CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, December 12, 2018; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council Meeting Minutes for November 28, 2018

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of Whole for December 5, 2018

VIII. Appointments, Proclamations, Etc.

A. Civil Rights Commission
- Lee Gaston (New Appointment)
- Patricia Hardaway (New Appointment)
- Randy Moore (New Appointment)

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Second Consideration: Ordinance for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code. [All Wards]

XII. Approval of All Items on the Consent Agenda

**NOTE: These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

Community Development

1. First Consideration: Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street

for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

2. Resolution for Case P18-07 being the request for a preliminary plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

3. Resolution for Case F18-19 being the request for a final plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

4. Resolution for Case F18-18 being the request of Charles Lehman for a final plat for Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7]

Public Safety

1. Motion approving beer and liquor license applications.

A. Annual license renewals (with outdoor area as noted):

Ward 1

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd - License Type: Class C Beer / B Wine - Carry Out

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 West 53rd Street - License Type: Class C Beer - Carry Out /WBN

The Dugout Sports Complex (Strike Zone Ii, Inc. The) - 3504 Hickory Grove Rd - Outdoor Area - License Type: Class C Liquor - On Premise

Kwik Shop #584 (Kwik Shop, Inc.) - 3624 W Locust St - License Type: Class C Beer / B Wine - Carry Out

Ward 3

Danceland (Danceland Ltd) - 501 1/2 W 4th St - License Type: Class C Liquor - On Premise

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc.) - 300 W 3rd St. - Outdoor Area - License Type: Class C Liquor - On Premise

Super Saver Liquor (MNE, Inc.) - 1610 Rockingham Rd - License Type: Class E Liquor - Carry Out /BC/WB

Third Street Bar & Grill (Michael D Hauser) - 831 W 3rd Street - Outdoor Area - License Type: Class C Liquor - On Premise

Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St - License Type: Class C Beer / B Wine - Carry Out

Kwik Shop # 593 (Kwik Shop, Inc.) - 303 W Locust St. - License Type: Class C Beer - Carry Out /WB

Kwik Star #123 (Kwik Trip, Inc.) - 2850 W Locust Street - License Type: Class C Beer - Carry Out /WB

Ward 5

Kwik Shop #578 (Kwik Shop, Inc.) - 2242 E 12th St - License Type: Class C Beer / B Wine - Carry Out

Ward 6

Cafe Indigo (Cafe Indigo, LLC) - 4925 Utica Ridge Rd - Outdoor Area - License Type: Beer/Wine - On Premise

Hy-Vee #4 (Hy-Vee, Inc.) - 4064 E. 53rd St. - License Type: Class E Liquor - Carry Out /BC/WB

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc.) - 1823 E Kimberly Rd - License Type: Class E Liquor - Carry Out /BC/WB

Ward 7

Kwik Shop #586 (Kwik Shop, Inc.) - 201 W 53rd St - License Type: Class C Beer / B Wine - Carry Out

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd - License Type: Class C Beer / B Wine - Carry Out

R & C Brazilian Steakhouse LLC (R & C Brazilian Steakhouse L) - 320 W. Kimberly Rd. Suite 53- License Type: Class C Liquor - On Premise

Ward 8

Element Tea & Wine Lounge (Element Tea Lounge, LLC) - 5345 belle Ave, Ste. 4 - Outdoor Area - License Type: Class C Liquor - On Premise /WB

Kwik Star #167 (Kwik Trip, Inc.) - 2050 E 53rd St - License Type: Class C Beer - Carry Out /WB

2. Motion approving the petition for a street light in front of 2007 Dixwell Street. [Ward 3]

Public Works

1. Resolution accepting $175,000 in supplemental partnership and grant funding for the

Kaiserslautern Square Park Upgrades Project and directing staff to execute project construction plans and specifications. CIP #64049. [Ward 3]

2. Resolution amending the design contract for the Kaiserslautern Square Park Upgrades Project to RDG IA, Inc. of Des Moines, IA in the amount of $27,500. CIP #64049. [Ward 3]

3. Resolution approving the contract for the Main St. Landing Phase II - Seat Wall to Hawkeye Paving Corporation of Bettendorf, IA in the amount of $689,120 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #68004 [Ward 3]

4. Resolution of Acceptance for the FY2017 Contract Sewer Repair Program for Hagerty Earthworks, LLC, of Muscatine, IA. [All Wards]

Finance

1. Resolution approving the purchase of a Library Outreach Vehicle from Matthews Specialty Vehicles of Greensboro, NC in the amount of $125,216 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #66009 [All Wards]

2. Resolution awarding the purchase of five Police SUVs to Dahl Ford of Davenport, IA in the amount of $165,948.10. CIP #24011 [All Wards]

3. Motion awarding a contract for the purchase of a VMWare Enterprise Software Upgrade to IP Pathways of Urbandale IA in the amount of $93,704.37. CIP 67004 [All Wards]

XIII. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to add and vote on the following item:

2. Resolution awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group. [All Wards]

XIV. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council can not take action on any complaint or suggestions tonight, and can not respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards:

Action / Date
12/12/2018

Subject:
Approval of the City Council Meeting Minutes for November 28, 2018

ATTACHMENTS:

Type	Description
Cover Memo	CC MIN 112818

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/6/2018 - 9:29 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, November 28, 2018---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present.

The minutes of the November 14, 2018 City Council meeting and the November 13, 2018 Joint City Council & Riverfront Improvement Commission were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Tuesday, November 20, 2018--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Pro tem Matson presiding and all alderman present. The following Public Hearings were held: Community Development: for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Clewell, second by Ald. Dickmann item #1 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Rawson reviewed all items listed. On motion by Ald. Condon, second by Ald. Ambrose item #3 moved to the Discusion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Meginnis, second by Ald. Gripp all items moved to the Consent Agenda. Council adjourned at 6:20 p.m.

The following Presentation was given: Local Business "The Foundation of Our Community" to RSm US.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

The following Ordinance moved to second consideration: for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal

Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code.

On motion by Ald. Meginnis, second by Ald. Ambrose amending the closure as follows: RiverCenter/Adler, Ballet at the Adler, December 7, 2018, 8:00 AM to 2:00 PM; Closure Location: 3rd Street from the east side of Brady to the west side of Iowa. [Ward 3]. The following Resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s) as amended, 499.

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following Resolutions were adopted: for Case F18-15 being the request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane, 500; for Case F18-16, request of McCarthy Improvement Company and Linwood Stone Products Company for a Final Plat for a 2 lot subdivision (Crow Valley Plaza 13th Add.) north of East 56th Street and east of Utica Ridge Road, 501.

The following Motions were passed: approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 43 ending June 30, 2018, 502; approving the local objectives for the Community Development Block Grant program for the Year 45 Annual Action Plan covering July 1, 2019 – June 30, 2020, 503.

Public Safety: The following Ordinance moved to second consideration: amending Schedule X of Chapter 10.96 entitled "Two-Hour Parking" by adding 12th Street along the south side from 2109 to 2123 E 12th Street.

The following Ordinance moved to third consideration: amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Jackson Avenue along both sides between Concord Street and Dittmer Street.

The following Motion was passed: approving all submitted beer and liquor license applications, 504.

Public Works: The following Ordinance was adopted: Ordinance amending the 2018 Uniform Plumbing Code to add a new paragraph to section 605.2.2, 505.

The following Resolutions were adopted: acceptance for the Rockingham Road Improvement Project, completed by Langman Construction, Inc. with a final cost of $2,288,589.67 budgeted in CIP #35018, 506; authorizing and approving the use of condemnation and commencement of condemnation proceedings, if necessary, for right-of-ways and easements associated with the "East 53rd Street Reconstruction and Widening Project (Brady St. to Elmore Cir.)" CIP #35031, 507; accepting the sanitary sewer, storm sewer, and pavement associated with Falcon Pointe Addition site improvements, 508; assessing the cost of boarding up buildings, brush & debris removal, replacing sidewalk, repairing sewer laterals and weed cutting at various lots and tracts of real estate, 509, 510, 511, 512, 513.

The following Motion was passed: to award a contract for the Fejervary accessible restroom addition to Valley Construction Company of Rock Island, IL in the amount of $86,245.00, CIP #64048, 514.

Finance: The following Resolution was adopted: adopting the FY 2020 Budget Policies, 515.

The following is a summary of revenue received for the month of October 2018:

Property taxes	27,237,054
Other City taxes	1,737,065
Special assessments	-0-
Licenses & permits	135,477
Intergovernmental	5,183,628
Charges for services	2,054,365
Use of monies & property	158,708
Fines & forfeits	48,485
Bonds/Loan Proceeds	68,893
Miscellaneous	125,280

On motion by Ald. Rawson, second by Ald. Dickmann, with all alderman present voting aye, the rules were suspended and the following motion added to the agenda and passed: approving a temporary outdoor liquor license permit for Christkindlmarkt (German American

Heritage Center) – 421 W River Dr. parking lot – Outdoor Area December 8 – 9, 2018 – License Type: Beer / Wine, 516.

The following Civil Service Lists were received and filed: *Assistant Buyer*: Caitlyn Warner, Brian Krup, Kelli Akers; *Code Enforcement Officer I:* James Doty; *Fire District Chief:* Todd Whitchelo, Les Norin, Tyler Schmidt, Ron Burchette, James Woods, Nate Wilson, Brian Mohr, Gary Said; *Office Coordinator-Compost:* Linda Roberts, Christine Henke; *Transit Operator:* Randolph Wymore, Mark Anglund, John Kiss, Josue Rodriguez, Shauna Sims, Catherine Swanson, Delman Weber, Dwayne Lee, Mable Milton, Angelo Turcios, 517.

On motion Council adjourned at 5:46 P.M.

Jackie E. Holecek

Jackie E. Holecek, MMC
Deputy City Clerk
PO# 1906821

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards:

Action / Date
12/12/2018

Subject:
Approval of the Report of the Committee of Whole for December 5, 2018

ATTACHMENTS:

	Type	Description
	Cover Memo	Report of COW 120518

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/6/2018 - 9:38 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, December 5, 2018--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: Hearing for Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Meginnis, second by Ald. Matson the following amemndment was made to the "Zoning" Ordinance as follows: change the proposed language to only allow the conversion of a single-family dwelling to a two-family dwelling with a special use permit in the R-3, R-3C, R-4, and R-4C Districts and add two-family dwelling as a permitted use in the R-MF District; change accessory dwelling unit regulations to only be permitted in a detached accessory building. Current language allows it to be within a principal building; remove the following language from Single-Family Dwelling: Each dwelling unit may have only one kitchen, which is defined as having a sink, refrigerator, and a cooktop and/or stove. Replace the aforementioned with the following: All rooms within the building must have internal access (all aldermen voting aye). On motion by Ald. Clewell, second by Ald. Dickmann item #1 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Rawson reviewed all items listed. On motion by Ald. Condon, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Gripp all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Meginnis, second by Ald. Ambrose all items moved to the Consent Agenda. Council adjourned at 6:36 p.m.

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tiffany Thorndike x2066
Wards:

Action / Date
12/12/2018

Subject:
Civil Rights Commission
- Lee Gaston (New Appointment)
- Patricia Hardaway (New Appointment)
- Randy Moore (New Appointment)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	12/7/2018 - 3:59 PM

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **12/5/2018**
Contact Info: Matt Flynn, matt.flynn@ci.davenport.ia.us, 888-2286
Wards:

Subject:
Second Consideration: Ordinance for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
The proposed new zoning ordinance is the culmination of years of effort, which was initiated in a Comprehensive Plan Update, completed in 2016.

Work on the code itself began in the winter of 2017, when the firm of Camiros of Chicago was hired.

There has been extensive public engagement in this process, including the involvement of an advisory committee, focus groups, technical review team and the Plan and Zoning Commission. In addition, hundreds of hours of staff time have been directed to the effort.

The project website www.davenportzoning.com has extensive information about this project, including overviews, technical reports and public presentations.

Access the proposed Zoning Ordinance and Map by clicking the link here.

In advance of this public hearing, the draft ordinance and map have been made available for review at City Hall, the Public Works Center, Hilltop Campus Village offices, and the Eastern and Fairmont Street branches of the library. The City website and social media platforms have also been used to publicize the effort.

Among the changes proposed in the new code is to move the recently adopted Elmore Corners Plan and Design Standards out of the code and incorporate them by reference through a resolution to be adopted in conjunction with the third reading of this ordinance. The Elmore Corners Plan and Design Standards are attached. Also attached are the adopted Downtown Design Guidelines and East Village Design Guidelines.

All three sets of design guidelines will be the responsibility of the Design Review Board to administer.

At its November 6, 2018 meeting, the Plan and Zoning Commission forward Case No. ORD18-05 to the City Council for approval. To vote to recommend approval was unanimous 9-0.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance and Zoning Map
Backup Material	Changes since City Council's first consideration of the Ordinance and Map
Backup Material	P&Z Letter
Backup Material	Legal Notice
Backup Material	Downtown Design Guidelines Part 1
Backup Material	Downtown Design Guidelines Part 2
Backup Material	Downtown Design Guidelines Part 3
Backup Material	East Village Design Guidelines
Backup Material	Elmore Corners Design Guidelines

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	11/15/2018 - 9:25 AM
City Clerk	Admin, Default	Approved	11/15/2018 - 9:40 AM

ORDINANCE NO. 2019 -

An ORDINANCE to repeal and replace Title 17 of the Davenport Municipal Code, entitled, “Zoning”, in its entirety and to adopt a new zoning ordinance and map for the City; to amend several sections of Title 2 of the Davenport Municipal Code, entitled, “Administration and Personnel”; and to amend Title 14 of the Davenport Municipal Code, entitled, “Reserved”, by renaming the title, “Historic Preservation”, and moving said provisions from Title 17 to Title 14. [All Wards]

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1: That Title 17 of the Davenport Municipal Code, entitled, “Zoning” is hereby repealed and replaced with the following:

City of Davenport, Iowa

Draft Zoning Ordinance

* ***Plan and Zoning Commission Draft***

November 6, 2018

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CHAPTER 1. TITLE, PURPOSE, & APPLICABILITY

1.1 TITLE
1.2 PURPOSE
1.3 APPLICABILITY
1.4 TRANSITION RULES
1.5 SEVERABILITY

1.1 TITLE

This Ordinance is known, cited, and referred to as the "Zoning Ordinance of the City of Davenport, Iowa," "Zoning Ordinance," or "Ordinance," and incorporates the City of Davenport Official Zoning Map.

1.2 PURPOSE

The intent of this document is to establish zoning regulations to serve the City of Davenport, which may be cited as "the City" or "City." This Zoning Ordinance is adopted for the following purposes:

A. To promote and protect the public health, safety, and welfare.

B. To promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.

C. To organize the City into zoning districts, according to use of land and structures, height and bulk of structures, intensity of use of the lot, or other classification, as deemed best suited to carry out the purposes of this Ordinance.

D. To protect the character and maintain the stability of the City's residential and non-residential areas.

E. To preserve and enhance the value of structures, communities, and neighborhoods that constitute the distinct places within the City.

F. To promote infill development.

G. To promote economic development within the City that balances the needs of the current and future economy with a high quality-of-life standard.

H. To promote the preservation, protection, and conservation of natural resources.

I. To protect against fire, explosions, noxious fumes, and other dangers.

J. To provide for the gradual elimination of nonconformities.

K. To define and limit the powers and duties of the administrative officers and bodies as provided in this Ordinance.

L. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this Ordinance.

1.3 APPLICABILITY

A. Territorial Application

This Ordinance applies to all land, uses, and structures within the corporate limits of the City of Davenport. However, per Section 3.4, rights-of-way and utilities are not controlled by this Zoning Ordinance.

