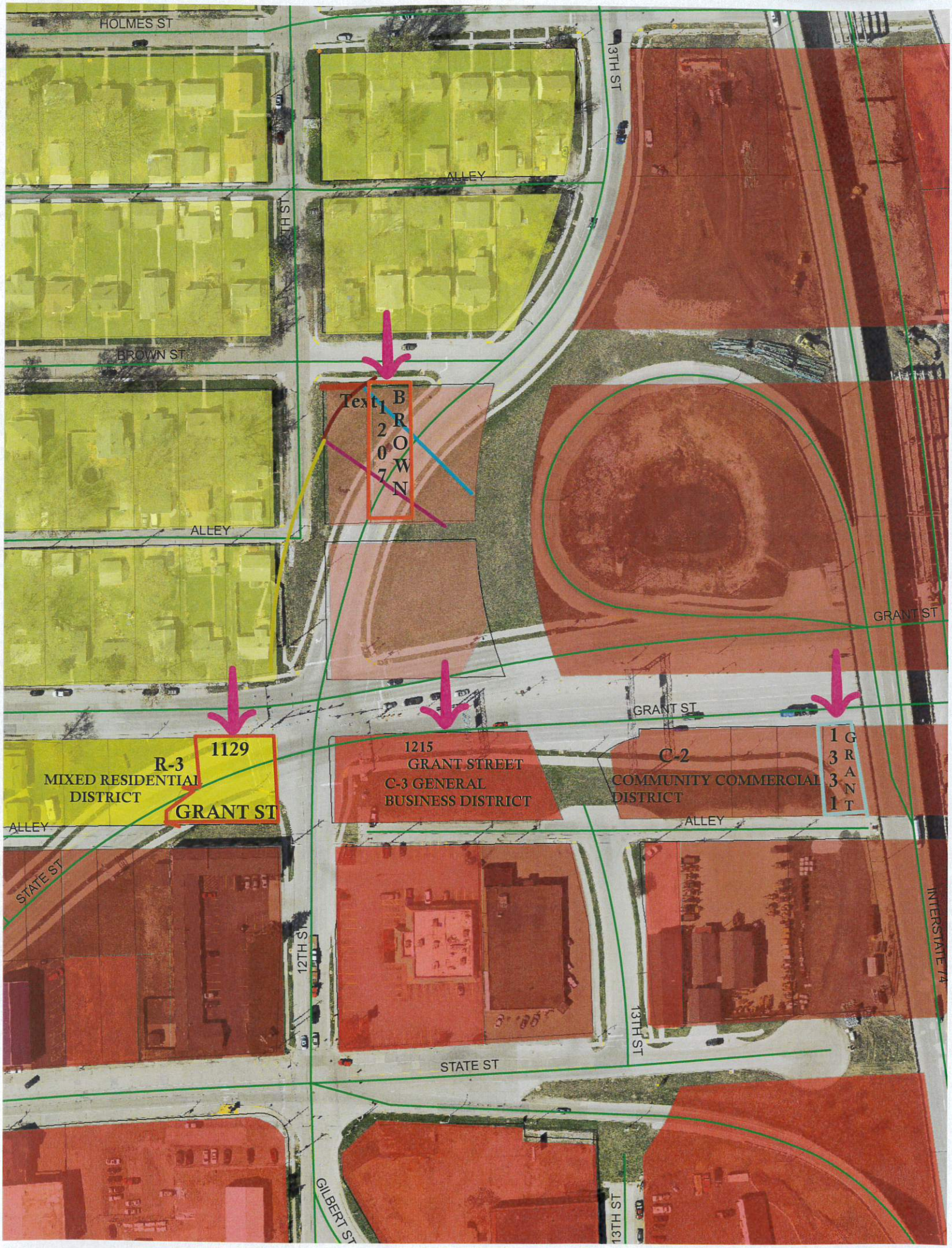
HOLMES ST
13TH ST
ALLEY
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1207
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GRANT ST
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1129
R-3
MIXED RESIDENTIAL
DISTRICT
GRANT ST
1215
GRANT STREET
C-3 GENERAL
BUSINESS DISTRICT
C-2
COMMUNITY COMMERCIAL
DISTRICT
1331
GRANT
ALLEY
ALLEY
STATE ST
12TH ST
13TH ST
STATE ST
INTERSTATE 74
GILBERT ST
13TH ST

11-5-6. R-3 MIXED RESIDENTIAL DISTRICT:

A. Purpose: This district is composed of certain low- to medium-density residential areas representing a compatible comingling of single-family and two-family dwellings, with limited townhomes. It is the intent of this district to provide an environment of low- to medium-density dwellings, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents living in the district. It has useful application as a buffer or transition zone along major streets and bordering shopping centers where a greater density is more objectionable.

