

**16.1 General Description:**

R-4 Multi-Unit Residence District is established to provide for multiple unit housing opportunities at moderate to higher densities. The district will include a range of dwelling options to meet housing needs for the city. This district is most appropriate on sites that are accessible to public transportation and arterial or collector streets.

**16.2 Permitted Principal Uses:**

16.2a Any permitted use in an "R-3" District.

16.2b Any other similar uses deemed to be consistent by the appropriate authority.

**16.3 Permitted Accessory Uses:**

16.3a Any permitted accessory use in an "R-3" District.

16.3b Other uses incidental to a permitted use.

**16.4 When Authorized by Board of Zoning Appeals:**

16.4a Any use authorized by appropriate authority in an "R-3" District.

16.4b Any other similar use deemed to be consistent by the Board of Zoning Appeals.

**16.5 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.

**16.6 Lot Area, Frontage, and Yard Requirements:**

The following minimum requirements shall be observed along with all bufferyard requirements.

Number of Stories	Required Lot Area per Unit (sq. ft.)	Front Lot Width	Front Yard Depth	Side Yard Width	Rear Yard Depth
1	2,000	50 ft.	30 ft.	6 ft.	30 ft.
2	2,000	52 ft.	30 ft.	6 ft.	30 ft.
3	2,000	55 ft.	30 ft.	8 ft.	35 ft.
4	2,000	65 ft.	30 ft.	10 ft.	40 ft.
5	2,000	75 ft.	30 ft.	12 ft.	45 ft.
6	2,000	85 ft.	30 ft.	14 ft.	50 ft.
7	2,000	95 ft.	30 ft.	18 ft.	55 ft.
8	2,000	105 ft.	30 ft.	22 ft.	60 ft.
9	2,000	115 ft.	30 ft.	26 ft.	65 ft.
10	2,000	125 ft.	30 ft.	30 ft.	70 ft.
11	2,000	135 ft.	30 ft.	34 ft.	75 ft.
12	2,000	150 ft.	30 ft.	38 ft.	80 ft.

(Ord. 070-2020, 12-21-2020)

**ARTICLE XVII. R-5 MOBILE HOME DISTRICT**

**17.1 General Description:**

The R-5 Mobile Home District is established to provide for an alternative living style and dwelling type to conventional single-unit housing. The purpose of this district is to provide a grouping of home sites within the setting of a residential area for manufactured housing units, which is designed in a unified manner so as to establish a neighborhood character for the development.

**17.2 Permitted Principal Uses:**

17.2a Foster family homes.

17.2b Mobile home parks (see Mobile Home Ordinance of the City of Rock Island).

17.2c Any other similar uses deemed to be consistent. (Ord. 070-2020, 12-21-2020)

**ARTICLE XVIII. B-1 NEIGHBORHOOD BUSINESS DISTRICT**

### 18.1 *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.

### 18.2 *Permitted Principal Uses:*

18.2a All uses within this zone must be confined to two thousand five hundred (2,500) internal square feet of the principal structure

18.2b Antique or custom furniture shop with incidental upholstery.

18.2c Bakery limited to goods for retail on the premises.

18.2d Banks or similar financial enterprise.

18.2e Barber or beauty shop.

18.2f Bicycle sales and service.

18.2g Business or professional office such as attorney, architect, engineer, dentist, physician etc.

18.2h Camera or photographic supply store.

18.2i Clinics, private, for human care.

18.2j Costume rental.

18.2k Day care center meeting state and local permits with fenced play area.

18.2l Delicatessen.

18.2m Dry cleaning pick-up station.

18.2n Dwelling, above ground floor.

18.2o Health/recreational and physical training club.

18.2p Hobby shop.

18.2q Interior decorating shop including upholstery and drape making.

18.2r Laundromat.

18.2s Locksmith.

18.2t Music studio.

18.2u Restaurant, not drive-in or drive-thru.

18.2v 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, outdoor café seating and loading facilities as permitted or required in this district, shall be conducted wholly within an enclosed building.

18.2w Religious institutions.

18.2x Short-term rentals which must make available a minimum of one off-street parking spot for use by the occupant of each short-term rental unit at the property, which the operator shall reside within the City of Rock Island or within ten (10) miles of its periphery and shall not have signage exceeding one (1) square foot in area.

18.2y Cannabis packaged dispensing businesses, but must be located one hundred (100) feet from any residential zoned property.