B. General Application

In their interpretation and application, the provisions of this Ordinance are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

C. Required Conformance

Any part or whole of a structure must be erected, constructed, reconstructed, moved, and enlarged in conformance with the requirements of this Ordinance. Any structure or land must be used and occupied in conformance with the requirements of this Ordinance.

D. Relation to Private Agreements

This Ordinance does not nullify any private agreement or covenant. However, where this Ordinance is more restrictive than a private agreement or covenant, this Ordinance controls. The City will not enforce any private agreement or covenant.

E. Relation to Other Laws and Regulations

Unless otherwise specifically provided, this Ordinance controls over less restrictive City statutes, ordinances, or regulations, and more City restrictive statutes, ordinances, or regulations control over the provisions of this Ordinance.

F. Rules of Ordinance Construction

This Ordinance contains graphics in order to assist the user in understanding and applying the Ordinance. However, where there is any inconsistency between the text of this Ordinance and any such graphics, the text controls unless otherwise specifically stated.

1.4 TRANSITION RULES

A. Existing Illegal Structures and Uses

A structure or use that is illegal at the time of the adoption of, but is made legal by the provisions of this Ordinance, is deemed lawful as of the effective date of this Ordinance. However, if that structure or use does not conform to every requirement of this Ordinance, then that structure or use remains illegal and is subject to the enforcement provisions of this Ordinance.

B. Existing Uses

1. If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and now that use is classified as a permitted use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is classified as a permitted use.

2. If a structure or land is used in a manner that was classified as a special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and now that use is classified as a special use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is classified as a special use and subject to the approval conditions under which it was originally approved.

3. If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and now that use is classified as a special use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is deemed a special use. Any subsequent addition, enlargement, or expansion of that use must conform to the procedural and substantive requirements of this Ordinance for special uses.

4. If a structure or land is used in a manner that was classified as a special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and that use is now classified as a permitted use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is deemed a permitted use. Any subsequent addition, enlargement, or expansion of that use must conform to any Ordinance requirements for such permitted use and is no longer subject to any approval conditions under which it was originally approved.

5. If a structure or land is used in a manner that was classified as permitted or special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, but this Ordinance no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use is deemed a nonconforming use and is controlled by the provisions of Chapter 15.

C. Structures Rendered Nonconforming

If a structure existing on the effective date of this Ordinance was a conforming structure before the effective date of this Ordinance, but such structure does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that structure is deemed a nonconforming structure and is controlled by the provisions of Chapter 15.

D. Lots Rendered Nonconforming

If a lot of record existing on the effective date of this Ordinance was a conforming lot before the effective date of this Ordinance, but such lot does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that lot is deemed a nonconforming lot of record and is controlled by the provisions of Chapter 15.

E. Site Characteristics Rendered Nonconforming

If a site characteristic existing on the effective date of this Ordinance was conforming before the effective date of this Ordinance or any subsequent amendment to this Ordinance, but such site characteristic does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that site characteristic is deemed a nonconforming site characteristic and is controlled by the provisions of Chapter 15.

F. Previously Issued Building Permits

If a building permit for a structure was lawfully issued prior to the effective date of this Ordinance, and remains active and in good standing, the structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied under a certificate of occupancy for the use originally intended.

G. Previously Granted Variances

All variance approvals granted prior to the effective date of this Ordinance remain in full force and effect, unless such variance is no longer needed after the effective date. The recipient of the variance may proceed to develop the property in accordance with the approved plans and all applicable conditions. However, if the recipient has failed to act on the variance before the approval expires, including any approved periods of extension, then the provisions of this Ordinance govern.

H. Previously Granted Special Uses

1. All special uses granted prior to the effective date of this Ordinance, but where the use has not yet commenced, remain in full force and effect. The recipient of the special use may proceed to use the property in accordance with the approved plans and all applicable conditions.

2. However, if the special use becomes a permitted use in the district as of the effective date, such special use approval is no longer needed.

3. If the recipient has failed to act on the special use before the approval expires, including any approved periods of extension, then the special use is null and void.

I. Previously Approved Planned Developments

1. Previously approved TND Traditional Neighborhood Development Districts remain in effect and continue to control the development of land that is subject to such approval. These previously approved planned development districts are considered planned unit developments as of the effective date of this Ordinance. Any amendments to existing planned developments are subject to the amendment procedures of planned unit developments unless specific amendment process has been included as part of the approval.

2. Previously approved PID Planned Institutional Districts remain in effect and continue to control the development of land that is subject to such approval. These previously approved planned development districts are considered the S-IC Institutional Campus District as of the effective date of this Ordinance. Any amendments to existing planned developments are subject to the amendment procedures of the S-IC District unless specific amendment process has been included as part of the approval.

J. Pending Applications

1. A variance, special use, or design review application that has been deemed complete and has been scheduled for a public hearing or meeting, as applicable, is subject to the Ordinance requirements in effect on the date the application was deemed complete.

2. A building permit that has been submitted and deemed complete is subject to the Ordinance requirements in effect on the date the application was deemed complete.

1.5 SEVERABILITY

If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance is adjudged by any court of competent jurisdiction to be invalid, that judgment does not affect, impair, invalidate, or nullify the remainder of this Ordinance. The effect of the judgment is confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which judgment or decree was rendered.

CHAPTER 2. GENERAL DEFINITIONS AND MEASUREMENT METHODOLOGIES

2.1 RULES OF INTERPRETATION
2.2 GENERAL ABBREVIATIONS
2.3 DEFINITION OF GENERAL TERMS
2.4 RULES OF MEASUREMENT

2.1 RULES OF INTERPRETATION

The terms in the text of this Ordinance are interpreted in accordance with the following rules of construction:

A. The singular number includes the plural, and the plural the singular.

B. The present tense includes the past and future tenses, and the future tense includes the present.

C. The terms "must," "shall," and "will" are mandatory.

D. The term "may" is permissive.

E. The terms "must not," "will not," and "shall not" are prohibiting.

F. Any gender includes all genders.

G. Whenever a defined word or term appears in the text of this Ordinance, its meaning must be construed as set forth in the definition. Words not defined must be interpreted in accordance with the definitions considered to be normal dictionary usage.

2.2 GENERAL ABBREVIATIONS

The following abbreviations may be used within this Ordinance:

A. BTL is an abbreviation for "build-to line."

B. BTZ is an abbreviation for "build-to zone."

C. GFA is an abbreviation for "gross floor area."

D. ft is an abbreviation for "feet."

E. N/A is an abbreviation for "not applicable."

F. sf is an abbreviation for "square feet."

G. SF is an abbreviation for "single-family."

H. 2F is an abbreviation for "two-family."

I. TH is an abbreviation for "townhouse."

J. MF is an abbreviation for "multi-family."

2.3 DEFINITION OF GENERAL TERMS

The following are definitions of general terms used throughout this Ordinance with the exception of use definitions, which are defined in Chapter 8.

Abut. To share a common wall or lot line without being separated by a street or alley.

Accessibility Ramp. A ramp or similar structure that provides wheelchair or similar access to a structure.

Accessory Structure. A detached structure located on the same lot as the principal building that is incidental to the use of the principal building.

Accessory Use. A use of land or a structure, or portion thereof, customarily incidental and subordinate to the principal use of the land or structure.

Addition. Construction that increases the size of a structure in terms of building footprint, height, or floor area.

Alley. A public right-of-way that normally affords a secondary means of access to abutting property.

Amateur (HAM) Radio Equipment. An amateur (HAM) radio station licensed by the Federal Communications Commission (FCC), including equipment such as, but not limited to, a tower or building-mounted structure supporting a radiating antenna platform and other equipment.

Ancillary. In regard to principal uses, a structure or use that provides support and is typically integral to a principal structure or use.

Aquaculture/Aquaponics. A structure designed for the farming of aquatic organisms such as fish, crustaceans, mollusks, and aquatic plants under controlled conditions

Architectural Feature. A part or projection that contributes to the aesthetics of a structure, exclusive of signs, that is not necessary for the structural integrity of the structure or to make the structure habitable.

Attention Getting Device. Signs, devices, or ornamentations designed for the purpose of attracting attention or promotion, except as otherwise expressly permitted in this Ordinance. Attention getting devices include banners, sails/feather signs, temporary on-premise pole signs, and the like. Federal, state, or local flags, or flags of fraternal, religious, and civic organizations, banners, and temporary holiday decorations are not considered attention getting devices.

Awning. A roof like structure typically made of cloth, metal, or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway, or building front and they may be raised or retracted to a position adjacent to the building.

Balcony. A roofed or unroofed platform that projects from the exterior wall of a structure above the ground floor, which is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Banner. A temporary sign printed upon flexible material mounted with or without rigid frames on a building or the ground.

Bay Window. A window that projects outward from the structure, which does not rest on the building foundation or on the ground.

Berm. An earthen mound designed to provide visual interest on a site, fully or partially screen undesirable views, reduce noise, or fulfill other similar purposes.

Block. Defined in Section 2.4.

Blockface. Defined in Section 2.4.

Blue Roof. A roof designed to store water and discharge rainfall.

Book Exchange Box. An outdoor accessory structure maintained by a property owner on private property where books and recorded performing arts and media are kept for public and/or exchanges with no fees or sales and are publicly accessible.

Buffer Yard. Land area with landscape plantings and other components used to separate one use from another and to shield or block noise, lights, or other nuisances.

Build-To Line (BTL). Defined in Section 2.4.

Build-To Zone (BTZ). Defined in Section 2.4.

Build-To Percentage. Defined in Section 2.4.

Buildable Area. The portion of a lot, excluding required setbacks, where a structure or building improvements may be erected.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

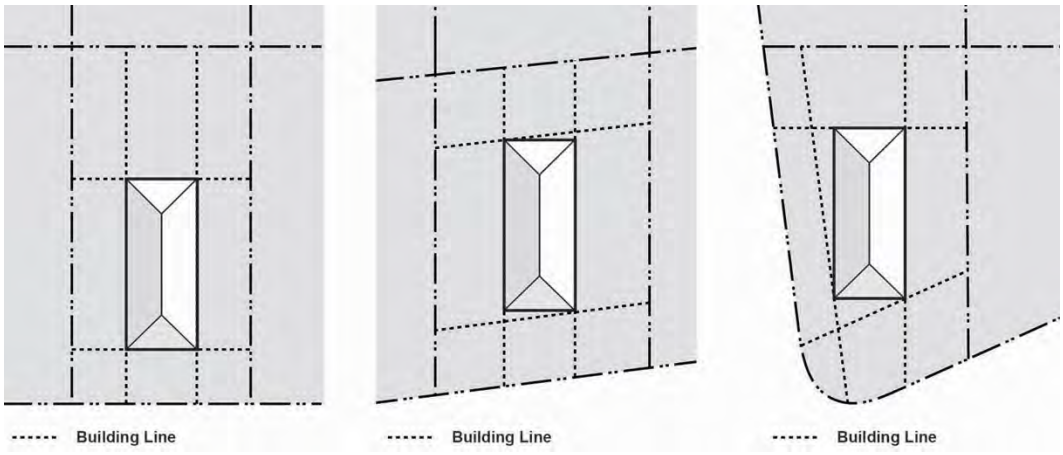
Building Envelope. The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by regulations governing building setbacks, maximum height, and bulk, by other regulations, and/or by any combination thereof.

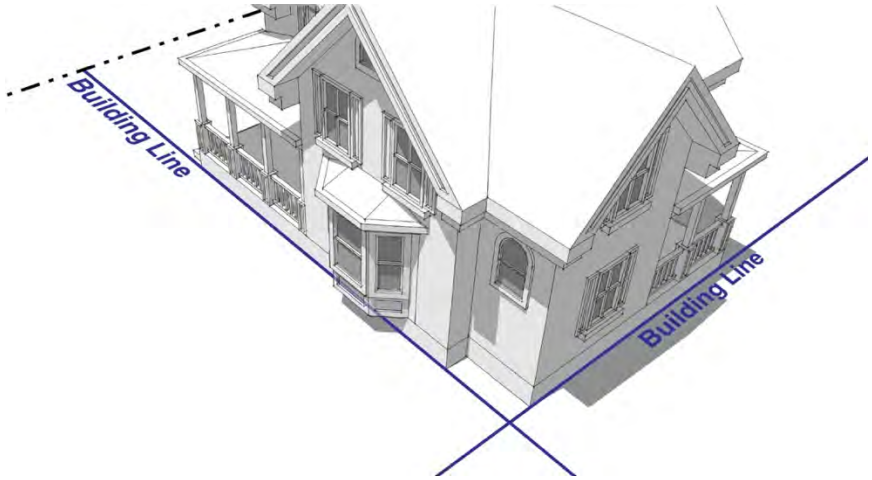
Building Coverage. Defined in Section 2.4.

Building Height. Defined in Section 2.4.

Building Line. A line measured at the building wall of a structure between parallel lot lines. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, and steps and stoops.

BUILDING LINE





Caliper. Defined in Section 2.4.

Canopy. A canopy is a roof-like cover designed for protection from the weather or as a decorative embellishment affixed to a building or freestanding, with supports that extend to the ground.

Carport. An open-sided roofed vehicle shelter, usually formed by extension of the roof from the side of a building, but may be freestanding.

Changeable Message Board. A sign designed where a portion of the sign area allows for a message to be changed manually. A changeable message board sign does not include electronic message signs or portable reader-board sign.

Chimney. A vertical shaft of reinforced concrete, masonry or other approved material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid, or gaseous fuel.

Co-Location. Placement of equipment from more than one service or service provider on a single tower or site.

Contiguous. See abut.

Contour Line. Contour lines denote elevation or altitude and depth on maps.

Cross-Access. A vehicular and/or pedestrian connection between abutting properties that connects the two sites and allows vehicles and/or pedestrians to travel between sites without the having to exit to the street.

Day. A calendar day.

Deck. A roofless outdoor space built as an above ground platform projecting from the wall of a structure and connected by structural supports at grade or by the structure.

Development. Any man-made change to land.

Driveway. A pathway for motor vehicles from a street to a lot used only for service purposes or for access to the lot.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation, including single-family dwellings - detached and attached, two-family dwellings, townhouse dwellings, and multi-family dwellings. Each dwelling type must contain 24 feet of width at its largest dimension and be located on a permanent foundation. Each dwelling unit may have only one kitchen, which is defined as having a sink, refrigerator, and a cooktop and/or stove.

Dwelling Unit. A structure or portion of a structure providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Easement. Land designed by lawful agreement between the owner(s) of the land and an entity(s) for a specified use only by such entity(s).

Eave. The projecting lower edges of a roof overhanging the wall of a structure.

Electronic Message Sign. A sign designed where a portion of the sign area uses changing light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the electronic display panel(s) to form a message or messages in text and/or image from where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Time/temperature signs are not considered electronic message signs. Flashing signs, animated signs, and video display signs are not considered electronic message signs.

Encroachment. The extension or placement of any structure, or a component of such, into a required setback or right-of-way.

Equine. A member of the equus genus of mammals in the family Equidae, including horses and ponies. For the purposes of this Ordinance, zebras, while a member of the equus genus, are not permitted.

Erect. To build, construct, attach, hang, place, suspend, or affix.

External Illumination. Illumination by an artificial source of light not internal to the sign face.

Exterior Lighting. The illumination of an outside area or object by any man-made device that produces light by any means.

Exterior Stairwell. One or more flights of stairs, and the necessary landings and platforms connecting them, to form a continuous passage from the entryway of a floor or level to another in a structure located on the exterior of a principal building.

Feather Flag/Sail. A freestanding attention-getting device, vertical in orientation, typically constructed of cloth held taut by a single post.