B. Site Development Regulations:

Table 11-5-6B

Regulator	1-Family Detached	1-Family Attached	Duplex (2-Family)	Townhouse (Note 2)	Other Non-Residential Permitted Use
Site Area per Housing Unit				3,000	
Minimum Lot Area (square feet)	4,200 per unit	4,200 per unit	8,400	2,400 per unit	6,000
Minimum Lot Width (feet)	60	35 per unit	70	24 per unit	60
Minimum Yards (feet)					
Front Yard	25	25	25	25	25
Side Yard	5 ft. min; Total=10 ft.;	5 ft. min; Total=10 ft.;	5 ft. min; Total=10 ft.;	5 ft. min; One side=10; total=min 15	5 ft. min; One side=10; total=min 15
Street Side Yard/Corner Lot	25	25	25	25	25
Rear Yard	25	25	25	25	25
Maximum Height (feet) (Note 1)	35 or 2 ½ sto.	35 or 2 ½ sto.	35 or 2 ½ sto.	35 or 2 ½ sto.	60
Maximum F.A.R.	0.7	0.7	0.7	0.7	0.7

Note 1: Churches and schools are permitted a maximum height of 60 feet for the main structure and 75 feet for towers or steeples.

Note 2: Townhouse structures not to exceed four dwellings in a row.

11-5-7. R-4 MEDIUM DENSITY MULTI-FAMILY RESIDENCE DISTRICT:

A. Purpose: This district is composed of certain medium-density residential areas representing a compatible commingling of single-family, two-family, and multi-family dwellings, including certain open areas where similar residential development appears likely to occur. It is the intent of this district to provide for an environment of medium-density dwellings, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents living in the district. Large apartments, with corresponding proportions of open space, also may be developed under prescribed standards of density and open space. In addition to large areas allocated for this district, it

home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

B. Site Development Regulations:

Table 11-5-9B

Regulator	Mobile Home Park (Note 1)	Other Permitted Uses
Site Area per Housing Unit (square feet)		
Single-wide Units	4,500	N/A
Double-wide Units	5,000	N/A
Minimum MH Park Area	10 acres	6,000
Minimum Lot Width (feet)	50	60
Minimum Lot Length (feet)	80	80
Minimum Yards (Lots) (feet)		
Front Yard	15	25
Side Yard	5	10
Rear Yard	10	10
Minimum Separation between Units (feet)	20	N/A
Maximum Height (feet)	35	35

Note 1 – Mobile Home Park Supplemental Regulations: Complete development standards for mobile home parks are set forth in Chapter 11 of this title, Supplemental Regulations: General.

11-5-10. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT:

A. Purpose: The C-1 neighborhood shopping district is intended to provide areas to be used by retail or service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off street parking and loading and provide for existing individual or small groups of local stores. This district is normally

located near intersections of local, collector and/or arterial streets, is relatively small in size, and has bulk standards comparable to the bulk standards for low density residential.

B. Site Development Regulations for C-1 Districts:

Table 11-5-10B

Regulator	Residential (Note 1)	Non-Residential Permitted Uses
Site Area per Housing Unit (sq. ft.)	1,500	
Minimum Lot Area (sq. ft.)	None	None
Minimum Lot Width (feet)	None	None
Minimum Yards (feet)		
Front Yard (Note 4)	Min. 20	Min. 20
Side Yard (Note 2)	None	None
Street Side Yard/Corner Lot	20	20
Rear Yard Area	20	20
Maximum Height (feet) (Note 3)	45 or 3 sto.	45 or 3 sto
Maximum F.A.R.	1.0	1.0

Note 1: Density regulators are shown on a per unit basis and located above the first floor.

Note 2 – Side Yards: None required; however, if a yard is provided, it shall be not less than five feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the abutting residential district shall be provided.

Note 3: Churches and schools are permitted a maximum height of 60 feet for the main structure and 75 feet for towers or steeples.

Note 4: Where lots are not subject to established front yard setback requirements, lots in the Downtown Master Plan area may reduce the front yard setback to 5 feet.

11-5-11. C-2 COMMUNITY COMMERCIAL DISTRICT:

A. Purpose: The C-2 community shopping district is intended to provide areas to be used as the primary shopping area for the local area and other nearby communities, transients, and for the shopping area for occupants of various business and industrial establishments. The district permits most all types of business and commercial enterprises, offices, and service establishments. While permitted commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics of some uses may have an impact on adjacent residential neighborhoods. This district is normally centrally located with respect to the shopping service area and located at the convergence or along the major thoroughfares of the community.

