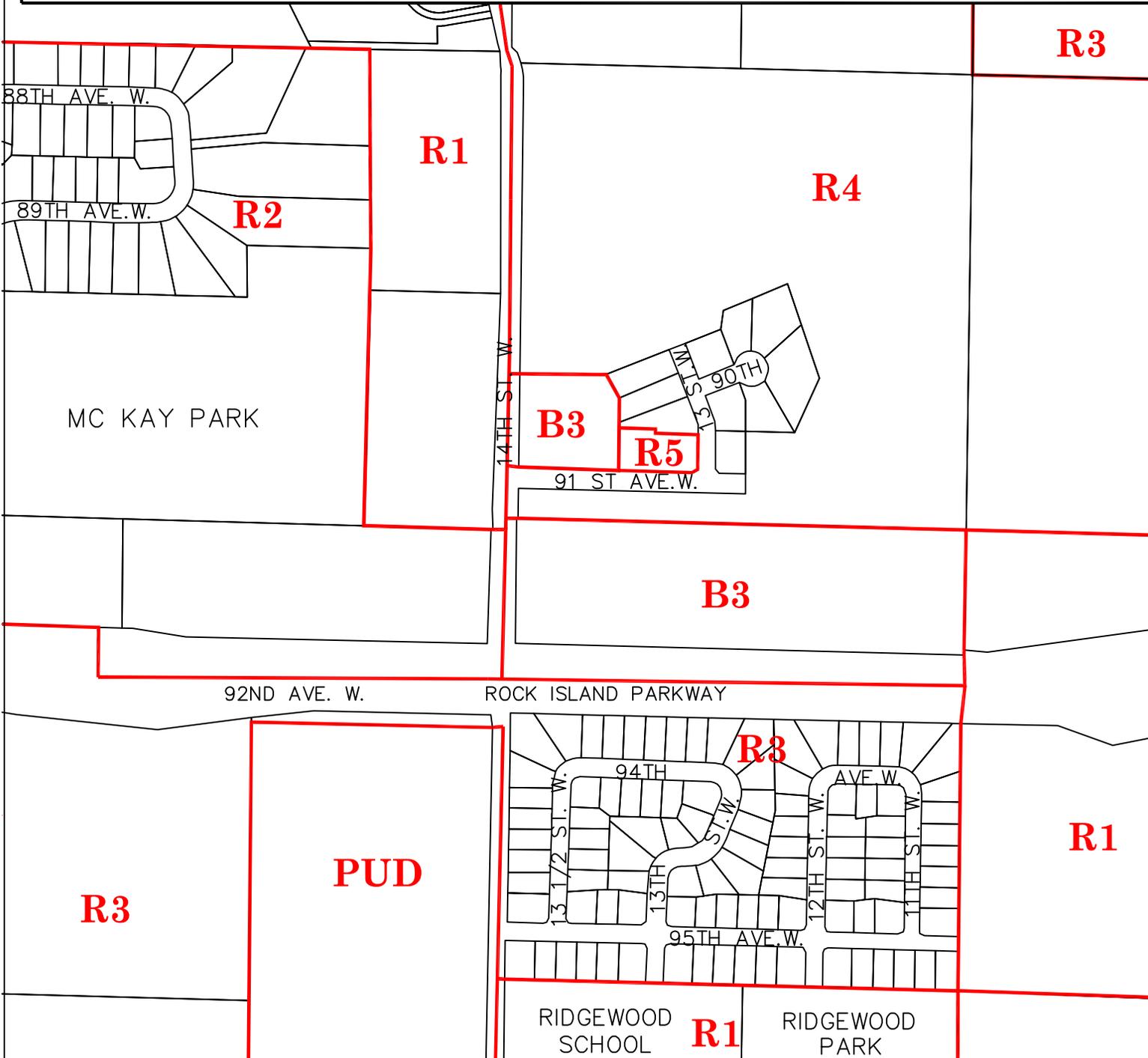
49	48	47
57	58	59
	61	60



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PLANNING & REDEVELOPMENT DIVISION  
OCTOBER 2011

LEGEND

- RESIDENTIAL:  
 R1 ONE FAMILY  
 R2 ONE FAMILY  
 R3 ONE & TWO FAMILY  
 R4 ONE TO SIX  
 R5 MULTIPLE FAMILY DWELLING  
 R6 MULTI-FAMILY  
 R7 MOBILE HOMES
- INDUSTRIAL:  
 I1 LIGHT  
 I2 GENERAL
- BUSINESS:  
 B1 NEIGHBORHOOD  
 B2 CENTRAL  
 B3 COMMUNITY  
 B4 HIGHWAY INTENSIVE
- CONSERVATION:  
 C1 CONSERVATION  
 C2 CONSERVATION
- COLLEGE:  
 U1 UNIVERSITY & COLLEGE
- OFFICE:  
 O1 OFFICE  
 ORT OFFICE/RESEARCH/TECHNOLOGY
- AGRICULTURAL:  
 AG1 AGRICULTURAL PRESERVATION  
 AG2 GENERAL AGRICULTURAL
- SUBURBAN:  
 SE1 SUBURBAN ESTATES LOW DENSITY  
 SE2 SUBURBAN ESTATES MEDIUM DENS  
 PUD PLANNED UNIT DEVELOPMENT





**R3**

**R4**

**R1**

**B4**

**R1**

ROCK ISLAND PARKWAY

92ND AVE. W.