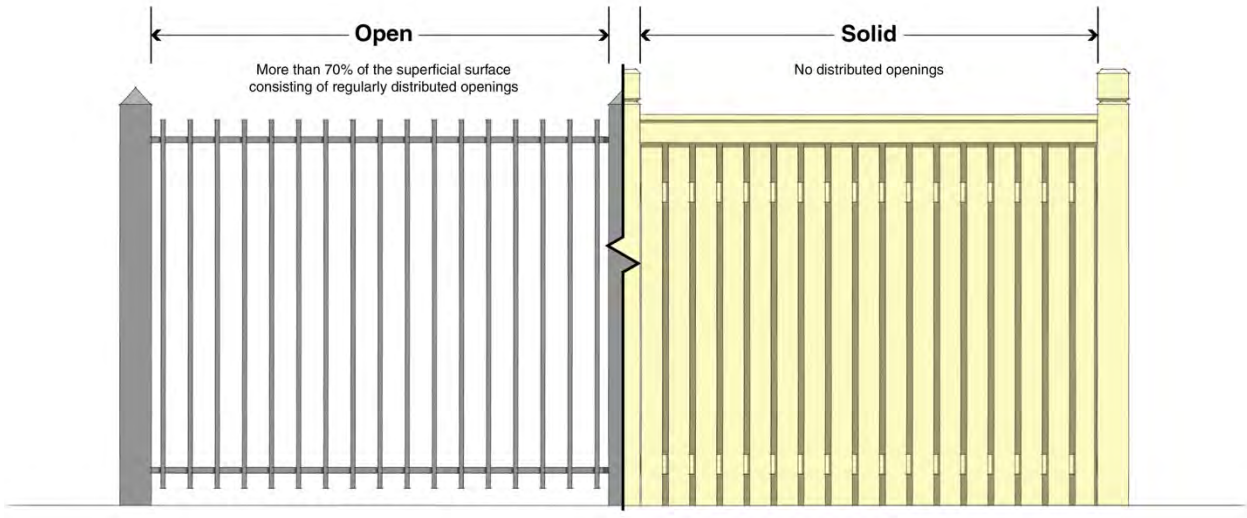
FEATHER FLAG/SAIL

Fence. A structure used as a boundary, screen, separation, means of privacy, protection or confinement, and is constructed of wood, plastic, metal, wire mesh, masonry, or other similar material and is used as a barrier.

1. **Fence - Open.** A fence that has, over its entirety, more than 70% of the superficial surface consisting of regularly distributed openings.

2. **Fence - Solid.** A fence that has, over its entirety, no distributed openings. A shadowbox design fence is considered a solid fence. A chain link fence with slats is not considered a solid fence.

FENCE



Flag. Flags of any nation, state, municipality, or political subdivision, flags officially designated as a national, state, or local symbol, or flags of fraternal, religious, and civic organizations. Pennants and sails are not considered flags

Floodlight. A powerful light, typically in a grouping of several lights, used to illuminate the exterior of a building or sign.

Foot-Candle. A unit of measure of illuminance equal to one lumen of light spread over an area of one square foot.

Garage. A structure, either attached or detached, designed and/or used for the parking and storage of vehicles as an accessory structure to a residence. For the purposes of this definition, garage does not include an accessory structure with an access point of six feet or less in width or commercial parking structure.

Gazebo. A freestanding outdoor structure designed for recreational use and not for habitation.

Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewers' ability to see, cause discomfort, and, in extreme cases, cause momentary blindness.

Grade. Defined in Section 2.4.

Green Roof. A building roof partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Greenhouse (Accessory). A structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Gross Floor Area (GFA). Defined in Section 2.4.

Hedge. A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Home Occupation. Any commercial activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling unit.

Impervious Surface Coverage. Defined in Section 2.4.

Infrastructure. Facilities and services needed to sustain residential, commercial, industrial, institutional, and other activities, including, but not limited to, water lines, sewer lines, and rights-of-way.

Intensity of Use. Square feet of gross floor area, number of dwelling units, number of employees, or other factor used as a basis for requiring off-street parking or loading facilities.

Light Pole. Pole on which a luminaire is mounted.

Light Pole Banner. Banners mounted on and with arms installed perpendicular to light poles.

Loading Berth. A space within a loading facility exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscape, and structures for the temporary parking of a commercial delivery vehicle while loading or unloading goods or materials.

Lot. Defined in Section 2.4.

Lot Area. Defined in Section 2.4.

Lot, Corner. Defined in Section 2.4.

Lot Depth. Defined in Section 2.4.

Lot, Interior. Defined in Section 2.4.

Lot Line. Defined in Section 2.4.

Lot Line, Corner. Defined in Section 2.4.

Lot Line, Front. Defined in Section 2.4.

Lot Line, Interior. Defined in Section 2.4.

Lot Line, Rear. Defined in Section 2.4.

Lot Line, Street. Defined in Section 2.4.

Lot, Through. Defined in Section 2.4.

Lot Width. Defined in Section 2.4.

Marquee. A permanent roof-like structure constructed of permanent building materials that extends from the wall of a structure with no supports extending to the ground providing protection from the elements.

Menuboard. A sign constructed as part of drive-through facilities.

Multi-Tenant Retail Center. A group of two or more commercial establishments that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers/malls and strip centers.

Noncommercial Message. The expression of noncommercial ideas and messages. A noncommercial message does not promote a business, product, service, commercial entertainment, or other commercial activity offered on or off the premises.

Nits. A luminance unit equal to one candle per square meter measured perpendicular to the rays from the source

Off-Premise Commercial Sign – Temporary. A temporary sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located. This includes any ground-mounted, building-mounted, or sign painted, pasted, or otherwise affixed to any tree, rock, fence, utility pole, hydrant, bridge, sidewalk, parkway, curb or street, bench, or trash receptacle that directs attention off-premises.

Off-Street Parking. The storage space for an automobile on premises other than streets or rights-of-way.

Open Space. That portion of land, either landscaped or left unimproved, which is used to meet active or passive recreation or spatial needs, and/or to protect water, air, or plant resources.

Outdoor Display and Sales Area. Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.

Outlot. An area of land set aside within a retail center for a separate principal building that shares a circulation system and may share common parking with the larger retail center development but is separated from the principal building or buildings, typically located along the property line.

Overlay District. A district established in the Ordinance that is superimposed on one or more zoning districts or parts of zoning districts. The standards and requirements associated with an overlay district may be more or less restrictive than those in the underlying districts.

Owner. Any person, including the owner of the title or a mortgage whose interest is shown of record in the mortgage and conveyance records; a person shown as owner in the records of the tax assessor of the county in which the property is situated; or the agent of any such person and those in possession of a dwelling, dwelling unit, or premises.

Parapet. The extension of a false front or wall above a roof-line.

Party Wall. A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one building from another, but is in joint use by each building.

Patio. A hard surface designed and intended for recreational use by people and not used as a parking space.

Pergola. An open structure, which may be either freestanding or attached to a structure, that forms a partially shaded pedestrian walkway, passageway, or sitting area, and is constructed of a semi-open roof and vertical posts that support cross-beams and a sturdy open lattice. It may also be used as an extension of a building entryway.

Pervious Paving. A range of sustainable materials and techniques for permeable paving with a base and sub-base that allow the movement of stormwater through the surface. Gravel and loose rock are not considered pervious paving.

Portable Reader-Board. A sign whose principal supporting structure is intended, by design and construction, to rest upon the ground for support and may be easily moved or relocated for reuse. Portable reader-board signs include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed. Portable reader-board signs do not include a-frame signs.

Porch. An architectural feature that projects from the exterior wall of a structure, has direct access to the street level of the building, and is covered by a roof or eaves.

Porch – Unenclosed. A porch that is open on all sides that do not abut a principal building wall.

Porch – Enclosed. A porch enclosed by walls, screens, lattice or other material. A screened-in porch is an enclosed porch.

Porte Cochere. A permanent structure built over a driveway or entry drive that provides temporary shelter to persons exiting a vehicle, but not serving as the only covered or enclosed vehicle shelter on-site.

Property Line. For the purposes of this Ordinance, a property line is a lot line. (See lot line definition.)

Principal Building. A non-accessory structure in which a principal use of the lot on which it is located is conducted.

Principal Use. The main use of land or structures as distinguished from an accessory use.

Recreational Vehicle. Any vehicle or boat designed for temporary living quarters, recreation, or temporary human habitation and not used as a commercial vehicle including, but not limited to, the following: boat/watercraft, camper trailer, motorized trailer, off-road vehicle, racing car or cycle, travel trailer, and truck camper.

Right-of-Way. A strip of land dedicated for use as a public way. In addition to the roadway, it typically incorporates the curbs, parkways, sidewalks, and shoulders.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

Satellite Dish Antenna. A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites or other services.

Searchlight. An attention-getting device where an artificial light of high intensity is shined upward in a focused beam and can turn in any direction to attract attention to a location. Also known as sky-beams or sky spotlights.

Setback. Defined in Section 2.4.

Setback, Front. Defined in Section 2.4.

Setback, Interior Side. Defined in Section 2.4.

Setback, Corner Side. Defined in Section 2.4.

Setback, Rear. Defined in Section 2.4.

Setback, Reverse Corner Side. Defined in Section 2.4.

Shed. An accessory structure, often purchased pre-built or as a kit in pre-fabricated sections, that is not designed to be served by heat or plumbing and does not need to be placed on a permanent foundation. A shed is typically intended to store lawn, garden, or recreational equipment.

Sign. A lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform that is visible from a public right of way.

Sign, A-Frame. A temporary sign ordinarily in the shape of the letter "A" or some variation thereof, which is displayed on the ground, not permanently attached to the ground, and usually two-sided, generally connected at the top and separated at the bottom.

A-FRAME SIGN

Sign, Animated. A sign that uses moving or changing lights to depict action, movement, or the optical illusion of movement of part of the sign structure, sign, or pictorial segment, or including the movement of any illumination or the flashing or varying of light intensity to create a special effect or scene. Animated signs do not include electronic message signs.

Sign, Awning. An awning is a roof-like cover designed for protection from the weather or as a decorative embellishment, which projects from a wall or roof of a structure over a window, walkway, or door, with no supports that extend to the ground. An awning sign is a sign printed or displayed upon an awning.

AWNING SIGN

Sign, Balloon. A sign or advertising device designed to be airborne or inflated and tethered to the ground or other structure. This includes any air-inflated signs and any signs that inflate and move via air inflation.

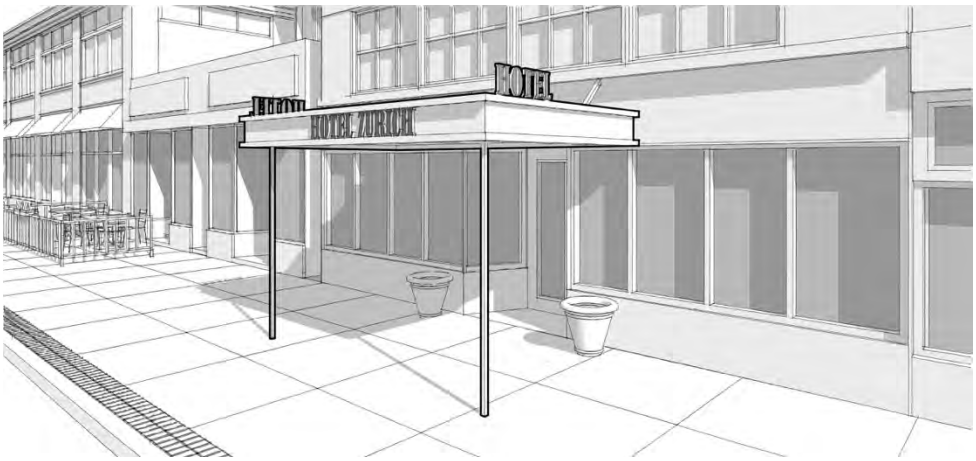
Sign, Canopy. A canopy sign is a sign printed, mounted, or installed upon a canopy. A sign canopy may be one of two types:

1. Canopy - Non-Structural. A roofed structure attached to a building, which is not integral to the structure, that is made of durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric, placed to extend outward from the building and supported both by mountings on the structure wall and by supports that extend to the ground.

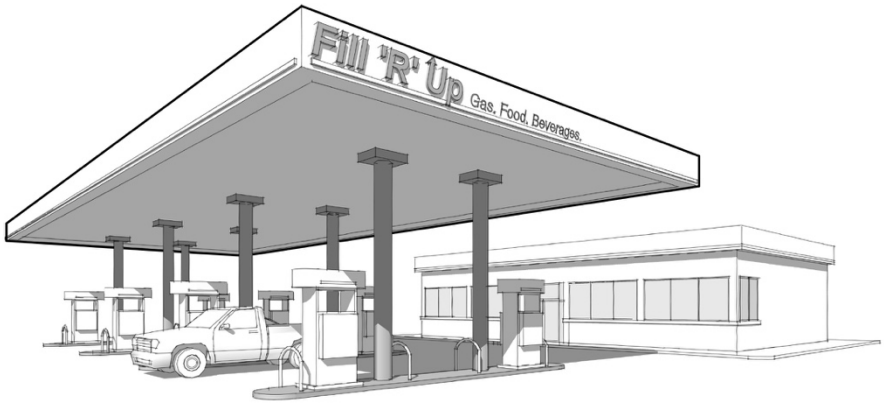
2. Canopy - Structural. A roofed structure constructed of permanent building materials, such as metal, brick, stone, wood or similar building materials, that is constructed as part of and attached to a building, and extends outward from the building and supported both by the structure and by supports that extend to the ground. Certain structural canopies may also be constructed freestanding accessory structures on the same lot with the principal use and/or structure.

CANOPY SIGN: NON-STRUCTURAL

CANOPY SIGN: STRUCTURAL - ATTACHED



CANOPY SIGN: STRUCTURAL - FREESTANDING



Sign, Flashing. A sign with an intermittent or sequential flashing light source used primarily to attract attention. Flashing signs do not include electronic message signs.

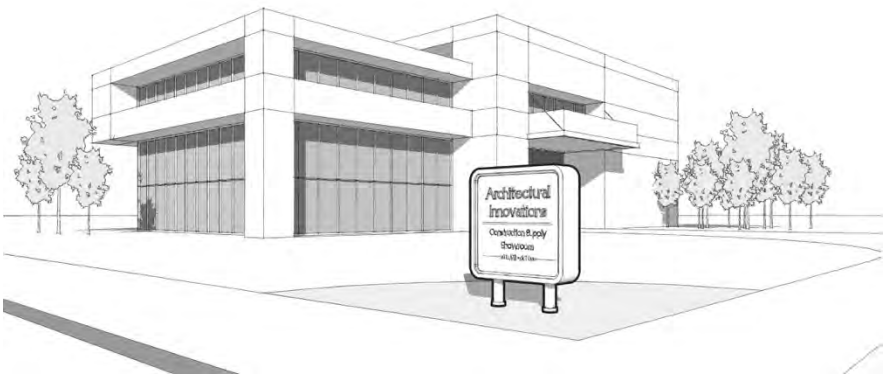
Sign, Freestanding. A sign that is placed on or supported by the ground, independent of the principal structure on the lot, designed with a monument base that is an integral part of the sign structure. There are three types of freestanding signs regulated by this Ordinance:

1. **Freestanding Sign – Standard.** A freestanding sign that identifies an establishment that is not specifically categorized as a residential subdivision freestanding sign or a multi-tenant retail center freestanding sign.

2. **Freestanding Sign – Residential Subdivision.** A freestanding sign used to identify a residential subdivision.

3. **Freestanding Sign – Multi-Tenant Retail Center.** A freestanding sign used to identify a commercial development with two or more tenants.