B. Site Development Regulations for C-2 Districts:

Table 11-5-11B

Regulator	Town-house	Multi-Family	Non-Residential Permitted Use
Site Area per Housing Unit (sq. ft.) (Note 1)	3,000	1,500	N/A
Minimum Lot Area (sq. ft.)	2,000	None	None
Minimum Lot Width (feet)	24	None	None
Minimum Yards (feet)			

Front Yard (Note 5)	Min. 20	Min. 20	Min. 20
Side Yard (Note 2, 3)	None	None	None
Street Side Yard, Corner Lot	20	20	None
Rear Yard	None	None	None
Maximum Height (feet) (Note 4)	10 stories	10 stories	10 stories
Maximum F.A.R.	4.0	4.0	4.0

Note 1: Density regulators are shown on a per unit basis and located above the first floor.

Note 2 – Side Yards: None required; however, if a yard is provided, it shall be not less than five feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the abutting residential district shall be provided.

Note 3: None required, except when abutting a residential district, then a rear yard equal to the adjacent yard required in the abutting residential district shall be required.

Note 4: Churches, schools, and hospitals are permitted a maximum height of 60 feet for the main structure and 75 feet for towers or steeples.

Note 5: Where lots are not subject to established front yard setback requirements, lots in the Downtown Master Plan area may reduce the front yard setback to 5 feet.

11-5-12. C-3 GENERAL BUSINESS DISTRICT:

A. Purpose: The C-3 general business district is intended to provide mixed-use areas to be used for all types of retailing and service uses, certain wholesale and warehousing uses, and some limited industrial activities that are normally associated with commercial uses. The uses allowed are often large space uses and cater to customers who do not make frequent purchases. The market area for the permitted use extends to an area much larger than the local community. Automotive service type uses and automobile associated uses are normally located in this district to serve passerby traffic. Well-designed larger scale apartment complexes may also be included in this district. The district is normally located along major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress.

B. Site Development Regulations for C-3 Districts:

Table 11-5-12B

Regulator	All Permitted Uses
Site Area per Housing Unit (sq. ft.)	1,500
Minimum Lot Area	None
Minimum Lot Width (feet)	None
Minimum Yards (feet)	
Front Yard (Note 3)	20
Side Yard (Note 1)	None
Street Side Yard	20
Rear Yard (Note 2)	10% of lot depth to max. 10 ft.
Maximum Height (feet)	10 stories
Maximum F.A.R.	2.0

Note 1 – Side Yards: None required; however, if a yard is provided, it shall be not less than five feet. Adjoining a residential district, a side yard equal to the adjacent yard required in the abutting residential district shall be provided.

Note 2: Adjoining a residential district, a rear yard equal to the adjacent yard required in the residential district shall be required.

Note 3: Where lots are not subject to established front yard setback requirements, lots in the Downtown Master Plan area may reduce the front yard setback to 5 feet.

C-6 OFFICE AND RESEARCH PARK DISTRICT:

C. Purpose: The C-6 office and research park district is intended to provide land for large, attractively landscaped planned business parks primarily along an interstate corridor. The area is appropriate for regional and/or national businesses and offices, including research activities and some specialized compatible industrial activities, which can take advantage of the proximity to the interstate but are of low intensity and sufficiently restricted to be compatible with adjacent residential and commercial developments. The area is intended to have a "parklike" atmosphere conducive to quality development. Developments should include extensive landscaping,

CHAPTER 4
NON-DEVELOPMENT CHARACTER AREA (DCA) ZONING DISTRICTS AND PERMITTED USE TABLE

11-4-1. PURPOSE:

Zoning districts are established in the zoning regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each non-DCA district.

11-4-2. ESTABLISHMENT OF DISTRICTS:

The following base districts and overlay districts are hereby established for non-DCA areas. These districts correspond to the various land use districts established by the Bettendorf Comprehensive Plan.

BASE ZONING DISTRICTS	DISTRICT NAMES
A-1	Agricultural/Urban Reserve District
A-2	Rural Residence District
R-1	Single-Family Residence District
R-2	Single-Family Residence District
R-3	Mixed Residential District
R-4	Medium-Density Multi-Family Residence District
R-5	High-Density Multi-Family Residence District
R-MHP	Mobile Home Residential District
C-1	Neighborhood Commercial District
C-2	Community Commercial District
C-3	General Business District
C-6	Office and Research Park District
C-7	Regional Entertainment District
I-1	Limited Industrial District
I-2	General Industrial District
I-3	Heavy Industrial District
PUD	Planned Unit Development District

OVERLAY DISTRICTS

FD	Floodway/Floodplain Overlay District
DMP	Downtown Master Plan Overlay District
UTICOD	Utica Ridge Overlay District

11-4-3. LEVELS OF PERMITTED USES:

Within zoning districts in Bettendorf, different uses are permitted with different conditions. These are displayed in the permitted use table. A blank cell means the use is not permitted in the zoning district. Levels of permission include:

A. Uses which are Permitted by Right: These uses are permitted subject to issuance of an occupancy permit by the zoning administrator, subject only to compliance with all regulations of this ordinance. These uses are indicated in the permitted use table by a "P" in the applicable cell.