48	47	MILAN
58	59	MILAN
61	60	MILAN



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CITY OF ROCK ISLAND  
COMMUNITY & ECONOMIC DEVELOPMENT DEPT.  
PLANNING & REDEVELOPMENT DIVISION  
JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

##### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

##### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

##### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

##### COLLEGE:

- U1 UNIVERSITY & COLLEGE

##### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

##### AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



R4

MILAN

Corporate Limits

R2

58	59	MILAN
61	60	MILAN
DAKGR	DAKGR	MILAN



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JANUARY 2008

### LEGEND

#### UNIFIED ZONING DISTRICTS

##### RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

##### INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

##### BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

##### CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

##### COLLEGE:

- U1 UNIVERSITY & COLLEGE

##### OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

##### AGRICULTURAL:

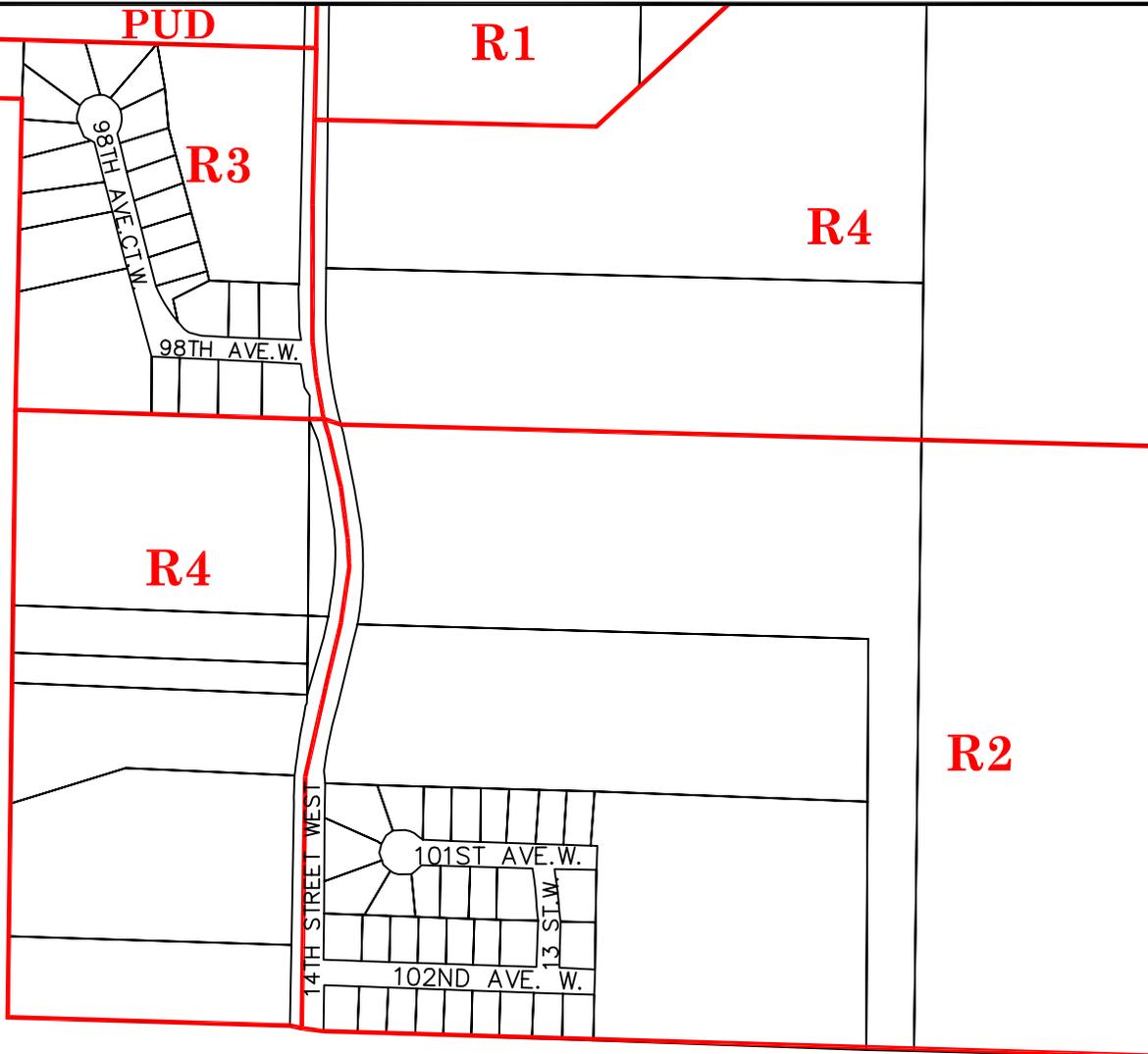
- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

##### SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



Corporate Limits



Corporate Limits

57	58	59
RICD	61	60
RICD	DAKGR	DAKGR



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JANUARY 2008

LEGEND

UNIFIED ZONING DISTRICTS

RESIDENTIAL:

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

INDUSTRIAL:

- I1 LIGHT
- I2 GENERAL

BUSINESS:

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

CONSERVATION:

- C1 CONSERVATION
- C2 CONSERVATION

COLLEGE:

- U1 UNIVERSITY & COLLEGE

OFFICE:

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

AGRICULTURAL:

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

SUBURBAN:

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT

55	56	57
63	62	RICD
RICD	RICD	RICD



35TH STREET W.

(LIEKEFETT ROAD)

**R1**

**Corporate Limits**

**Corporate Limits**

106TH AVE. W.



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JANUARY 2008

**LEGEND**

**UNIFIED ZONING DISTRICTS**

**RESIDENTIAL:**

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

**INDUSTRIAL:**

- I1 LIGHT
- I2 GENERAL

**BUSINESS:**

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

**CONSERVATION:**

- C1 CONSERVATION
- C2 CONSERVATION

**COLLEGE:**

- U1 UNIVERSITY & COLLEGE

**OFFICE:**

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

**AGRICULTURAL:**

- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

**SUBURBAN:**

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT



**R1**

HIGHLAND SPRINGS  
GOLF COURSE

RICD	55	56
RICD	63	62
RICD	RICD	RICD



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JANUARY 2008

**LEGEND**

**UNIFIED ZONING DISTRICTS**

**RESIDENTIAL:**

- R1 ONE FAMILY
- R2 ONE FAMILY
- R3 ONE & TWO FAMILY
- R4 ONE TO SIX
- R5 MULTIPLE FAMILY DWELLING
- R6 MULTI-FAMILY
- R7 MOBILE HOMES