FREESTANDING SIGN

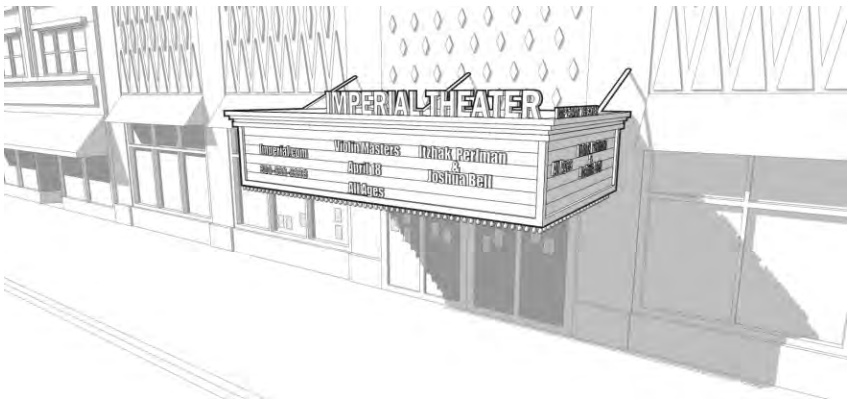


FREESTANDING SIGN

Sign, Ghost. A painted wall sign that remains from an earlier time or advertises the use of a building that provides evidence of the history of the use of the building or activities of the community. A ghost sign is not an off-premise sign.

Sign, Marquee. A sign that is a part of or attached to a marquee. Where designed as a changeable message, sign, the changeable message portion may be manually changed or electronically changed when permitted by this Code.

MARQUEE SIGN



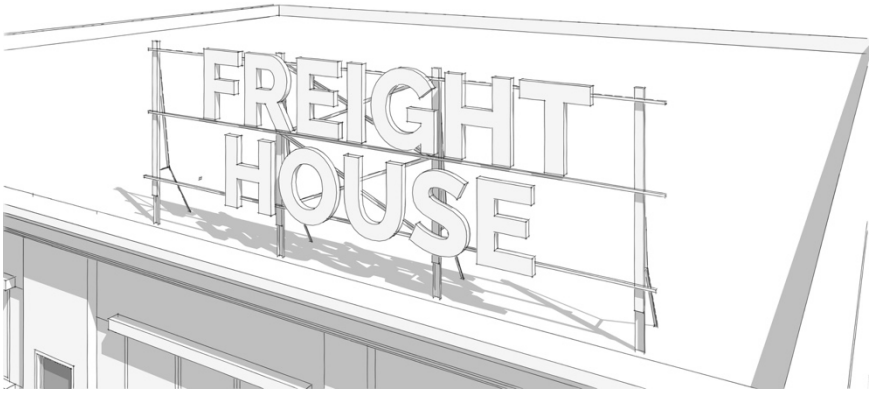
Sign, Moving. A sign where the entire sign structure or a portion of which rotates, moves, elevates, or in any way alters position or geometry. A tri-vision sign where triangular prisms rotate inside a frame to show a new message and/or information are considered moving signs. Moving signs do not include clocks or barber poles.

Sign, Projecting. A sign that is attached to a rigid structure that extends more than 18 inches beyond the surface of the structure to which it is attached. A marquee sign is not considered a projecting sign.

PROJECTING SIGN

Sign, Roof. A sign that is erected, constructed, or maintained on and/or extending above the roof structure or parapet of any building with the principal support attached to the roof structure.

ROOF SIGN



Sign, Wall. A sign that is attached directly to an exterior wall of a building or dependent upon a building for support and projects 18 inches or less from the wall of a structure with the exposed face of the sign in a plane substantially parallel to the face of the wall. Window signs are not considered wall signs.

WALL SIGN

Sign, Window. A sign that is attached to, placed upon, or printed on the interior or exterior of a window or door of a building, or displayed on the interior within two feet of a window intended for viewing from the exterior of such a building. A window sign may be either permanent or temporary. Shadowbox design within display windows, where the window display is designed with a background enclosure against which signs are mounted that blocks view into the establishment, is considered a window sign and the entire area of the shadowbox is subject to the maximum sign area limitation.

WINDOW SIGN

Stacking Space. A space specifically designed and designated as a waiting area for vehicles patronizing a drive-through facility or service bay.

Standpipe. A rigid vertical or horizontal pipe to which fire hoses can be connected, which may be building, ground, or roof mounted.

Stoop. An exterior floor typically, constructed of stone, concrete, and/or masonry, with a finished floor elevation higher than the adjacent ground level, often with steps leading up to it, and utilized primarily as an access platform to a structure. A stoop may be roofed and designed with railings, but cannot be enclosed.

Street. A public or private right-of-way that affords a primary means of vehicular, and may include cyclist and pedestrian, access to abutting property, A street does not include alleys or driveways.

Structural Alteration. Any change, other than incidental repairs, which would prolong the life of supporting members of a structure, such as the addition, removal, or alteration of bearing walls, columns, beams, girders or foundations.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below, the surface of land or water.

Substantial Repair/Rehabilitation. Substantial repair/rehabilitation occurs with any exterior change, other than routine exterior maintenance activities, that would prolong the life of the supporting members of a building. Routine exterior maintenance activities such as painting, tuckpointing, replacing trim in kind, railings in kind, or replacing other nonstructural architectural details in kind are not considered to constitute a substantial repair/rehabilitation unless the cost of exceeds 50% of the assessed building or appraised value.

Unified Control. The combination of two or more tracts of land wherein each owner has agreed that his tract of land will be developed under the same development approvals.

Use. The purpose or activity for which the land or structure is designed, arranged, or intended, or for which it is occupied or maintained.

Video Display Sign. A sign, or portion of a sign, that displays an electronic video, whether pre-recorded or streaming. This includes projection of an electronic video on a wall or other surface.

White Roof. A roof designed to deliver high solar reflectance, reducing heat transfer to the building and the ability to radiate absorbed, or non-reflected solar energy.

Yard. Defined in Section 2.4.

Yard, Front. Defined in Section 2.4.

Yard, Interior Side. Defined in Section 2.4.

Yard, Corner Side. Defined in Section 2.4.

Yard, Rear. Defined in Section 2.4.

Yard, Reverse Corner Side. Defined in Section 2.4.

Zoning Lot. A lot or combination of lots within a single block, which is designated by its owner or developer to be used, developed, or built upon as a unit. A zoning lot may coincide with a lot of record or may be comprised of one or more lots of record.

Zoning Map. The map or maps that are a part of this Ordinance and which delineate the boundaries of all mapped zoning districts within the physical boundary of the City.

2.4 RULES OF MEASUREMENT

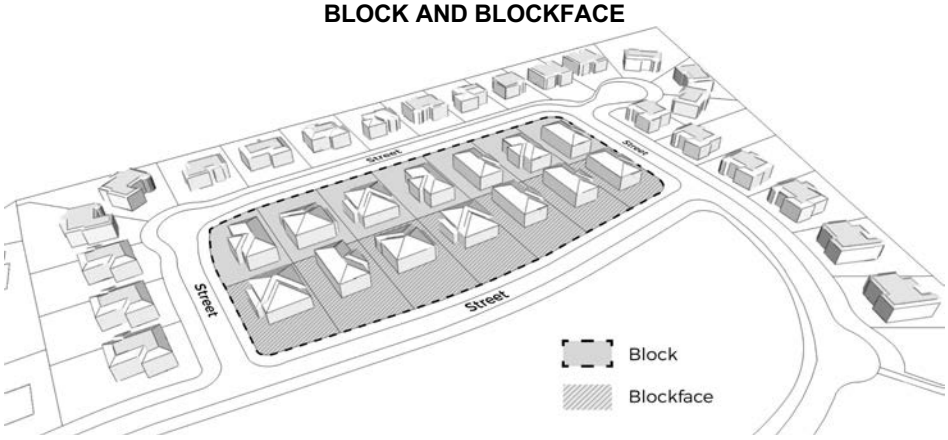
This section provides the rules of measurement for the dimensional standards and locational characteristics within the Ordinance.

A. Block and Blockface

1. A block is a tract of land bounded by streets, or a combination of streets and railroad rights-of-way or municipal boundary lines.

2. Blockface is measured as that portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets.

BLOCK AND BLOCKFACE



B. Build-To Dimensions

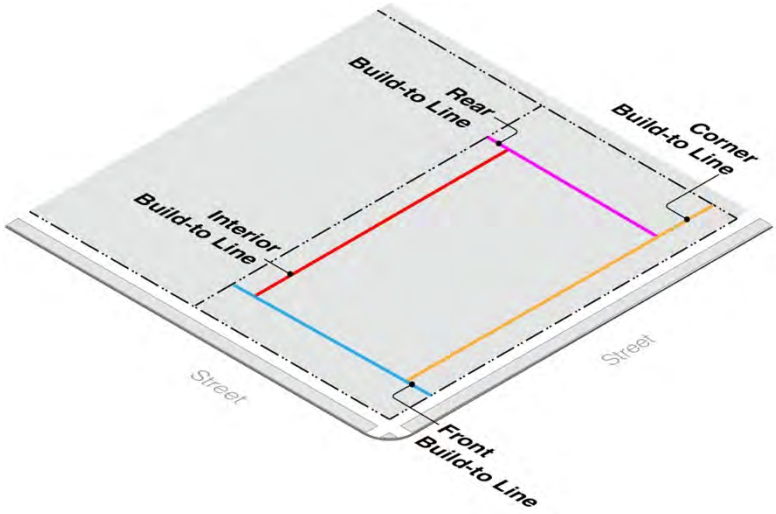
Certain dimensional requirements with the district require structures to be constructed at a build-to dimension. A build-to requirement is a boundary or alignment, parallel to a lot line, where a structure must be placed. This Ordinance includes three types of build-to dimensions:

1. A build-to line (BTL) is a set building line on a lot, measured perpendicular from the applicable lot line, where a building line must be located. The building line must be located on the build-to line. Facade articulation, such as window or wall recesses and projections are not counted as the building line, which begins at the applicable building wall.

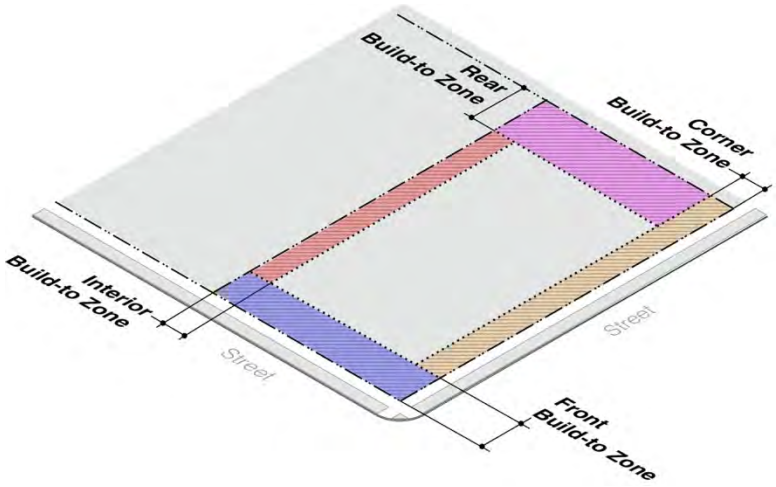
2. A build-to zone (BTZ) is the area on a lot, measured perpendicular from the applicable lot line, where the building line must locate within the minimum and maximum range of setback provided. The building line must be located within the build-to zone. Facade articulation, such as window or wall recesses and projections are not counted as the building line, which begins at the applicable building wall.

3. A build-to percentage specifies the percentage of the building line that must be located within a build-to line or build-to zone. (Build-to percentage is measured as a percentage of the total building façade, not lot width.)

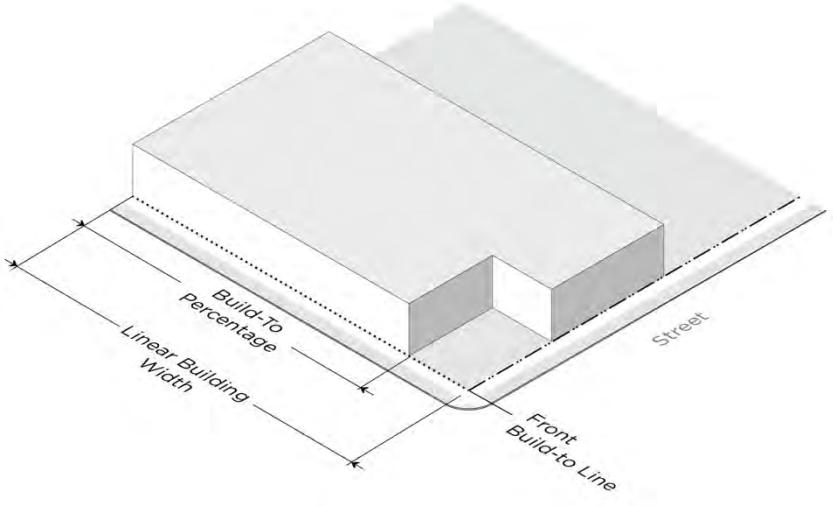
BUILD-TO LINE



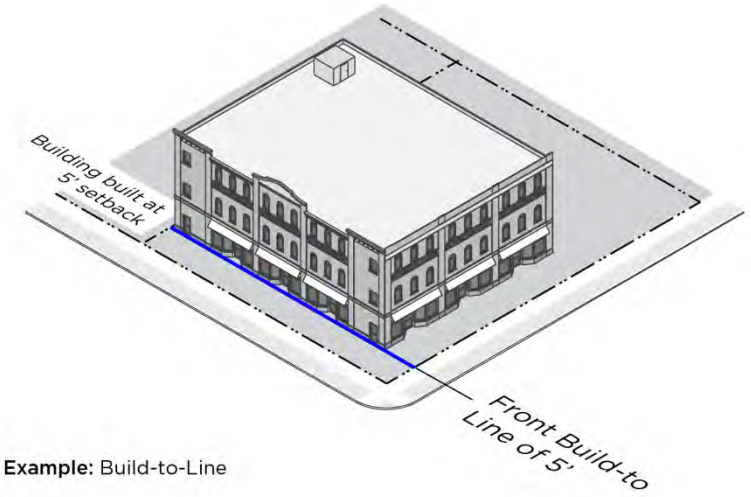
BUILD-TO ZONE



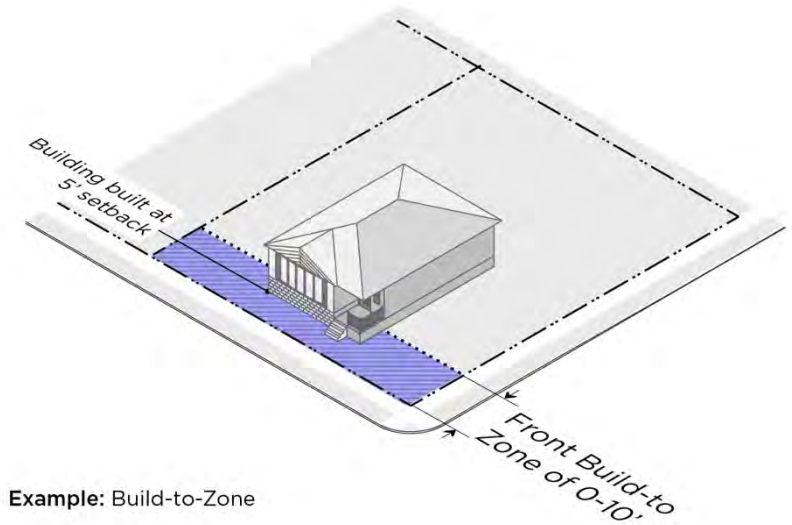
BUILD-TO PERCENTAGE



The following are examples of how build-to lines (BTL) and build-to zones (BTZ) are applied. When the front setback BTL is indicated as 5', the structure must be built at 5' from the front lot line. When the front setback BTZ is indicated as 0' to 10', the structure must be built within that range, shown in the example below as 5'; the property owner may choose any setback within that range.