B. Special Uses: These uses are subject to approval of a special use permit by the zoning board of adjustment, following the procedure set forth in Chapter 15 of this title. These uses are indicated in the permitted use table by an "S" in the applicable cell with supplemental regulations listed in the right column.

11-4-4. SUPPLEMENTAL USE REGULATIONS:

Certain permitted uses require satisfaction of specific requirements in order to function successfully in their urban or rural contexts. These supplemental requirements are set forth in Chapter 11 of this title. These requirements are cross-referenced in the "supplementary regulations" column of the permitted use table.

11-4-5. PERMITTED USE TABLE:

Table 11-4-5A Agricultural, Residential, Civic, and Office Permitted Use Table

Zoning Districts	A1	A2	R1	R2	R3	R4	R5	R M HP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Use Types																	
Agricultural Uses																	
Horticulture	P										P				P	P	
Crop Production	P	P	P	P	P	P	P										
Animal Production	P																
Livestock Sales	P																
Residential Uses																	
Single-Family Detached	P	P	P	P	P	P	P										
Single-Family Attached					P	P	P										
Duplex					P	P	P										
Townhouse					P	P	P			P							
Multiple-Family						P	P			P	P		S				
Downtown Residential									P	P	P						

Zoning Districts	A1	A2	R1	R2	R3	R4	R5	RMHP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Live/Work Dwelling									P	P	P						
Group Residential						P	P			P							
Boarding House							P			P	P						
Mobile Home Park								P									
Civic Uses																	
Administration	P					S	S		P	P	P	P					
Cemetery	S																
Clubs (Recreational)		P	S	S	S	S	P		P	P	P						
Clubs (Social)					S	S	P		P	P	P						
College/University						S	P			P	P	P		P	P		
Convalescent Services						S	P			P	P						
Cultural Services			S	S	S	S	S		S	P	P	P	P				
Day Care (Limited)		HOP	HOP	HOP	HOP	HOP	HOP		P	P	P	S					Permitted by HOP in R
Day Care (General)		S	S	S	S	S	S		P	P	P	S		S	S		
Detention Facilities											S			S	S	S	
Emergency Residential						S	S			S	S						
Group Care Facility						S	S		S	P							
Family Home			P	P	P	P	P										By State Law
Guidance Services						S	S			S	S						
Health Care						S	S		P	P	P	P	P				
Hospital						S	S			P	P	P		P	S		
Maintenance Facility														P	P	P	
Park and Recreation	P	P	P	P	P	P	P		P	P	P	P	P	P	S		
Postal Facilities	P	P	P	P	P	P	P		P	P	P	P		P			
Primary Education		P	P	P	P	P	P			P	P						
Public Assembly										P	P	P	P	P	P		
Religious Assembly		P	P	P	P	P	P		P	P	P						
Safety Services			S	S	S	S	S		P	P	P	P	P				
Secondary Education		P	P	P	P	P	P			P	P						
Utilities	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	*Sewage treatment SUP,Power Plant restricted locations
Zoning Districts	**A1**	**A2**	**R1**	**R2**	**R3**	**R4**	**R5**	**RMHP**	**C1**	**C2**	**C3**	**C6**	**C7**	**I1**	**I2**	**I3**	**Supplemental Regulations**

Office Uses																	
General Offices									P	P	P	P		P	P	P	
Financial Services									P	P	P	P					
Medical Offices									P	P	P	P					

Table 11-4-5B Commercial and Parking Permitted Use Table

Zoning Districts	A1	A2	R1	R2	R3	R4	R5	RMHP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Use Types																	
Commercial Uses																	
Adult Entertainment														P	P	P	
Ag Sales/Service	S										P				P	P	
Auto Auction Lots															P	P	
Auto Rental/Sales										S	P	P		P	P	P	
Auto Services									S	S	P	S	S		P	P	
Body Repair											P				P	P	
Equip Rental/Sales											P				P	P	
Equipment Repair															P	P	
Bed and Breakfast/Short-term Rental											S		S				
Business Support Services											P				P	P	
Business/Trade School											P	P		P	P		
Campground	P												S				
Commercial Rec (Controlled Impact)	S	S							S	P	P		P				
Commercial Rec (High Impact)	S										S		P	P	P	P	
Communication Service	S									P	P	S		P	P		No tower
Construction Sale/Service											P			P	P	P	
Consumer Service										P	P						
Zoning Districts	A1	A2	R1	R2	R3	R4	R5	RMHP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Use Types																	