**INDUSTRIAL:**

- I1 LIGHT
- I2 GENERAL

**BUSINESS:**

- B1 NEIGHBORHOOD
- B2 CENTRAL
- B3 COMMUNITY
- B4 HIGHWAY INTENSIVE

**CONSERVATION:**

- C1 CONSERVATION
- C2 CONSERVATION

**COLLEGE:**

- U1 UNIVERSITY & COLLEGE

**OFFICE:**

- O1 OFFICE
- ORT OFFICE/RESEARCH/TECHNOLOGY

**AGRICULTURAL:**

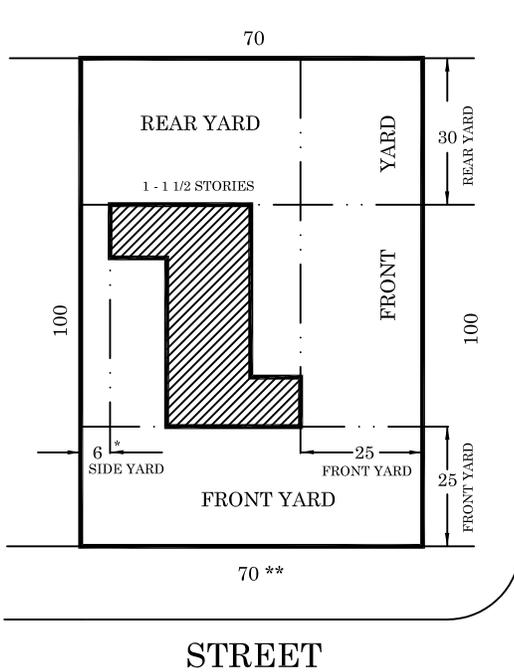
- AG1 AGRICULTURAL PRESERVATION
- AG2 GENERAL AGRICULTURAL

**SUBURBAN:**

- SE1 SUBURBAN ESTATES LOW DENSITY
- SE2 SUBURBAN ESTATES MEDIUM DENSITY
- PUD PLANNED UNIT DEVELOPMENT

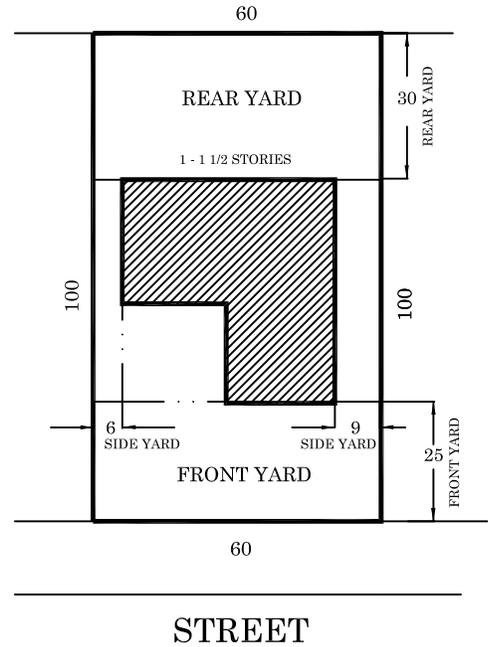


## R2 - ONE FAMILY CORNER LOT

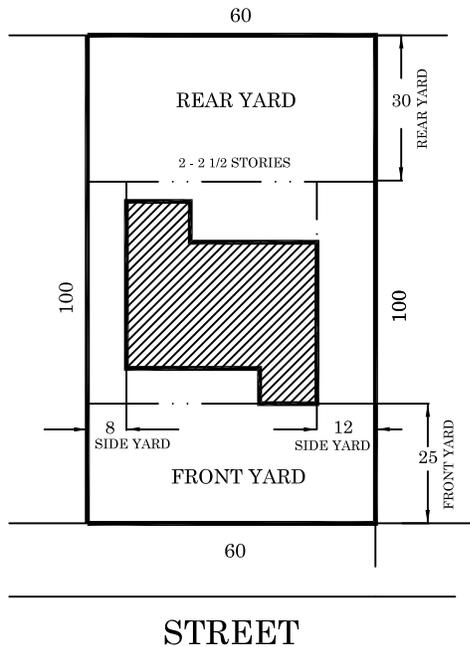


\*\* 60' MINIMUM  
\* 2-2 1/2 STORIES - 10'