Example: Build-to-Line



Example: Build-to-Zone

C. Building Coverage

That portion of the lot that is or may be covered by buildings and accessory structures.

D. Building Height

1. Maximum building height is measured from grade (see Section 2.4.F) at each side of the building as follows:

a. The top of a flat roof, including structures designed with a decorative mansard roof concealing a flat roof.

b. The deck line of a mansard or gambrel roof.

c. The midpoint height between the eaves and the ridge in the case of a pitched roof.

d. Any dormers on the roof that extend past the roofline cannot exceed the maximum building height permitted in the district, as measured from the adjacent average grade, or its equivalent, to the top of the dormer.

2. For the purposes of building height measurement, roof types are defined as follows:

a. Flat Roof: A roof that is not pitched and where the surface of the roof is generally parallel to the ground. A mono-pitched roof, also called a shed roof, is a single-sloping roof surface, and is also considered a flat roof.

b. Mansard or Gambrel Roof: A two-sided roof with two slopes on each side. The upper slope is positioned at a shallow angle, while the lower slope is steep. A gambrel roof has vertical gable ends, while a mansard roof is hipped at the four corners of the building.

c. Pitched Roof: A gable or hip roof having a slope or pitch of at least one foot rise for each four feet of horizontal distance in the direction of the slope or pitch of the roof. A hipped roof is sloped in two pairs of directions compared to the one pair of direction for a gable roof.

3. The following structures or parts thereof are exempt from maximum height limitations, unless otherwise limited by any height restriction imposed by any airport authority, or other similar federal, state, or local authority.

a. Public utility poles, towers, and wires. Public utilities do not include wireless telecommunications, solar panels, and wind turbines unless operated by a government agency.

b. Water tanks and standpipes.

c. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, recreational facilities, necessary mechanical appurtenances, or penthouses to house mechanical appurtenances.

BUILDING HEIGHT

E. Caliper

Tree caliper is the diameter of a tree trunk, measured at four and one-half feet above the adjacent ground.

F. Grade

The average of the finished ground level of each wall of a building measured vertically along the façade and averaged.

G. Gross Floor Area (GFA)

The gross floor area (GFA) of a structure is the sum of the gross horizontal areas of all floors of the structure as measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

H. Impervious Surface Coverage

1. Impervious surface coverage is a measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Maximum impervious surface of a lot is calculated as the percentage of all impervious surface area against the total area of the lot.

2. When pervious paving is used, it is calculated at a reduced percentage of impervious coverage, as follows:

a. Pervious concrete and open grid paving systems are calculated as 50% impervious surface, provided that no barrier to infiltration is installed beneath the material. Open grid pavers must be installed on a sand base, without an impervious liner, to qualify.

b. Other types of pervious surfaces, such as permeable pavers, porous asphalt, or gravel-crete, are credited based upon field performance data and coefficients of permeability provided by the manufacturer.

I. Lot

A lot is the basic development unit for determination of lot area, depth, and other dimensional regulations; or a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or recorded map and which is recognized as a separate legal entity for purposes of transfer of title. The following describes the types of lot configurations:

1. An interior lot is a lot other than a corner or through lot, bounded by two interior side lot lines.

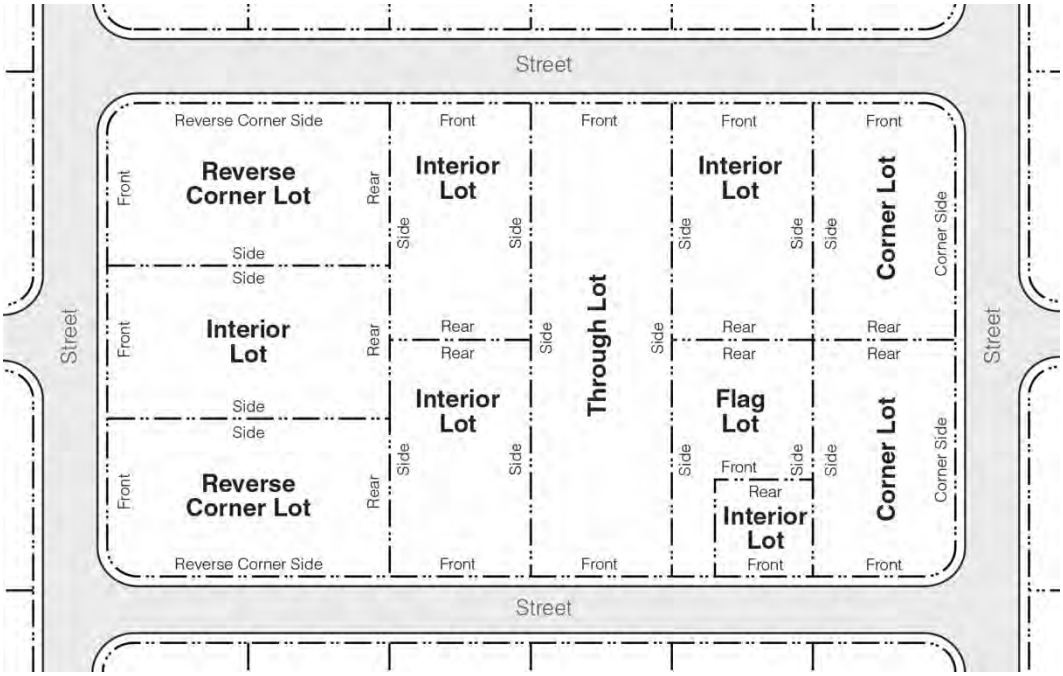
2. A corner lot is a lot situated at the junction of, and abutting on, two or more intersecting streets.

3. A through lot is a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. A through lot is also called a double frontage lot.

4. A reverse corner lot is a corner lot where the side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear.

5. A flag lot is platted so that the main building site area (the "flag") is set back from the street on which it fronts and includes an access strip (the "pole") connecting the main building site with the street.

LOT



J. Lot Area

The total area within the boundaries of a lot, excluding any street right-of-way, usually defined in square footage.

K. Lot Depth

The distance from the front lot line to the rear lot line as measured from the midpoint of the front lot line to the midpoint of the rear lot line. In the case of triangular or similarly irregularly shaped lots, the rear lot line used to measure lot depth is a calculated line of ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

L. Lot Line

A line of record bounding a lot, as indicated on an approved, filed, and recorded subdivision plat, which divides one lot from another lot or from a public or private street or any other public or private space and includes:

1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot is the shortest street lot line of a corner lot abutting a street. A front lot line for a through lot is both lot lines that abut a street.

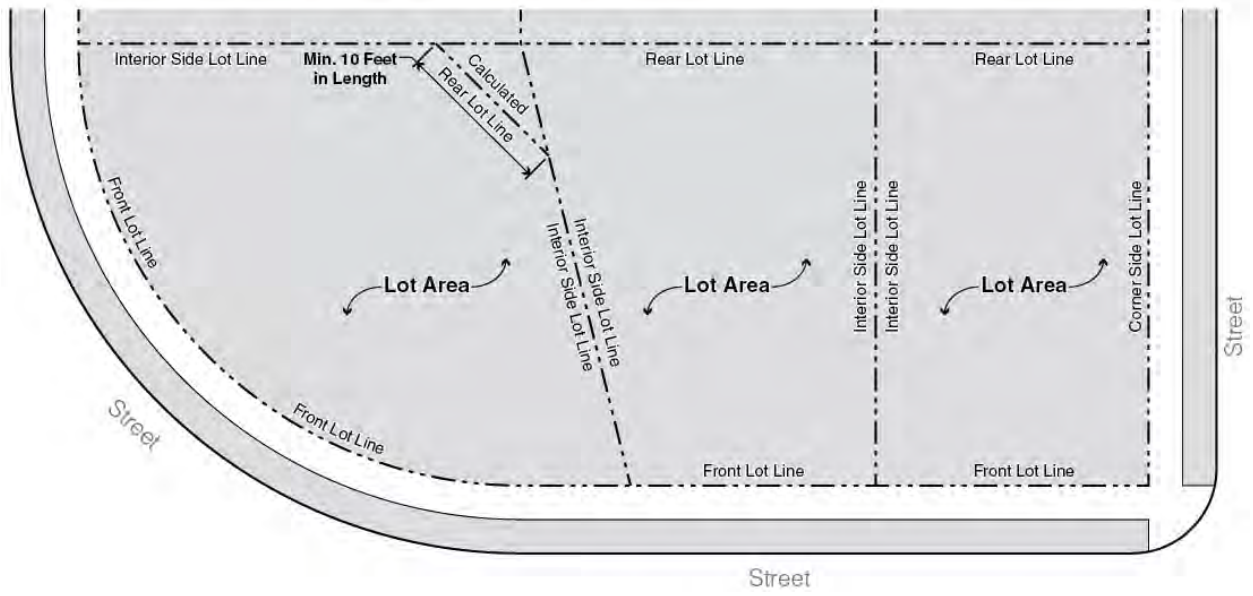
2. A rear lot line is the lot line opposite and most distant from the front lot line. In the case of triangular or similarly irregularly shaped lots, the rear lot line is a calculated line of ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

3. On a corner lot, the corner side lot line and reverse corner side lot line is perpendicular or approximately perpendicular to the front lot line and is the longer street abutting lot line of a corner lot.

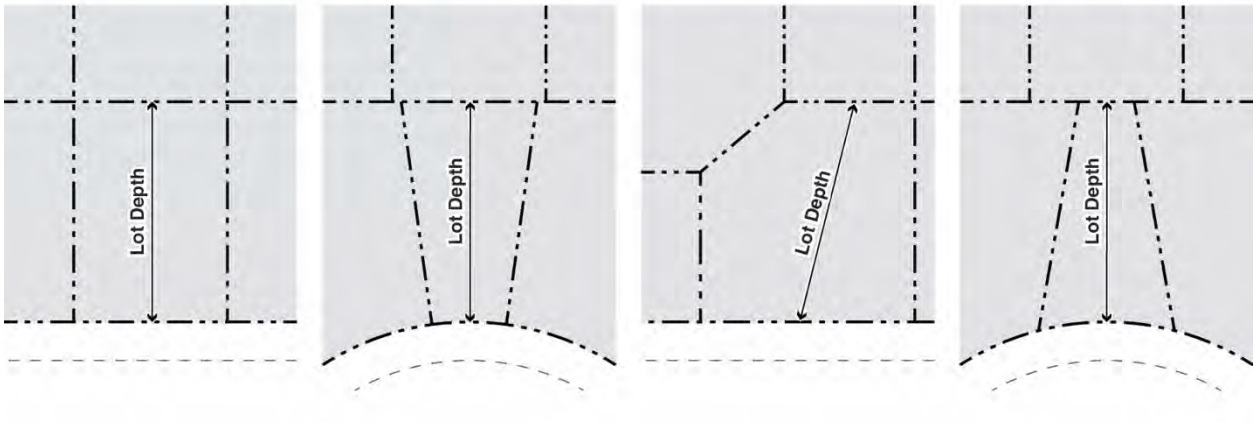
4. On an interior lot, the interior side lot line is perpendicular or approximately perpendicular to the front lot line and abuts an adjacent lot.

5. A street lot line is any lot line separating a lot from a street right-of-way.

LOT AREA & LOT LINES



LOT DEPTH



M. Lot Width

1. For regular lots, lot width is the horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the required front setback, build-to line, or farthest build-to line comprising a build-to zone.

2. For cul-de-sac lots, on those lots with a curved front lot line, lot width is measured as follows:

a. A line is drawn at the midpoint of the lot between the side lot lines, extending from the front lot line to the rear lot line.

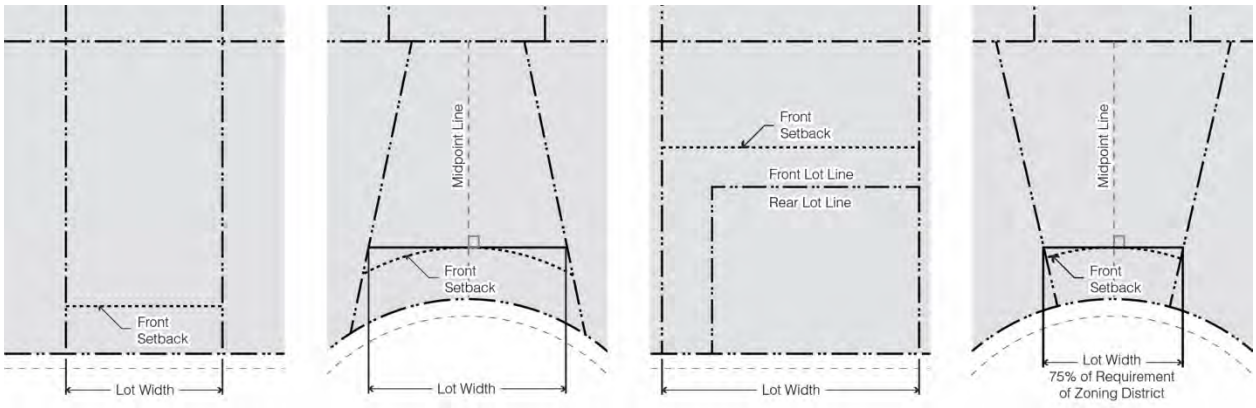
b. Where the required front setback intersects the midpoint line at a right angle, a line is drawn perpendicular to the midpoint line.

c. Lot width is determined as the length of the line between side lot lines.

d. Where the side lot lines angle to increase width towards the rear, the required lot width measured at the required setback is 75% of the lot width required by the zoning district.

3. For flag lots, lot width is measured at the required front setback as defined in this section.

LOT WIDTH



N. Separation Measurement

When uses are required to be measured a certain distance from another use or district, such separation distance is measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line where the other use or district is located.

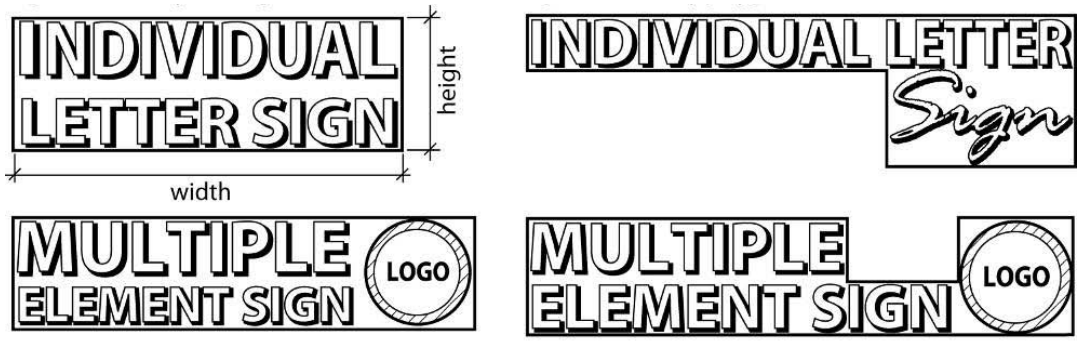
O. Sign Dimensions

1. Calculation of Sign Area

a. The sign area of each sign is the total exposed surface devoted to the sign's message, including all ornamentation, embellishment, symbols, logos, letters, characters, other figures, or frames, whether structural or decorative. The calculation of sign area does not include any supports or bracing. For channel letters or freestanding logos/symbols, the sign area is calculated as the customary, applicable mathematical formula for the total area of each square, circle, ellipse, rectangle, or triangle, or combination thereof, that encompasses each word, logo, image, background, and/or display.

b. Window area for the purpose of calculating maximum area of window signs is calculated as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area. Total window area is calculated as length times width of the window area. Only the individual letters or logos of the window sign shall be used in the calculation of surface area. The transparent film around the perimeter of the individual letters or logos comprising the window sign and used to affix the window sign to the interior or exterior of a windowpane or glass door shall be exempt from the area calculations, provided that such portion of the transparent film maintains 100% transparency of the window.