Convenience Storage														P	P	P	stds in supp regs
Food Sales (Convenience, Limited Gas)									P	P	P		P				Unlimited Gas Pumps in C-1 requires SUP
Food Sales (Convenience, Unlimited Gas)										P	P		P				
Food Sales (Limited)									P	P	P						
Food Sales (General)										P	P						
Funeral Service, No Crematory									P	P	P						No crematory
Funeral Service, with Crematory															S	S	
Gaming Facilities													P				
Kennels	P									S	S			P	P	P	With Vet
Laundry Services									P	P	P						
Liquor Sales										P	P						
Lodging									P	P	P	P	P	P	S	S	
Pawnshop										S	S						
Personal Improvement									P	P	P	P					
Personal Services									P	P	P						
Pet Services	P									P	P				P	P	
RV Storage													P	P	P	P	
Research Services											P	P		P	P	P	
Restaurants (Neighborhood)									P	P	P	P	P				All outdoor patios require SUP
Restaurants (General)										P	P	P	P				
Restaurants (Drive-thru)										P	P		P				
Retail Services (Limited)									P				P				
Retail Services (Large)										P	P						
Retail Services (Mass)										P	P		P				
Stables	P																
Surplus Sales														P	P	P	
Bar									S	S	S	S	S				
Zoning Districts	**A1**	**A2**	**R1**	**R2**	**R3**	**R4**	**R5**	**RMHP**	**C1**	**C2**	**C3**	**C6**	**C7**	**I1**	**I2**	**I3**	**Supplemental Regulations**
Use Types																	

Trade Services											P			P	P	P
Travel Centers											P	S	P	S	S	S
Truck Stops											P			P	P	
Vehicle Storage (Short-term)											P		P			
Veterinary Services (General)	S									P	P					
Veterinary Services (Large)	S														P	
Parking Uses																
Off-Street Parking						S	S		P	P	P	P	P	P	P	P
Parking Structure										P	P	P	P			

Table 11-4-5C Industrial, Transportation, and Miscellaneous Permitted Use Table

Zoning Districts	**A1**	**A2**	**R1**	**R2**	**R3**	**R4**	**R5**	**RMHP**	**C1**	**C2**	**C3**	**C6**	**C7**	**I1**	**I2**	**I3**	**Supplemental Regulations**
Use Types																	
Industrial Uses																	
Agricultural Industry	S														P	P	
Construction Yards											P				P	P	
Custom Manufacturing											P	P		P	P	P	
Junkyards															P	P	
Light Industry											P	P		P	P	P	
General Industry															P	P	
Heavy Industry																P	
Recycling Collection															P	P	
Recycling Processing																P	
Resource Extraction	S														S	S	
Vehicle Storage (Long-term)										P	P			P	P	P	
Warehousing (Office Records)											P			P	P	P	
Warehousing (Enclosed)*											P			P	P	P	
Warehousing (Open)*															P	P	
Zoning Districts	**A1**	**A2**	**R1**	**R2**	**R3**	**R4**	**R5**	**RMHP**	**C1**	**C2**	**C3**	**C6**	**C7**	**I1**	**I2**	**I3**	**Supplemental Regulations**
Transportation Uses																	

Aviation (General)	S																
Aviation (Private)	S																
Railroad Facilities															P	P	
Transportation Terminal										P	P	P	P	P	P	P	
Truck Terminal														S	P	P	
Parking Structure										P	P	P	P	P	P	P	
Miscellaneous Uses																	
Alternative Energy Production	P													S	S	P	
Amateur Radio Tower		S	S	S	S	S	S										
Communications Tower	S													S	S	S	
Construction Batch Plant	S														S	S	
Landfill (Non-Putrescible)	S															P	
Landfill (Putrescible)																P	
WECS	S	S										S		S	S	S	

Residential lots zoned and platted for multi-family and two-family dwelling units with lot dimensions that conform to the zoning requirements of C-5, Office Transitional zoning prior to September 19, 2006, and which lot widths and lot sizes have only been reduced through condemnation, shall be considered conforming in R-3, Single Family Residence District (two family dwelling only), R-4, Multi Family Residence District (non-townhouse) and R-5, Multi Family Residence District.