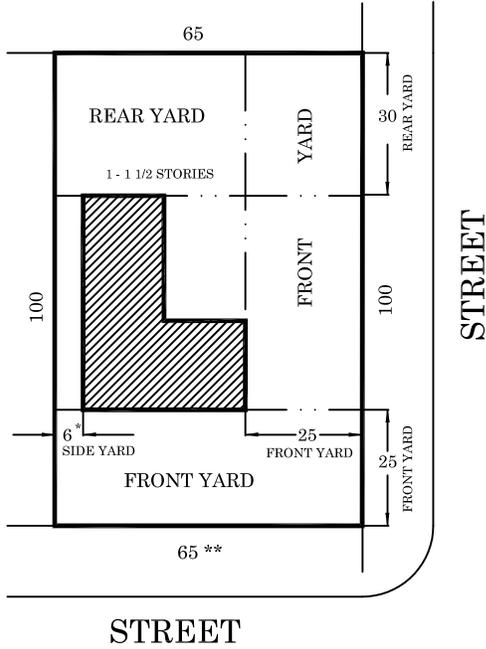
## R2 - ONE FAMILY



## R2 - ONE FAMILY

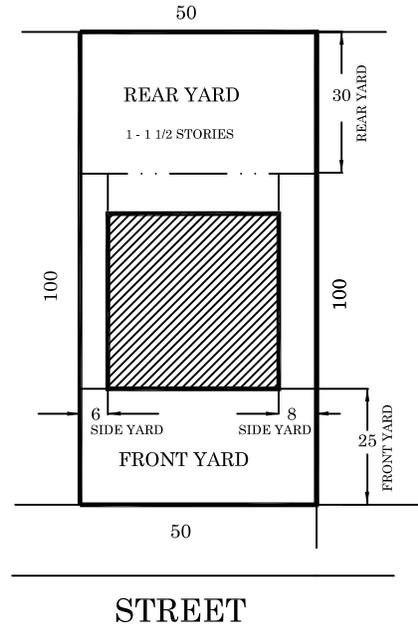


# R3 - ONE & TWO FAMILY CORNER LOT

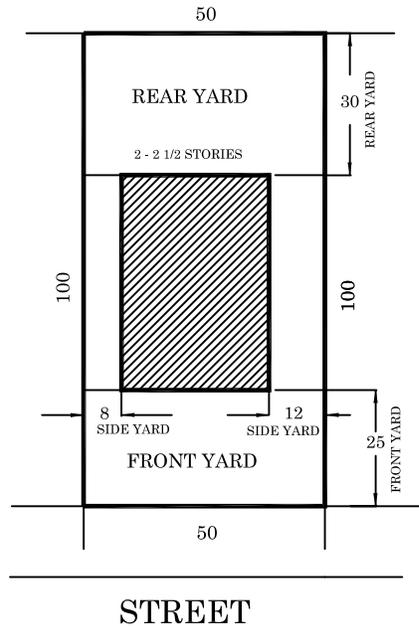


\*\* 50' MINIMUM  
 \* 2-2 1/2 STORIES - 8'

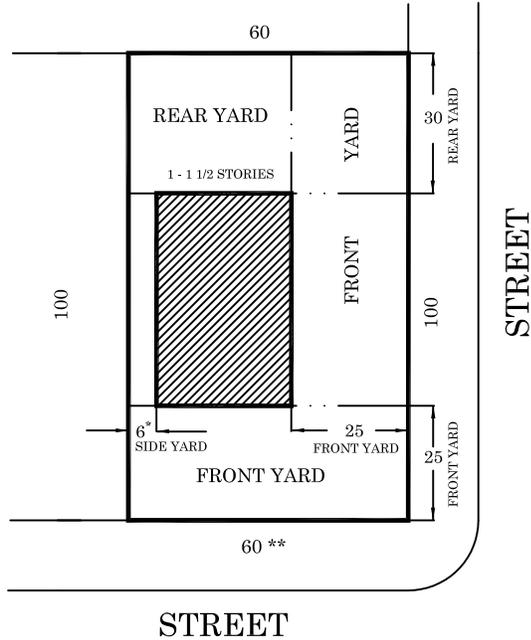
# R3 - ONE & TWO FAMILY



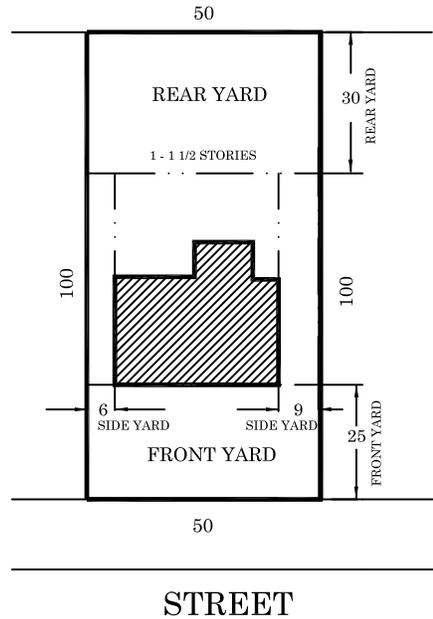
# R3 - ONE & TWO FAMILY



# R4 - ONE-SIX FAMILIES CORNER LOT

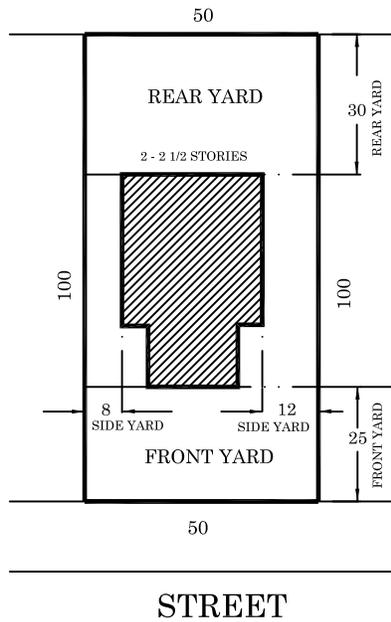


# R4 - ONE-SIX FAMILIES

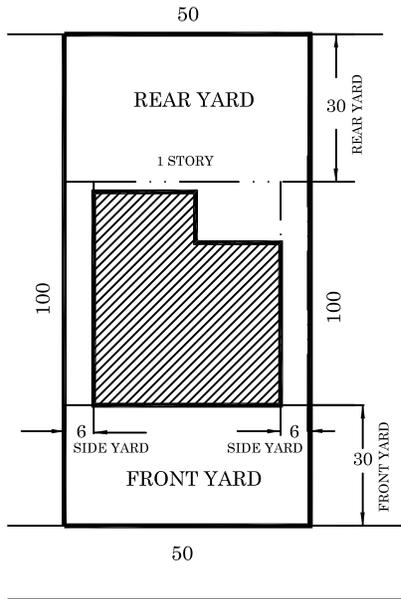


- \*\* 50' MINIMUM
- \* 2-2 1/2 STORIES - 8'
- \* 3 STORIES - 8'