18.2z Any other similar uses deemed to be consistent.

### 18.3 *Permitted Accessory Uses:*

Other uses incidental to a permitted use, but no accessory building shall be located in a front yard.

### 18.4 *When Authorized by the Board of Zoning Appeals:*

18.4a Auto accessory store.

18.4b Club or lodge.

18.4c Bus transfer station.

18.4d Convenience store.

18.4e Nursing home.

18.4f Any other similar uses deemed to be consistent.

### 18.5 *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.

### 18.6 *Lot Area and Yard Requirements:*

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

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
35 ft. or same as adjacent R District	0 ft.	0 ft.	10 ft. or same as adjacent R District

(Ord. 070-2020, 12-21-2020)



## ARTICLE XIX. B-2 CENTRAL BUSINESS DISTRICT

**19.1 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.

**19.2 Permitted Principal Uses:**

19.2a Any use permitted in a B-1 District and allowing for retail establishments with greater than two thousand five hundred (2,500) square feet.

19.2b Art galleries and studios.

19.2c Auction house.

19.2d Bar, dance hall, cocktail lounge or nightclub, private clubs, lodges, union halls, tavern, retail tobacco business, on-site cannabis product dispensing and product consumption dispensing business, micro-brewery when enclosed and with building(s) and outside storage at least one hundred feet (100') from any residentially zoned private property.

19.2e Bicycle sales and repair.

19.2f Blue printing, photostating, print shop and duplicating establishments.

19.2g Bus terminal, railroad station, freight terminal or other public transportation terminal.

19.2h Business or trade school.

19.2i Catering within a building.

19.2j Ceramic products manufacture for sale on premises.

19.2k Religious institution.

19.2l Conservatory for retail sale on premises only.

19.2m Commercial parking lot.

19.2n Custom rental.

19.2o Custom dressmaking, millinery, tailoring or shoe repair for retail sales on premises only.

19.2p Drapery and mattress manufacture for sale on premises.

19.2q Department stores.

19.2r Employment agency.

19.2s Engraving of lithographing.

19.2t Funeral home.

19.2u Garage, public.

19.2v Hardware or paint supply store without outdoor sales or storage.

19.2w Hotel/motel.

19.2x Laboratories, medical and dental.

19.2y 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.

19.2z Meeting halls, clubs, fraternal organizations and lodges.

19.2aa Mirror and glazing shop, glass cutting.

19.2bb Pawn shop.

19.2cc Pet shops, but not animal hospitals.

19.2dd Picture framing.

19.2ee Plumbing, electrical, heating, and air conditioning supply stores or show rooms without outdoor sales or storage and without repairs or fabrication.

19.2ff Public utility collection office.

19.2gg Public, customer or accessory parking lot.

19.2hh Radio, television and CATV stations, not transmitting towers.

19.2ii Second-hand stores and rummage shops.

19.2jj Taxidermist.

19.2kk Theater, indoor.

19.2ll Travel bureau and ticket office.

19.2mm Upholstering shop for furniture.

19.2nn Any other similar type use not specifically permitted herein which would have economic compatibility with the established uses on adjoining properties.

19.2oo Any other similar uses deemed to be consistent.

19.2pp Light industrial and warehouse uses consistent with other identified uses.

**19.3 Permitted Accessory Uses:**

19.3a Permitted accessory uses in a B-1 District.

19.3b Assembly of small electrical appliances, instruments, small computers and other electronic devices.

19.3c Sales of tobacco products, electronic cigarettes, or alternative nicotine products that do not meet the definition of a retail tobacco business.

19.3d Other uses incidental to a permitted use.

**19.4 When Authorized by the Board of Zoning Appeals:**

19.4a Any use permitted on review in a B-1 District.

19.4b Auto accessory store.

19.4b Auto accessory store.

19.4c Transmission and receiving equipment for radio, television, cable, and telephone.

19.4d Any other similar uses deemed to be consistent by the Board of Zoning Appeals.

**19.5 Lot Area and Yard Requirements:**

The following minimum requirements shall be observed with both principal and primary buildings with all bufferyard requirements. No accessory buildings shall be located in a front yard.

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
None	None	None except same as adjacent R District	None except same as adjacent R District

(Ord. 070-2020, 12-21-2020; Ord. 005-2023, 3-13-2023; Ord. 38-2024, 6-10-2024)



**ARTICLE XX. B-3 COMMUNITY BUSINESS DISTRICT**

**20.1 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.

**20.2 Permitted Uses:**

20.2a Any uses permitted in a B-2 District.

