

## Chapter 17.28 GENERAL COMMERCIAL DISTRICT (C-G)\*

Sections:

**17.28.010 Purpose.**

**17.28.020 Permitted, accessory, conditional and prohibited uses.**

**17.28.030 Standards.**

\* Prior legislation: Ords. 99-025 and 01-062.

### **17.28.010 Purpose.**

The purpose of the general commercial district is to encourage the development of commercial facilities in well-defined and integrated centers. This district is designed to implement the general commercial element of the comprehensive plan. (Ord. 07-093 § 1).

### **17.28.020 Permitted, accessory, conditional and prohibited uses.**

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 17.40 RIMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after the provisions of this chapter and all other applicable city of Rock Island rules and regulations are complied with. (Ord. 07-093 § 1).

### **17.28.030 Standards.**

All development in this zone shall meet all of the applicable provisions and requirements of this title and the RIMC, including the following:

- A. Minimum lot size: sufficient size to accommodate the use(s) and minimum provisions in this title for such requirements relating to access, off-street parking, landscaping, storm drainage, minimum yards, etc.
- B. Minimum lot width: sufficient size to accommodate the use(s) and minimum provisions in this title for such requirements relating to access, off-street parking, landscaping, storm drainage, minimum yards, etc., except that corner lots shall be a minimum of 150 feet of contiguous frontage, with no less than 70 feet of frontage on any one right-of-way.
- C. Maximum building coverage: 60 percent.
- D. Maximum building height: 50 feet.
- E. Yard Requirements.
  - 1. Front yard: 40 feet from the centerline of any public street right-of-way or 10 feet from the property line, whichever is greater.
  - 2. Side/rear yard setback: 10 feet from any rear property line or five feet from any side property line, except buildings may be adjoined with a common wall if the type of use and structure proposed are identified as such within the building permit application.

3. Setback from State Highway. No building or structure shall be erected closer than 50 feet from the state highway right-of-way. This may be reduced to 25 feet, provided the minimum landscaping required is increased by 50 percent.

4. No off-street parking spaces shall be located closer than five feet to any property line.

F. Parking and Loading Standards. All parking and loading areas shall meet the requirements set forth in Chapter 17.42 RIMC.

G. Sign Standards. All signs shall meet the requirements set forth in Chapter 17.46 RIMC.

H. Landscaping Standards. Landscaping shall meet the requirements set forth in Chapter 17.44 RIMC.

I. Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five-and-one-half-foot-high concrete block or masonry wall, or sight-obscuring fence with a sight-obscuring gate for access.

J. Display/Exhibits. The display of products or outdoor exhibits for public view or show is permitted; provided, that products for sale or rent may be stored or displayed outdoors only during business hours and that such products are not located within any right-of-way, pedestrian walkway or parking areas.

K. Lighting. Parking lot lights, security lights, or any exterior lighting shall be directed towards the site and/or shall be shielded to keep light from directly projecting over property lines.

L. Where a particular development site is located adjacent to a residential district, buffering shall be required in a form adequate to provide site screening, noise attenuation, safety separation and reduction of light and glare. Acceptable methods of buffering include undulated berms, plantings, sight-obscuring fencing, security fencing or any combination thereof. At least two buffering methods shall be used to offset impacts to surrounding properties.

M. Provisions shall be made to limit access to the site to a maximum of two points, unless additional access points are deemed necessary in order to protect the public health, safety and welfare. (Ord. 07-093 § 1).

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