# R4 - ONE-SIX FAMILIES

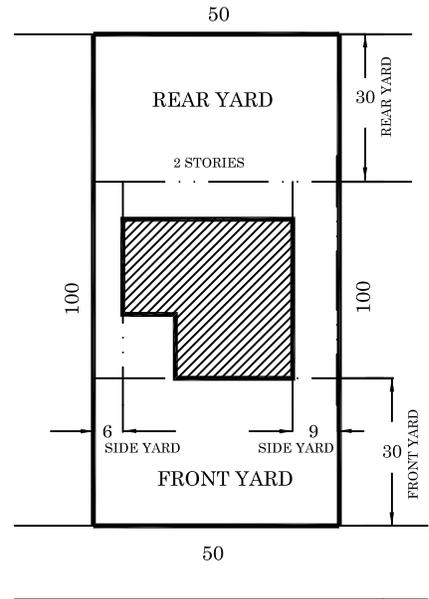


# R5 - MULTI-FAMILY



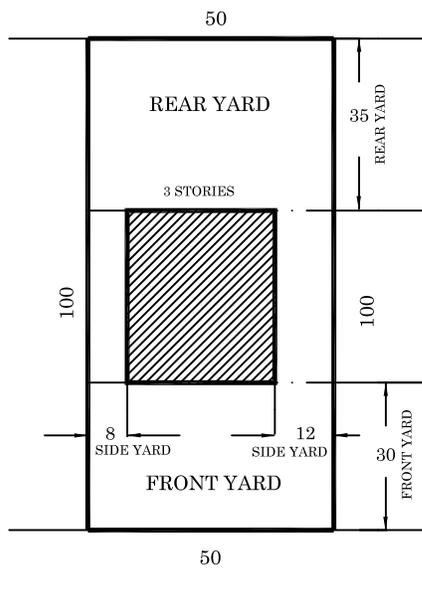
STREET

# R5 - MULTI-FAMILY



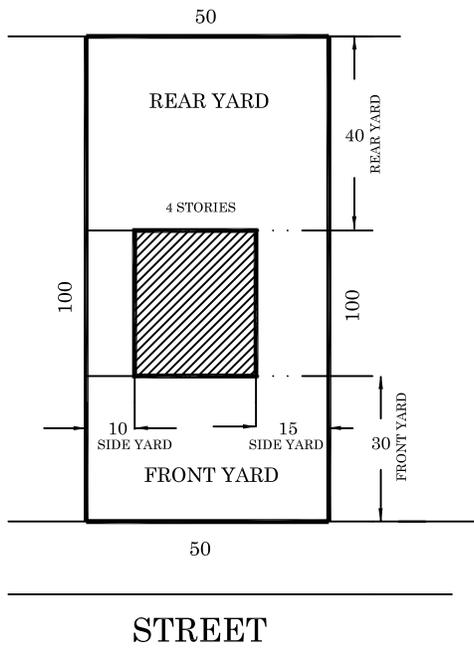
STREET

# R5 - MULTI-FAMILY

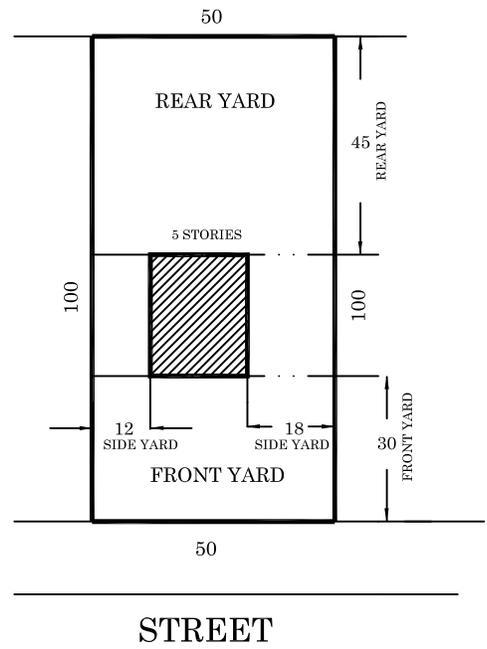


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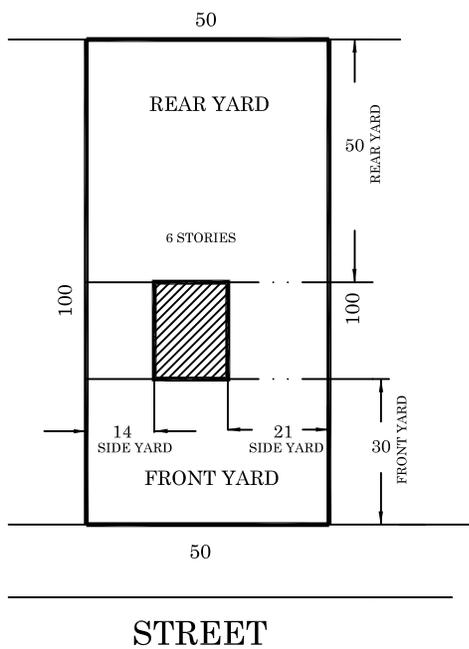
# R5 - MULTI-FAMILY