SIGN AREA



SIGN AREA

2. Measurement of Sign Height

For ground signs, sign height is measured as the vertical distance measured from the normal grade at the base of the sign to the highest point of the sign, including any decorative elements. Normal grade shall be construed to be the existing grade prior to construction or the newly established grade after construction, exclusive of any fill, berm, mound, or excavation solely for the purpose of locating the sign, whichever is lower.

SIGN HEIGHT

3. Measurement of Vertical Clearance

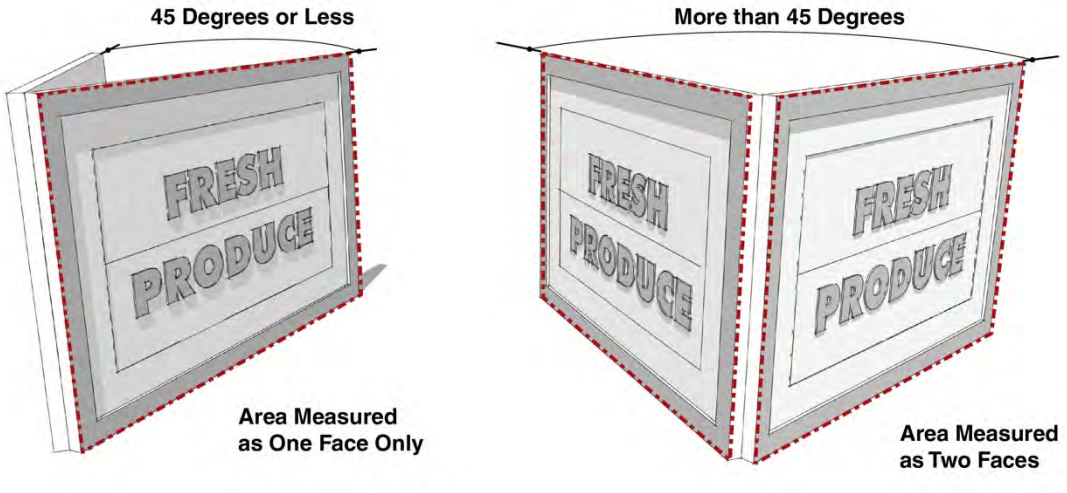
For building-mounted signs, vertical clearance is measured as the vertical distance measured from the ground directly below the sign to the lowest point of the sign.

VERTICAL CLEARANCE

4. Determination of Number of Sign Faces

If the interior angle between two sign faces is 45° (degrees) or less, the sign area is computed as the area of one face only. If the angle between two sign faces is greater than 45° (degrees), the total sign area is computed as the sum of the areas of the two faces.

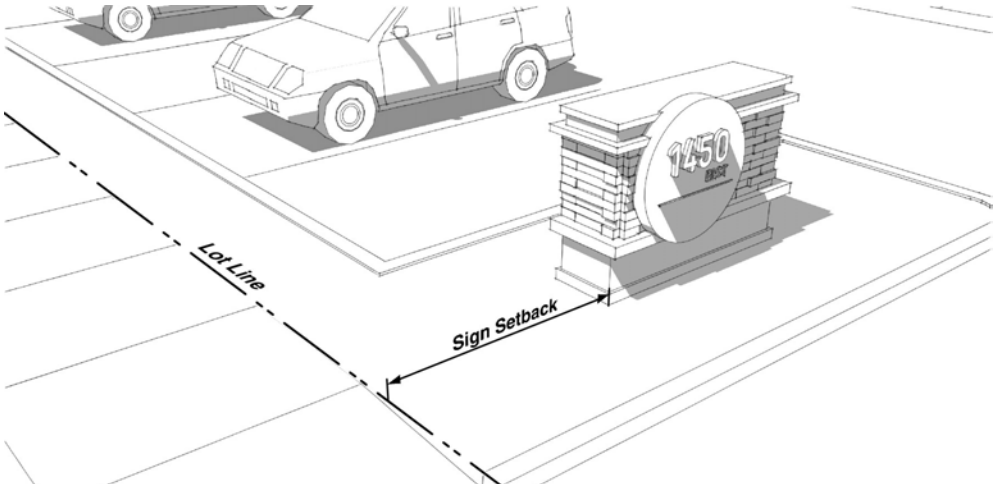
SIGN FACE



5. Sign Setback

A required sign setback is measured from the applicable lot line to the closest component of the sign or sign structure.

SIGN SETBACK



P. Yards and Setbacks

1. General Definitions

a. A yard is the open space area between the building line of a principal building and the adjoining lot lines, exclusive of facade articulation, such as window or wall recesses and projections.

b. A required setback is the required minimum distance a principal building must be located from a lot line, which is unoccupied and unobstructed by any projections of a principal building, unless permitted by this Code.

i. A build-to zone or build-to line is considered a required setback.

ii. In the case of a build-to line it is where the principal building must be located.

iii. In the case of a build-to zone, it is the defined area (defined by minimum and maximum build-to lines) where the principal building must be located.

c. A setback may be equal to or lesser than a yard.

d. A setback is located along the applicable lot line for the minimum depth specified by the zoning district in which such lot is located.

2. Front Yard and Front Setback

The front yard and front setback extend the full width of the lot between side lot lines measured perpendicular to the front lot line.

a. Front Yard: A front yard is located between a principal building line and the front lot line.

b. Front Setback: A front setback is the required minimum distance per the zoning district that a principal building must be located from the front lot line.

c. A front setback is measured from the right-of-way line.

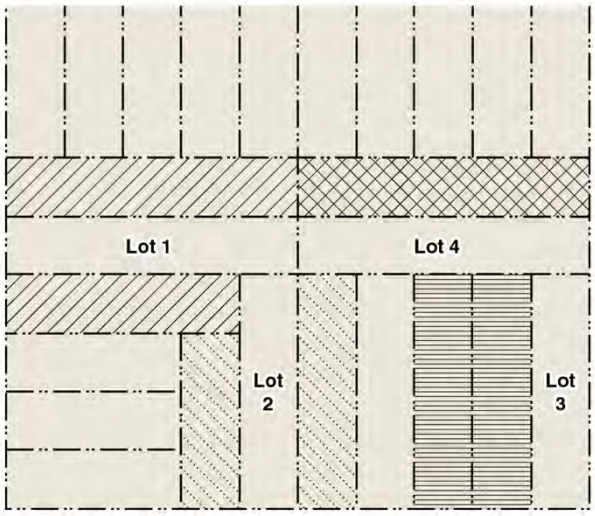
d. Front setbacks on irregular lots are subject to the additional provisions:

i. On a lot with a radial (curved) front lot line, the required front setback, as measured from the right-of-way line follows the curve of the lot line.

ii. For flag lots, the front yard and setback is measured from the rear lot line of the lot that separates the flag portion of the lot from the street. For multiple flag lots that utilize a common drive, the front yard and setback may be measured from the lot line of the pole or access strip, as extended into the lot.

e. Where front yard averaging is permitted, the average front setback of the adjacent lots on either side of a lot may be used to establish the required front setback. Averaging is based on the two adjacent lots on either side or, in the case of a corner lot, the next two adjacent lots. In the case of a lot configuration where only one lot is available for averaging, the required front setback is that of the adjacent lot.

FRONT YARD AVERAGING



Lot 1: Middle Lot - average of adjacent lots on both sides

Lot 2: Middle lot - average of adjacent lots on both sides

Lot 3: Corner lot - average of two most adjacent lots on same block

Lot 4: Lot with only one adjacent lot - same setback as adjacent lot

3. Interior Side Yard and Interior Side Setback

The interior side yard and interior side setback extend along the interior side lot line between the front and rear yard or setback, measured perpendicular to the interior side lot line.

a. Interior Side Yard: An interior side yard is located between a principal building line and the interior side lot line.

b. Interior Side Setback: An interior side setback is the required minimum distance per the zoning district that a principal building must be located from the interior side lot line.

c. For townhouse developments, the interior side yard and interior side setback are only applicable to end units of the development.

4. Corner Side Yard and Corner Side Setback

The corner side yard and corner side setback extend along the corner side lot line between the front yard or front setback and the rear lot line, measured perpendicular to the corner side lot line.

a. Corner Side Yard: A corner side yard is located between a principal building line and the corner side lot line.

b. Corner Side Setback: A corner side setback is the required minimum distance per the zoning district that a principal building must be located from the corner side lot line.

5. Rear Yard and Rear Setback

The rear yard and rear setback extend between interior side lot lines, measured perpendicular to the rear lot line.

a. Rear Yard: A rear yard is located between a principal building line and the rear lot line.

b. Rear Setback: A rear setback is the required minimum distance per the zoning district that a principal building must be located from the rear lot line.

c. In the case of a corner lot, the rear yard and rear setback extend between the interior side lot line to the required corner side setback, measured perpendicular to the rear lot line.

6. Reverse Corner Side Yard and Setback

The reverse corner side yard and setback extends along the corner side lot line between the front yard and the rear lot line, measured perpendicular to the corner side lot line. The corner side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear.

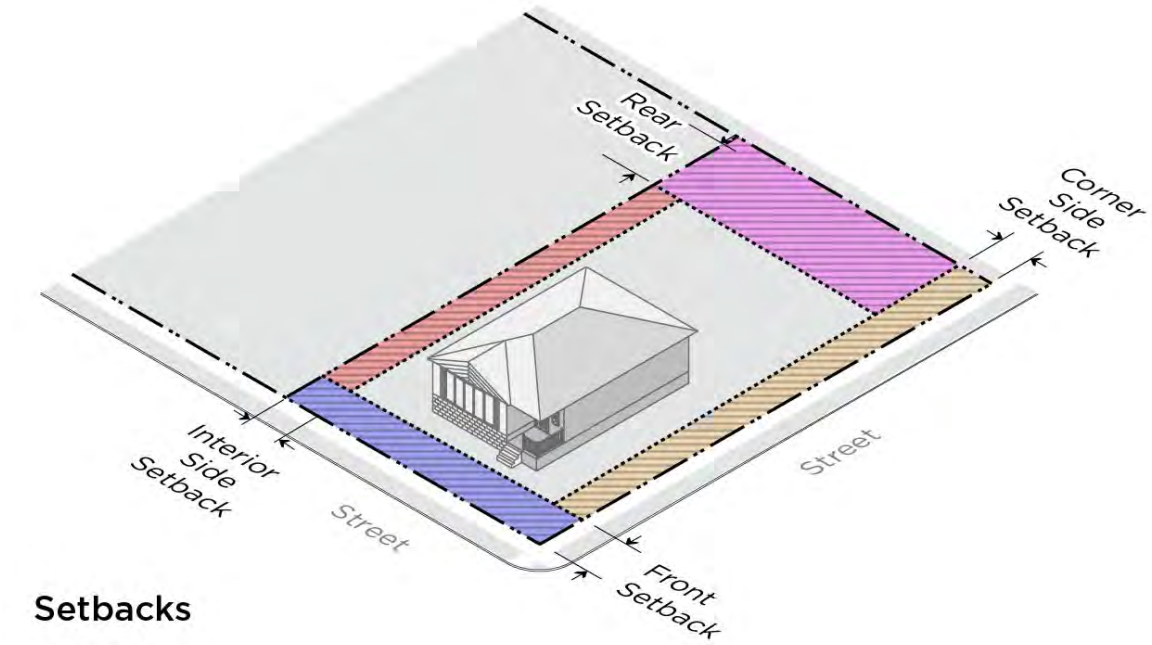
a. Reverse Corner Side Yard: A reverse corner side yard is located between a principal building and the corner side lot line.

b. Reverse Corner Side Setback: A reverse corner side setback is the required minimum distance per the zoning district that a principal building must be located from corner side lot line.

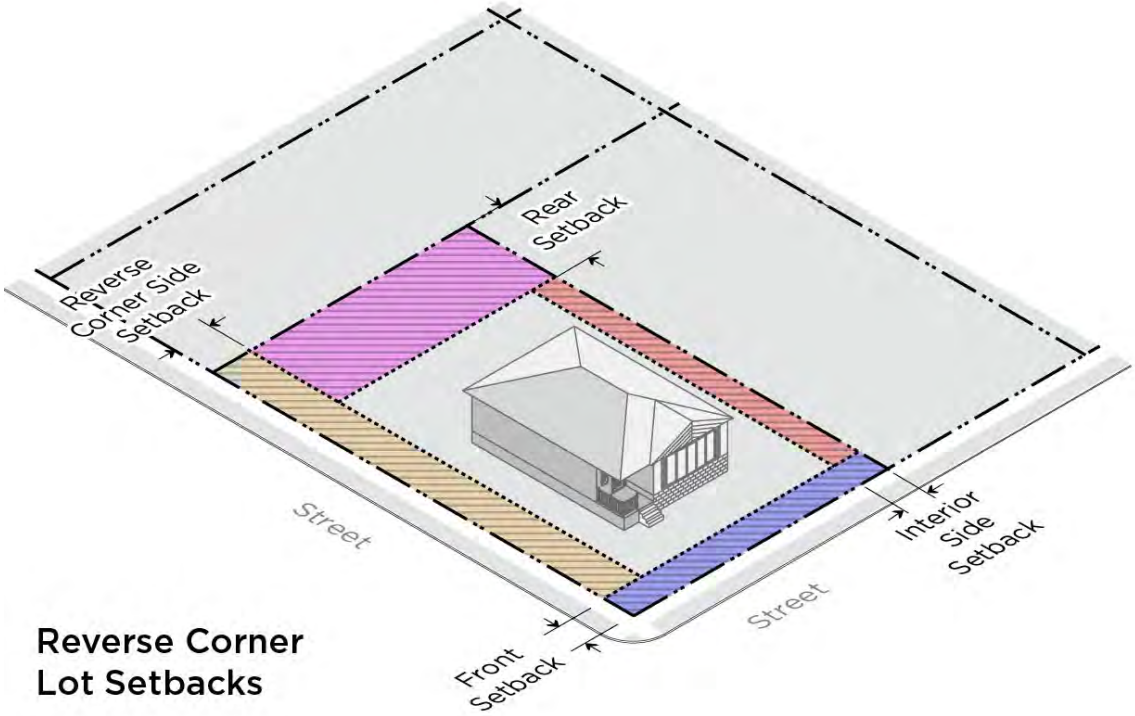
7. Yard and Setback Requirements for Through Lots

For through lots, both the front and the rear required setbacks must meet the required front setback of the zoning district.