20.2b Amusement centers, indoor, including bowling alleys, pool halls, billiard parlors, skating rinks arcades and other similar uses.

20.2c 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.

20.2d Car wash, single bay, enclosed and with building(s) and outside storage at least one hundred feet (100') from residentially

zoned private property.

20.2e Drive-in or drive-through restaurant.

20.2f Exterminating shop.

20.2g Fabric or floor covering sales.

20.2h Hospital or clinic for small animals with no long-term kennel use and at least one hundred feet (100') from residentially zoned private property.

20.2i Any other similar type use not specifically listed herein, and which has economic compatibility with the established uses on adjoining properties.

10.2j Any other similar uses deemed to be consistent.

**20.3 Permitted Accessory Uses:**

20.3a Permitted accessory uses in a B-2 District.

20.3b Other uses incidental to a permitted use.

**20.4 When Authorized by the Board of Zoning Appeals.**

20.4a Any use permitted on review in a B-2 District.

20.4b Car wash, multiple bays.

20.4c 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.

20.4d Any other similar uses deemed to be consistent by the Board of Zoning Appeals.

20.4e Automobile repair, minor, when at least one hundred feet (100') from residentially zoned property.

**20.5 Lot Area and Yard Requirements:**

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

Height	Front Yard Depth	Side Yard Width	Rear Yard Depth
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

(Ord. 070-2020, 12-21-2020; Ord. 38-2024, 6-10-2024)



**ARTICLE XXI. B-4 HIGHWAY BUSINESS DISTRICT**

**21.1 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.

**21.2 Permitted Principal Uses:**

21.2a Any use permitted in a B-3 District.

21.2b Auto repair, minor, when at least one hundred feet (100') from residentially zoned property.

21.2c Agricultural implement sales and services with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.

21.2d Air conditioning and heating sales and service with outdoor fabrication and repairs.

21.2e Bath house or boat house with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.

21.2f Boat sales with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.

21.2g Building material sales yard, wholesale business with warehouses as specified in this ordinance, at least one hundred feet (100') from residentially zoned private property.

21.2h Carpenter and cabinet shop with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.

21.2i Car wash.

21.2j Contractors offices and shops within building.

21.2k Feed and seed store, wholesale.

- 21.2l Greenhouse with outside storage permitted.
- 21.2m Kennels with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.
- 21.2n Motor vehicle dealerships with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.
- 21.2o 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.
- 21.2p Sign painting shop and similar establishment with building(s) and outdoor storage at least one hundred feet (100') residentially zoned private property.
- 21.2q Travel trailer sales and service with building(s) and outdoor storage at least one hundred feet (100') from residentially zoned private property.
- 21.2r Any other similar uses deemed to be consistent.

**21.3 Permitted Accessory Uses:**

- 21.3a Permitted accessory uses in a B-3 District.
- 21.3b Other uses incidental to a permitted principal use.

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

- 21.4a Any uses permitted on review in a B-3 District.
- 21.4b Automobile repair, major when at least one hundred feet (100') from residentially zoned property.
- 21.4b Auditorium.

**21.5 Lot Area and Yard Requirements:**

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

Height	Front Yard	Side Yard	Rear Yard
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

(Ord. 070-2020, 12-21-2020; Ord. 38-2024, 6-10-2024)

## ARTICLE XXII. O-1 SMALL OFFICE DISTRICT

**22.1 General Description:**

The Small 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:

- 22.1a To provide means of transitional use of land between commercial and residential uses.
- 22.1b To promote, enhance, and conserve quality of the manmade environment.
- 22.1c To protect the worth of property.
- 22.1d To promote the most desirable use of land.
- 22.1e To provide an appropriate district for functions separate from those dealing in sales, repair, recreation, storage, processing, assembly, lodging, and eating.
- 22.1f 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.
- 22.1g To provide a use district for offices for those who provide services only including instruments of service.
- 22.1h To provide a district of less intense use and to encourage lower density use and retention of open space.
- 22.1i To make use of areas which are not appropriate for other uses.
- 22.1j To control the growth of other districts.
- 22.1k To make less valuable land available for use other than residential.

**22.2 Permitted Principal Uses:**

- 22.2a Religious Institution.
- 22.2b Community service offices.
- 22.2c Consultant offices.