# R5 - MULTI-FAMILY

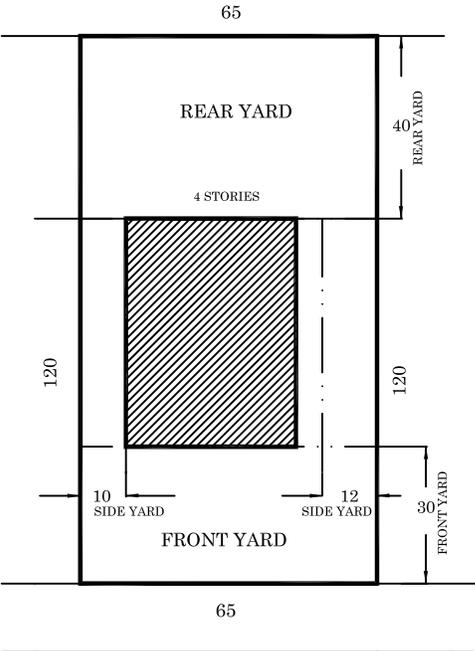


# R5 - MULTI-FAMILY



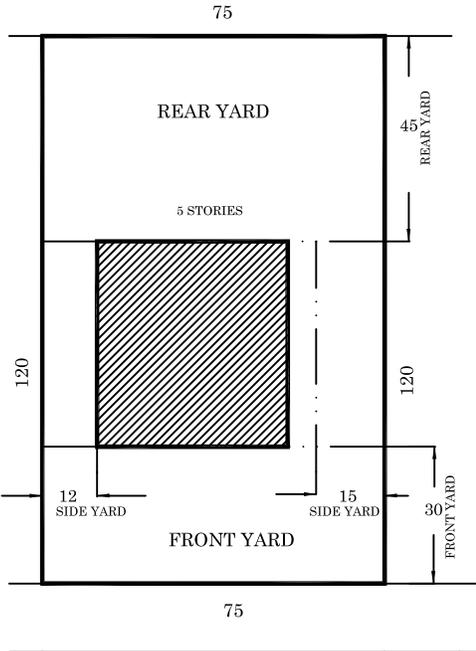


# R6 - MULTI-FAMILY



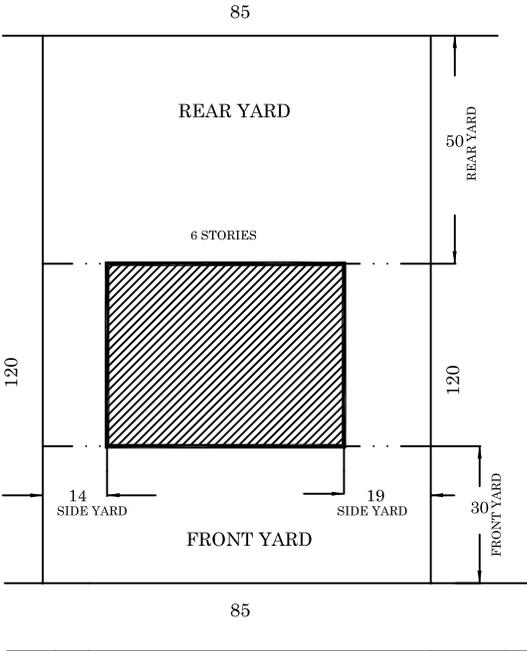
STREET

# R6 - MULTI-FAMILY



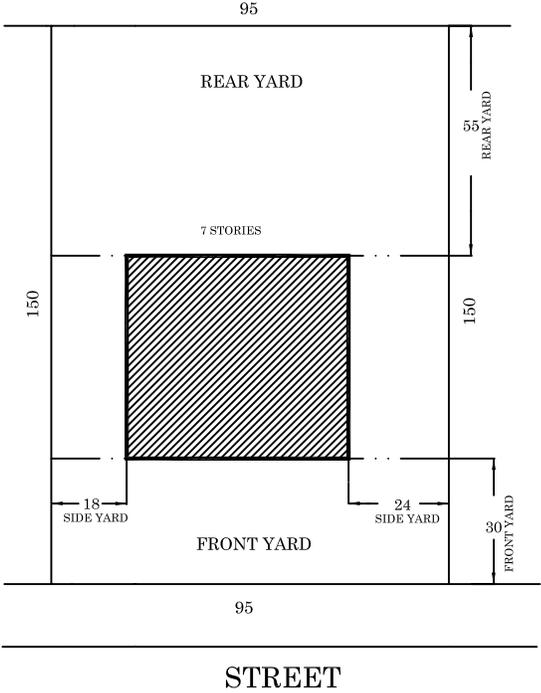
STREET