SETBACKS

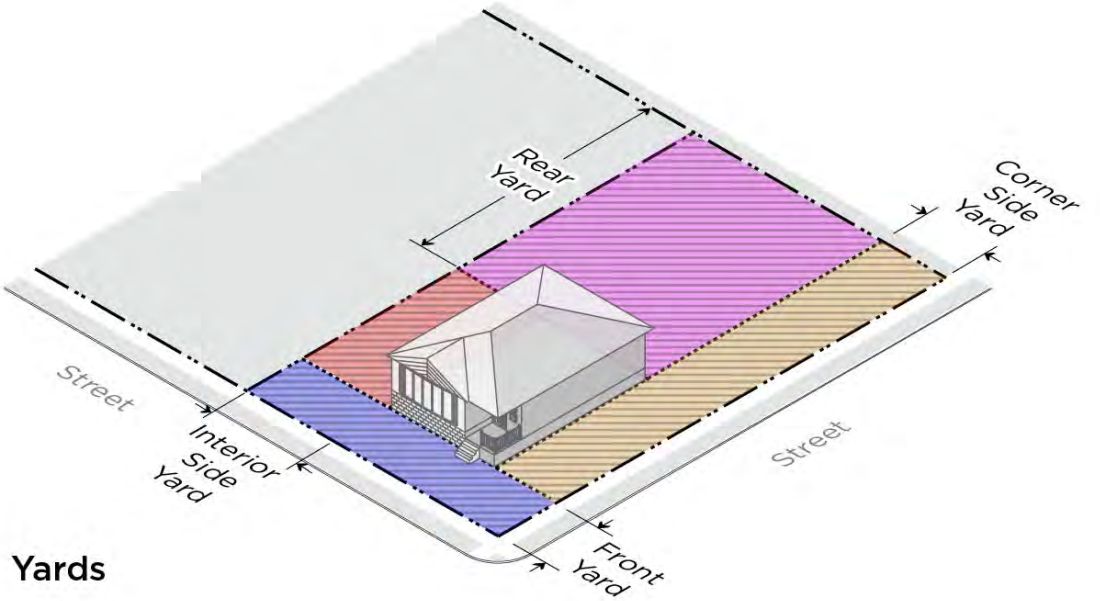


Setbacks

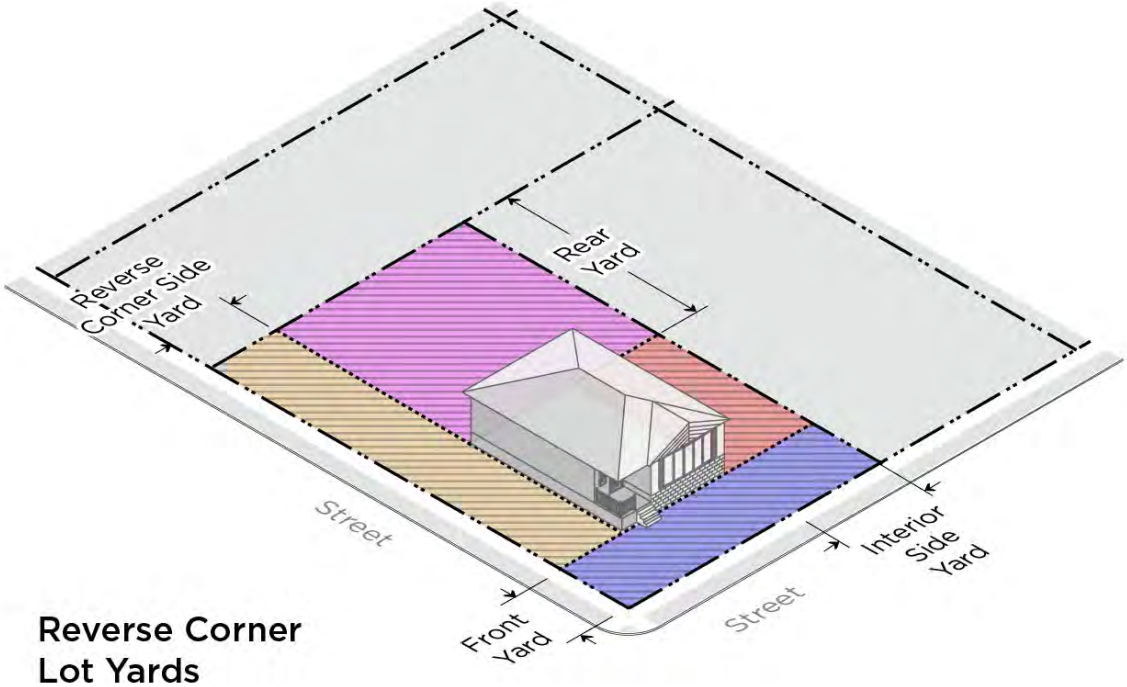


Reverse Corner Lot Setbacks

YARDS



Yards



Reverse Corner Lot Yards

CHAPTER 3. ZONING DISTRICTS AND ZONING MAP

3.1 ZONING DISTRICTS
3.2 DISTRICT ZONING MAP
3.3 ANNEXED LAND
3.4 EXEMPTIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITIES

3.1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the City is divided into the following zoning districts:

A. Residential Districts

R-1 Single-Family Residential Zoning District
R-2 Single-Family Residential Zoning District
R-3 Single-Family and Two-Family Residential Zoning District
R-3C Single-Family and Two-Family Central Residential Zoning District
R-4 Single-Family and Two-Family Residential Zoning District
R-4C Single-Family and Two-Family Central Residential Zoning District
R-MF Multi-Family Residential Zoning District
R-MHP Residential Manufactured Home Park Zoning District

B. Commercial Districts

C-T Commercial Transitional Zoning District
C-1 Neighborhood Commercial Zoning District
C-2 Corridor Commercial Zoning District
C-3 General Commercial Zoning District
C-OP Commercial Office Park Zoning District
C-D Downtown Zoning District
C-V Village of East Davenport Zoning District
C-E Elmore Corners Zoning District

C. Industrial Districts

I-1 Light Industrial Zoning District
I-2 Heavy Industrial Zoning District
I-MU Industrial Mixed-Use Zoning District

D. Special Purpose Districts

S-AG Agricultural Zoning District
S-OS Open Space Zoning District
S-IC Institutional Campus Zoning District

3.2 DISTRICT ZONING MAP

A. Location of Districts

1. The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map, and all the notations, references and other information shown thereon are incorporated into, and made part of, this Ordinance.

2. It is the intent of this Ordinance that the entire area of the City is included in the zoning districts established by this Ordinance. Any land lying within the City, but not shown on the Official Zoning Map as being included within a district, is classified as the S-AG District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines
Where zoning district boundary lines coincide with streets, alleys, highways, expressways, easements, or railroads, the boundary line is construed to be the centerline of the right-of-way.

2. Property Lines
Where zoning district boundary lines coincide with a recorded property line, the property line is construed to be the boundary line of the district.

3. Scaled Lines
Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary is determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines
The Zoning Administrator will decide any interpretations of zoning district boundary lines, where the application of this section leaves doubt as to the boundary between two zoning districts.

3.3 ANNEXED LAND
Any territory annexed into the City is automatically, upon annexation, zoned as the S-AG Agricultural District, until the territory is rezoned.

3.4 EXEMPTIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITIES

A. The provisions of this Ordinance do not apply to land located within public rights-of-way.

B. The following utility structures are exempt from the provisions of this Ordinance and permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, hydrants, valves, and water supply wells.

C. The provisions of this Ordinance do not apply to public utilities.

D. Public utilities do not include wireless telecommunications, amateur HAM radio towers, solar panels, or wind turbines, unless operated by a government agency.

CHAPTER 4. RESIDENTIAL DISTRICTS

4.1 PURPOSE STATEMENTS
4.2 USES
4.3 DIMENSIONAL STANDARDS
4.4 R-MHP DISTRICT STANDARDS
4.5 R-3C AND R-4C DISTRICT DESIGN STANDARDS
4.6 GENERAL STANDARDS OF APPLICABILITY

4.1 PURPOSE STATEMENTS

A. R-1 Single-Family Residential Zoning District
The R-1 Single-Family Residential Zoning District is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

B. R-2 Single-Family Residential Zoning District
The R-2 Single-Family Residential Zoning District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

C. R-3 Single-Family and Two-Family Residential Zoning District
The R-3 Single-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

D. R-3C Single-Family and Two-Family Central Residential Zoning District
The R-3C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.

E. R-4 Single-Family and Two-Family Residential Zoning District
The R-4 Single-Family and Two-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

F. R-4C Single-Family and Two-Family Central Residential Zoning District
The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

G. R-MF Multi-Family Residential Zoning District
The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

H. R-MHP Residential Manufactured Home Park Zoning District
The R-MHP District is intended to accommodate manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.

4.2 USES

Chapter 8 lists permitted, special, and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS

A. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 2.4 for measurement methodologies.

B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 8.3.N.

C. R-MHP District standards are found in Section 4.4.

Table 4-1: Residential Districts Dimensional Standards
SF = Single-Family // 2F = Two-Family // TH = Townhouse // MF = Multi-Family

	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	10,000sf	SF: 7,500sf 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100’	60’	60’ Non-Residential: 75’	50’ Non-Residential: 75’
Maximum Building Height	35’	35’	35’	35’
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30’ or average of front setbacks, whichever is less	30’ or average of front setbacks, whichever is less	25’ or average of front setbacks, whichever is less	25’ or average of front setbacks, whichever is less
Minimum Interior Side Setback	7’	7’	7’	5’
Minimum Corner Side Setback	25’	20’	15’	15’
Minimum Reverse Corner Side Setback	30’	30’	25’	25’
Minimum Rear Setback	30’ or 20% of lot depth, whichever is less	30’ or 20% of lot depth, whichever is less	25’ or 20% of lot depth, whichever is less	25’ or 20% of lot depth, whichever is less

Table 4-1: Residential Districts Dimensional Standards *SF = Single-Family // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*			
	R-4	R-4C	R-MF
Bulk			
Minimum Lot Area	SF: 6,000sf 2F: 7,000sf Non-Residential: 10,000sf	SF: 4,000sf 2F: 5,500sf Non-Residential: 10,000sf	SF, 2F: 6,000sf TH, MF: 1,500sf/du Non-Residential: 10,000sf
Minimum Lot Width	50' Non-Residential: 75'	40' Non-Residential: 75'	SF, 2F: 50' TH: 20'/du MF: 80' Non-Residential: 75'
Maximum Building Height	35'	35'	SF, 2F, TH: 35' MF: 70'
Maximum Building Coverage	35%	40% Non-Residential: 35%	SF: 40% 2F: 50% TH, MF: 65%
Maximum Impervious Surface	60% Non-Residential: 70%	60% Non-Residential: 70%	SF: 60% 2F: 70% TH, MF: 75% Non-Residential: 75%
Setbacks			
Minimum Front Setback	20' or average of front setbacks, whichever is less	15' or average of front setbacks, whichever is less	25'
Minimum Interior Side Setback	5'	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'	10' - When abutting a residential district, structures over 45' in height require 1' additional setback for each 3' in height over 45'
Minimum Corner Side Setback	15'	10'	20'
Minimum Reverse Corner Side Setback	20'	15'	25'
Minimum Rear Setback	20' or 20% of lot depth, whichever is less	15' or 20% of lot depth, whichever is less	25' or 20% of site depth, whichever is less

4.4 R-MHP DISTRICT STANDARDS

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

A. Dimensional Standards

Table 4-2: R-MHP District Dimensional Standards establishes the dimensional standards for manufactured home parks in the R-MHP District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

Table 4-2: R-MHP District Dimensional Standards		
	Manufactured Home Park	Manufactured Home Site
BULK		
Minimum Lot/Site Area	10 acres	4,500sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	--	20'
Minimum Separation Between Sites	--	20' as measured from the walls of manufactured homes
SETBACKS		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

B. Design and Operation Standards

1. Manufactured home parks must meet the following design standards:

a. All manufactured home parks require site plan review.

b. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:

(1) A mix of shade and evergreen trees planted at an average of one tree for every 50 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.

(2) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.

(3) Shrubs must be planted and space sufficiently to form a continuous linear hedgerow at plant maturity.

(4) The remainder of the buffer area must be planted with low groundcover, seed, or sod.

2. Manufactured home sites within parks must meet the following design standards:

a. The boundaries of each manufactured home site must be clearly marked.

b. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.

c. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.

d. There must be a concrete slab along side of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.

e. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.

f. The front entry of a manufactured home should be a dominant feature of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

4.5 R-3C AND R-4C DISTRICT DESIGN STANDARDS

In addition to the use standards for dwelling types located in Chapter 8, the following design standards apply to the R-3C and R-4C Districts. The standards below are applicable to construction of a new dwelling, construction of a new garage and/or carport, and/or an addition to an existing dwelling that exceeds 25% of the building footprint of the structure as it was on the effective date of this Ordinance.

A. Building Massing and Orientation

1. The scale of new construction must maintain compatibility with adjacent homes and the overall character of the surrounding area.

2. Architectural elements within the design must be in proportion to the overall structure.

3. The scale of additions to existing homes must maintain compatibility with the size of the existing structure and its architectural elements, as well as with the size of adjacent homes and the overall character of the surrounding area.

4. Foundation height must maintain compatibility with adjacent homes, provided adequate drainage can be achieved.

5. Dwellings must be oriented toward the residential street, and must connect to the sidewalk via walkways perpendicular to the street.

6. Where served by an alley or rear service drive, dwellings must orient garages or parking pads for access from the alley or rear service drive.

B. Façade Design

1. All façades that face a street must have articulation in the form of windows, doors, or other significant architectural features that are projected or recessed to create shadow and visual interest.

2. The number and size of façade articulations must be scaled to the size of the façade to balance a home's compatibility within the neighborhood with its own unique character.

3. Additions to existing homes must continue the architectural vocabulary established by the original home, and must be informed by the overall character of the surrounding area.

4. Front porches are encouraged, to add interest and scale to the front of a home. Where provided, porches must maintain compatibility with adjacent homes.

5. The front entry to a home must be a prominent feature, and must be located on the front façade.

C. Fenestration

1. The design of a home's fenestration must reflect a consistent rhythm, repeating elements or groups of elements in a consistent manner across a home's story and between stories. Individual elements may vary in size, but must relate to each other proportionally.

2. Elements of fenestration must relate to each other visually by sharing design features such as vertical or horizontal alignment, depth, or ornamentation such as muntins, mullions, sills, trim, lintels, etc.

3. Façades facing onto immediately adjacent properties must design their fenestration to respect the privacy of neighbors. This may be addressed through the height, size, or proportion of windows, the exclusion of balconies, and the use of opaque or translucent materials.

D. Roof Form

1. Roof forms must be varied through a combination of structural articulations such as gables, hips, valleys, ridges, and saddles that complement the roof form of adjacent homes.

2. Roof pitch should be consistent for all sloped roof faces, and should maintain compatibility with adjacent homes and the overall character of the surrounding area.

3. Definition is encouraged, through integration of architectural features such as dormers, eyebrows, chimneys, and deep eaves, which create shadows across the façade of a structure and create visual interest.

E. Building Materials

Building materials for new homes, or additions to existing homes must maintain compatibility with adjacent homes and the overall character of the surrounding area.