# R6 - MULTI-FAMILY

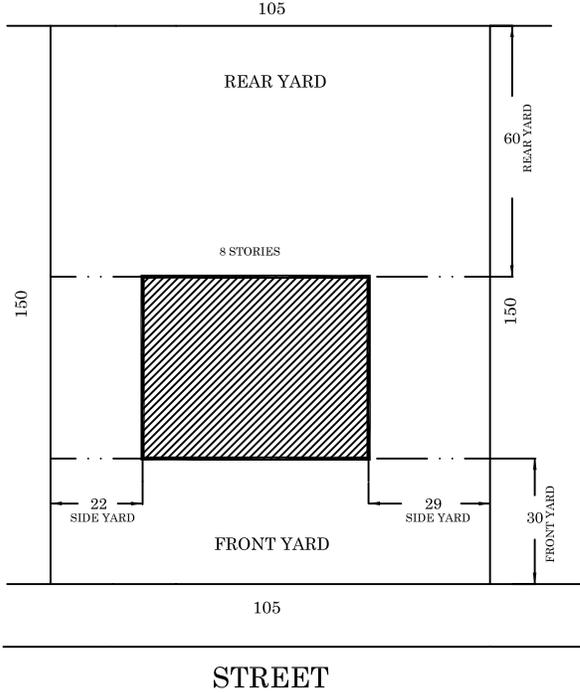


STREET

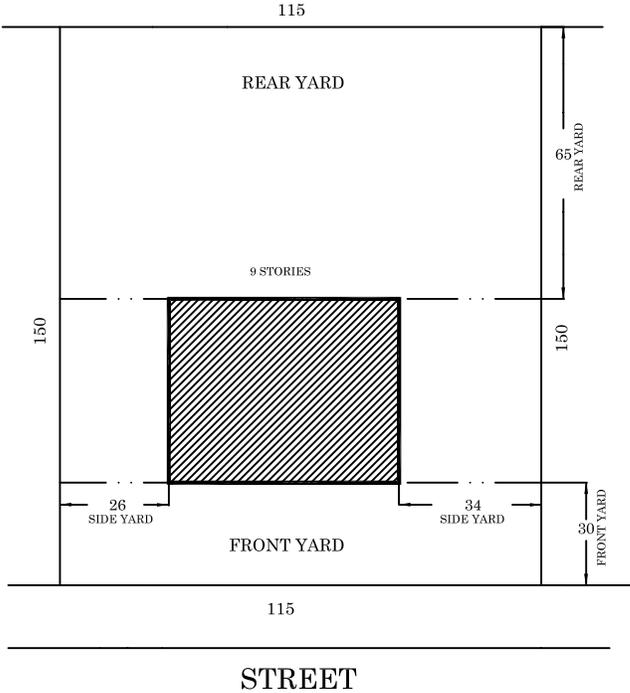
# R6 - MULTI-FAMILY



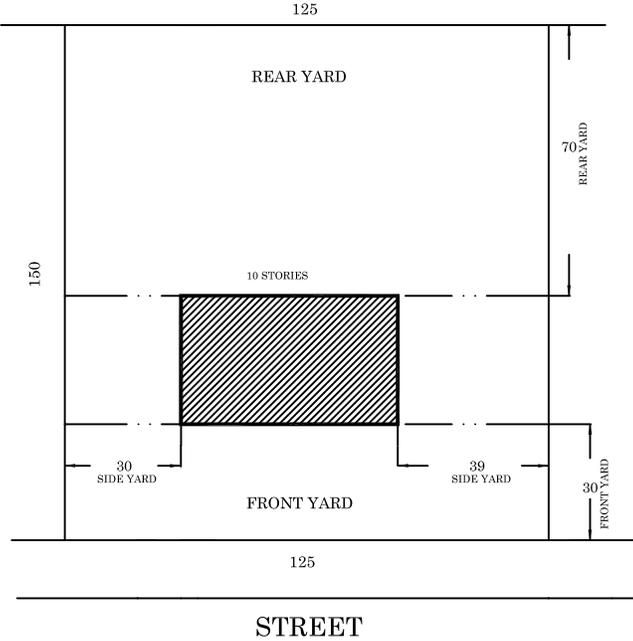
# R6 - MULTI-FAMILY



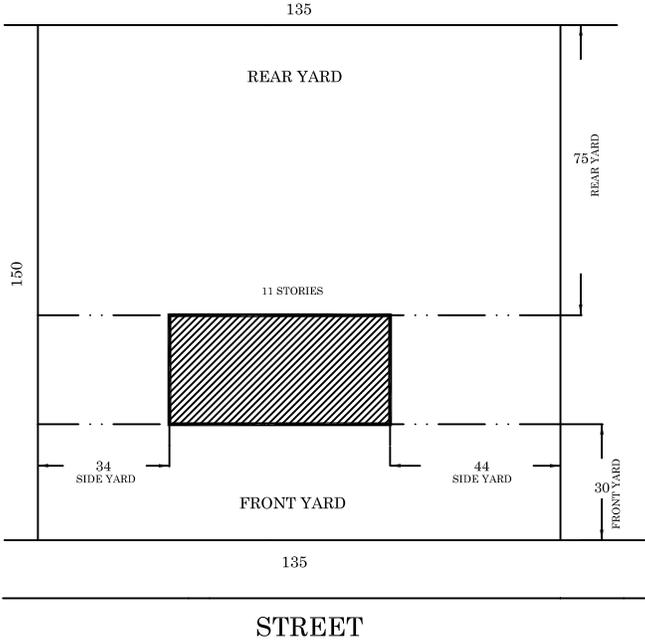
# R6 - MULTI-FAMILY



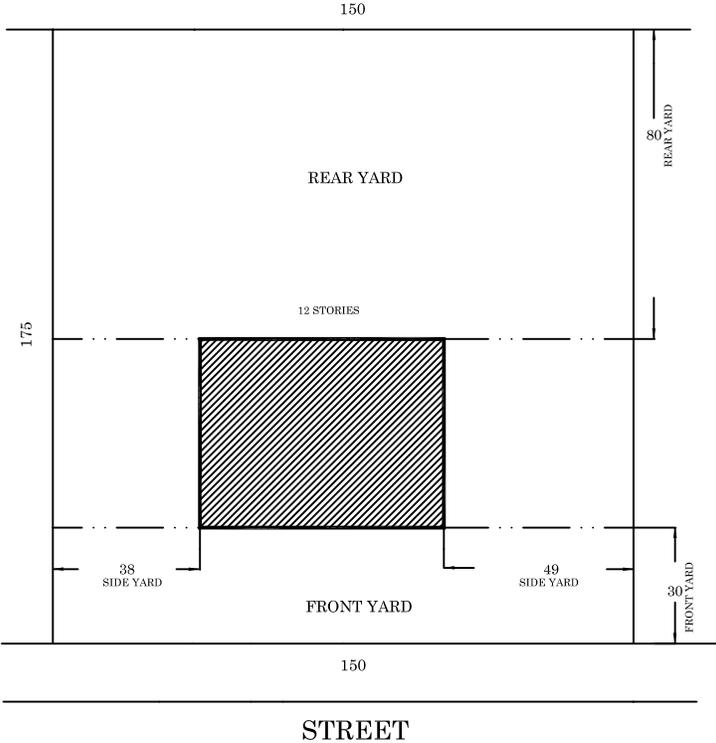
# R6 - MULTI-FAMILY



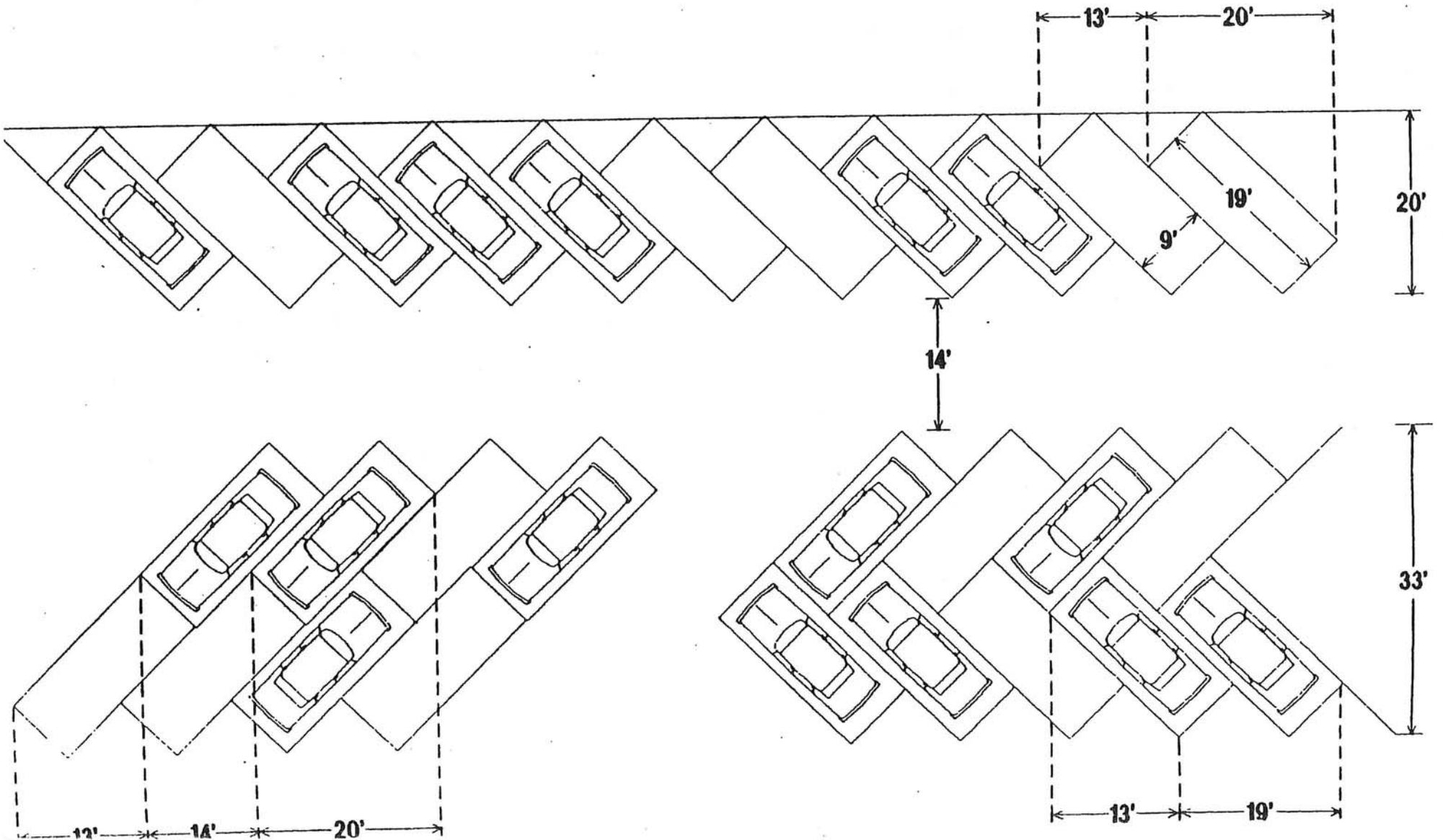
# R6 - MULTI-FAMILY



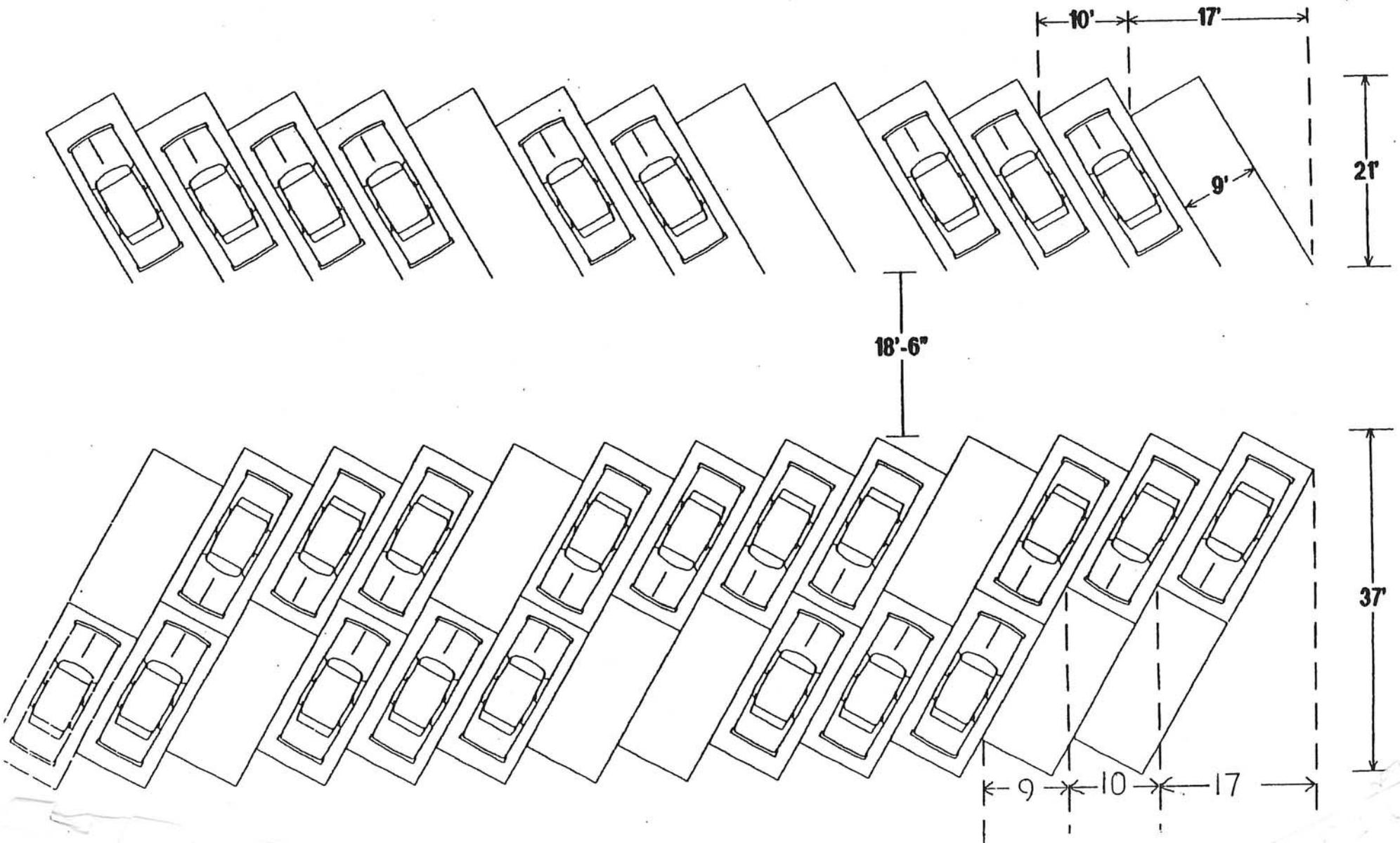
# R6 - MULTI-FAMILY



# LAYOUT TEMPLATE 45 DEGREE PARKING



# LAYOUT TEMPLATE 60 DEGREE PARKING



# LAYOUT TEMPLATE 90 DEGREE PARKING