1. Primary Building Materials
Primary building materials are the dominant component of a home's exterior walls, composing 75 to 90 percent of each building face.

a. No more than two primary building materials are permitted for new homes, not including foundation.

b. For additions to existing homes, no more than two primary building materials are permitted, provided that the total number of primary building materials for the overall structure, including addition, is not more than two.

c. Color, texture, or finish changes within any category of materials count as separate primary building materials.

d. Permitted primary building materials include:

i. Brick and stone

ii. Wood or simulated wood

iii. Vinyl siding

iv. Aluminum Siding

v. Stucco

e. Building materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

2. Accent Materials

Accent materials are secondary components of a home's exterior walls, typically used to provide architectural detail or visual interest to a façade. Accent materials may not compose more than 25% of each building face.

a. For new construction and additions to existing homes, if one primary building material is used (not including a foundation), a minimum of two but no more than three accent materials are permitted for the overall structure, including any addition.

b. For new construction and additions to existing homes, if two primary building materials are used (not including a foundation), a minimum of one but no more than two accent materials are permitted for the overall structure, including any addition.

c. Color, texture, or finish changes within any category of materials count as separate accent materials.

d. Permitted accent materials include:

i. Brick and stone

ii. Wood or simulated wood

iii. Architectural metal cladding

iv. Concrete masonry units

v. Stucco

e. Accent materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

3. Roofing Materials

a. Roofing materials should complement the architectural style of a home.

b. A consistent application of one roofing material is required for all roof areas visible from the right of way or any neighboring property.

c. Color, texture, or finish changes within any category of materials listed below count as separate roofing materials.

d. Permitted roofing materials include the following:

i. Dimensional asphalt shingles

ii. Wood shingles and shakes

iii. Slate

iv. Terra Cotta

v. Ceramic tile

vi. Metal tiles or standing seam

e. Roofing materials not listed above will be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

4. Application of Building Materials

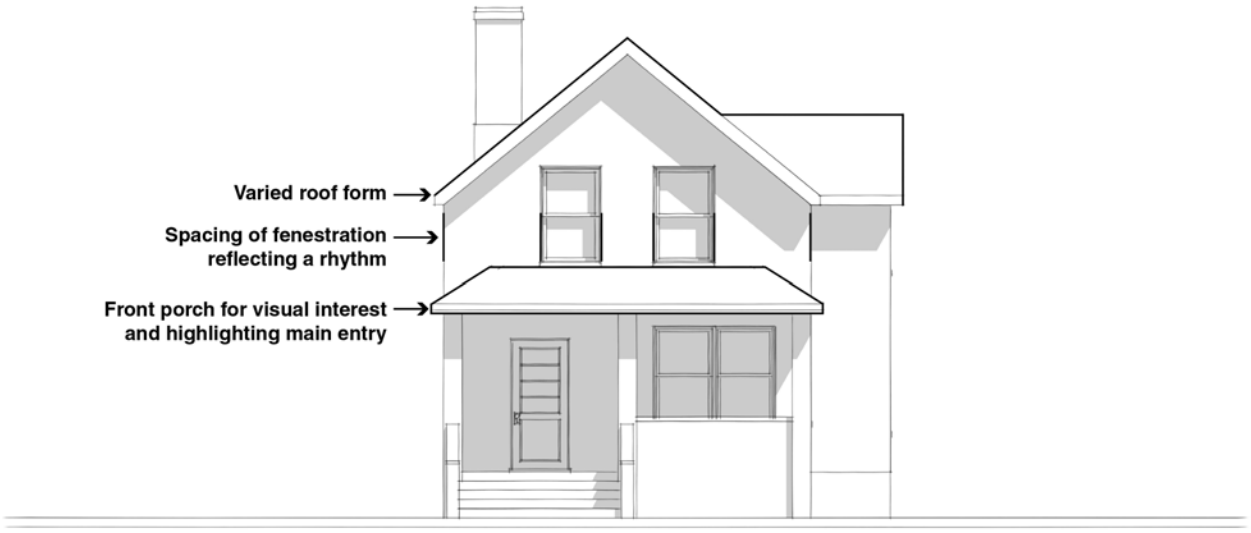
a. Building materials should be consistently applied on all exterior faces of new homes. Elevations of different materials or colors are not permitted, such as brick or stone front facades, with vinyl siding on side and rear elevations.

b. Visual balance should be maintained on each face of a structure. For both new construction and additions to existing homes, if multiple primary building materials are used on the overall structure, those that appear heavier, or that carry more visual weight should be placed toward the bottom of a structure, with materials that appear lighter placed above.

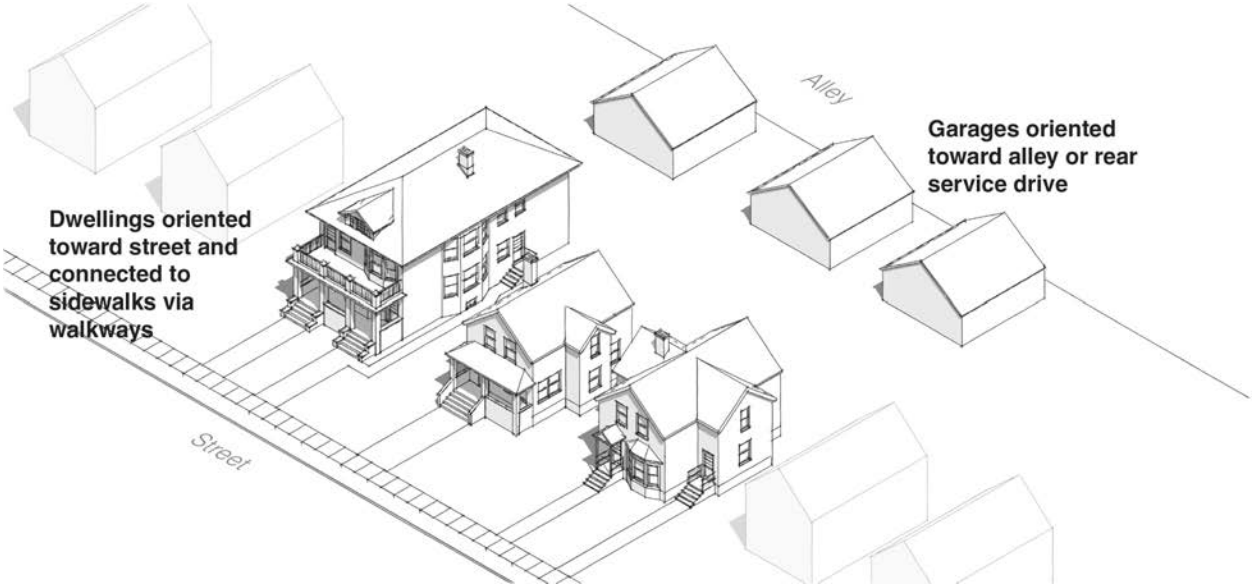
c. Frequent or irrational changes in building materials should be avoided. Change of materials should occur with prominent architectural features or changes in wall plane.

d. Where materials change with a change in wall plane, the material change should occur on the inside corner, not the outside edge.

R-3C AND R-4C DISTRICT DESIGN STANDARDS



R-3C AND R-4C DISTRICT DESIGN STANDARDS



4.6 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards
See Chapter 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading
See Chapter 10 for off-street parking and loading standards and requirements.

C. Landscape
See Chapter 11 for landscape, buffering, and screening standards and requirements.

D. Signs
See Chapter 12 for standards governing signs

CHAPTER 5. COMMERCIAL DISTRICTS

5.1 PURPOSE STATEMENTS
5.2 USES
5.3 DIMENSIONAL STANDARDS
5.4 DESIGN STANDARDS
5.5 C-D DISTRICT STANDARDS
5.6 C-V DISTRICT STANDARDS
5.7 C-E DISTRICT STANDARDS
5.8 GENERAL STANDARDS OF APPLICABILITY

5.1 PURPOSE STATEMENTS

A. C-T Commercial Transitional Zoning District

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

B. C-1 Neighborhood Commercial Zoning District

The C-1 Neighborhood Commercial Zoning District is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

C. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along the minor arterials and collectors in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

D. C-3 General Commercial Zoning District

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

E. C-OP Commercial Office Park Zoning District

The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.

F. C-D Downtown Zoning District

The C-D Downtown Zoning District is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports, and entertainment, and a vibrant, pedestrian-friendly mixed-use environment.

G. C-V Village of East Davenport Zoning District

The C-V Village of East Davenport Zoning District is intended to preserve and enhance the smaller-scale, historic character of the Village of East Davenport, and to ensure future development is compatible with the unique historic and architectural character of the area.

H. C-E Elmore Corners Zoning District

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

5.2 USES

A. Chapter 8 lists permitted, special, and temporary uses for the commercial districts.

B. In the C-V District, only 35% of a blockface can be in the use "bar." This is calculated as a percentage of the number of buildings along a blockface. Where a structure maintains an outdoor seating area, such seating area is counted as part of the building.

5.3 DIMENSIONAL STANDARDS

A. Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D, C-V, and C-E Districts. The dimensional standards for development in the C-D, C-V, and C-E Districts are found in Sections 5.5, 5.6, and 5.7 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 5-1. Any structures existing as of the effective date of this Ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.

2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.

3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. See Section 2.4 for measurement methodologies.

Table 5-1: Commercial Districts Dimensional Standards

	C-T	C-1	C-2	C-3	C-OP
Bulk					
Minimum Lot Area	10,000sf	None	None	20,000sf	20,000sf
Minimum Lot Width	60'	None	None	80'	70'
Maximum Gross Floor Area of Nonresidential	5,000sf unless meeting the standards of Section 5.3.B	None	None	None	None
Maximum Building Height	35'	45'	45'	Nonresidential: 50' Mixed-Use: 70'	45'
Setbacks					
Minimum Front Setback	Build-to zone of 0' to 20'	Build-to zone of 0' to 15'	None	25'	20'
Front Setback Build-To Percentage	70%	70%	None	None	None
Minimum Interior Side Setback	None, unless abutting a residential district then 20'	None, unless abutting a residential district then 10'	None, unless abutting a residential district then 10'	10', unless abutting a residential district then 20'	15'
Minimum Corner Side Setback	Build-to zone of 0' to 15'	Build-to zone of 0' to 10'	10'	20'	Build-to zone of 0' to 20'
Corner Side Setback Build-To Percentage	60%	60%	None	None	60%
Minimum Rear Setback	15', unless abutting a residential district then 25' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15'	10', unless abutting a residential district then 25'	25'

5.4 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 5.5, 5.6, and 5.7 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

A. Commercial Districts Design Standards

Table 5-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a "•" indicates that the standard is applicable in the district indicated. The absence of a "•" indicates that the standard does not apply to the district.

Table 5-2: Commercial Districts Design Standards

	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that abut a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade abutting a public right-of-way (excluding alleys) must maintain a transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade abutting a public right-of-way (excluding alleys) must maintain a transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade abutting a public right-of-way (excluding alleys) must maintain a transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

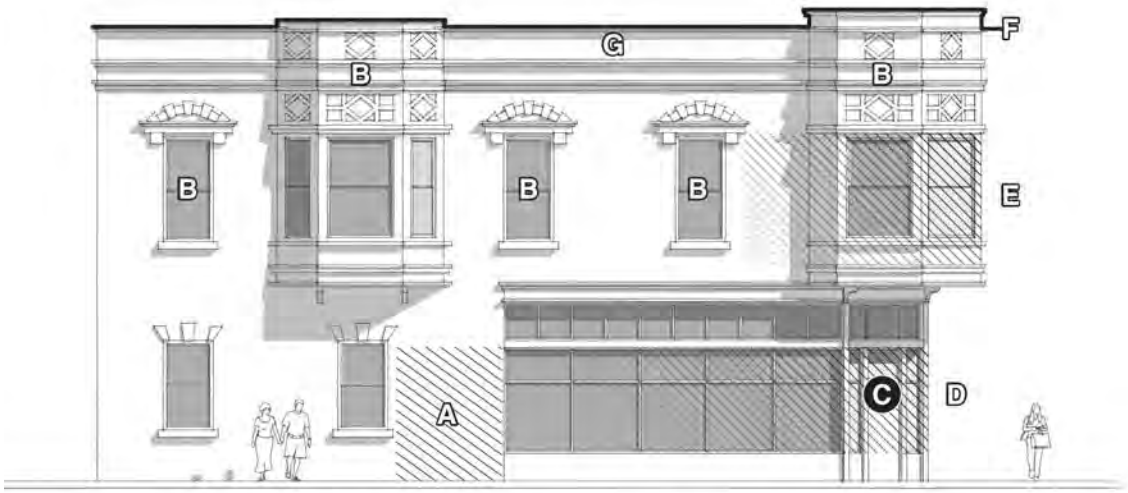
Table 5-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Multi-Tenant Commercial Center and Office Park Site Design					
Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.		•	•	•	
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•	•	•	
Any outlot buildings must meet the minimum transparency requirements of the district on all facades except where such transparency on part or all of a facade would reveal preparation and/or storage areas. Prominent entrances must be oriented toward both the street and the interior parking lot.				•	
Commercial centers must provide definition along the street frontage by located part of the center or outlot buildings within 0' to 25' of the front lot line for a minimum of 30% of the frontage. The center or any outlot buildings may be placed within a required setback to comply with this standard.				•	
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.					•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.					•

B. Building Material Restrictions

In commercial districts (excluding the C-D, C-V, and C-E Districts), the following building materials are prohibited on any façade facing a public right-of-way (excluding alleys) or any façade that abuts the lot line of a residential district. However, such materials may be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum, steel or other metal sidings (does not apply to C-1 and C-2 Districts)
4. Exposed aggregate (rough finish) concrete wall panels
5. T-111 composite plywood siding
6. Plastic
7. Vinyl

C-1 DISTRICT DESIGN STANDARDS



A. Blank wall area 40 linear feet or less, measured parallel to the street

B. Repeating pattern of two elements at an interval of no more than 40 linear feet

C. A visually distinct public entrance from the sidewalk along the primary building frontage

D. First floor transparency of 50% measured between two and ten feet in height from grade

E. Upper floor transparency of 15% of the wall area of the story

F. 100-foot roofline with variations occuring at intervals of no more than 75 linear feet

G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

C-2 DISTRICT DESIGN STANDARDS

A. Blank wall area 40 linear feet or less, measured parallel to the street

B. Repeating pattern of two elements at an interval of no more than 40 linear feet

C. A visually distinct public entrance from the sidewalk along the primary building frontage

D. First floor transparency of 50% measured between two and ten feet in height from grade

E. Upper floor transparency of 15% of the wall area of the story

F. 100-foot roofline with variations occuring at intervals of no more than 75 linear feet

G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

C-3 DISTRICT DESIGN STANDARDS

A. Blank wall area 40 linear feet or less, measured parallel to the street

B. Repeating pattern of two elements at an interval of no more than 40 linear feet

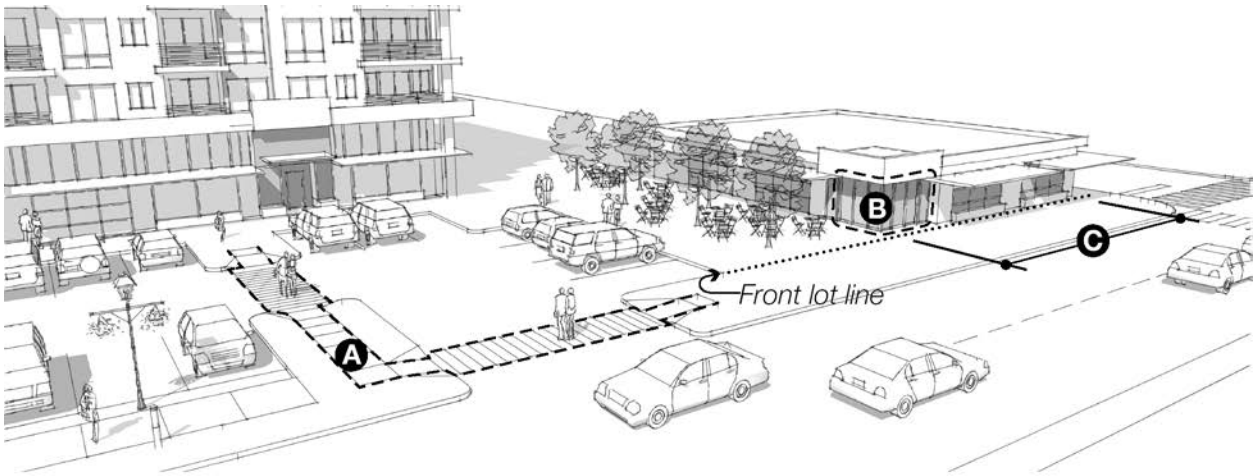
C. A visually distinct public entrance from the sidewalk along the primary building frontage

D. First floor transparency of 35% measured between two and ten feet in height from grade

E. 100-foot roofline with variations occuring at intervals of no more than 75 linear feet

F. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

MULTI-TENANT COMMERCIAL CENTER SITE DESIGN STANDARDS

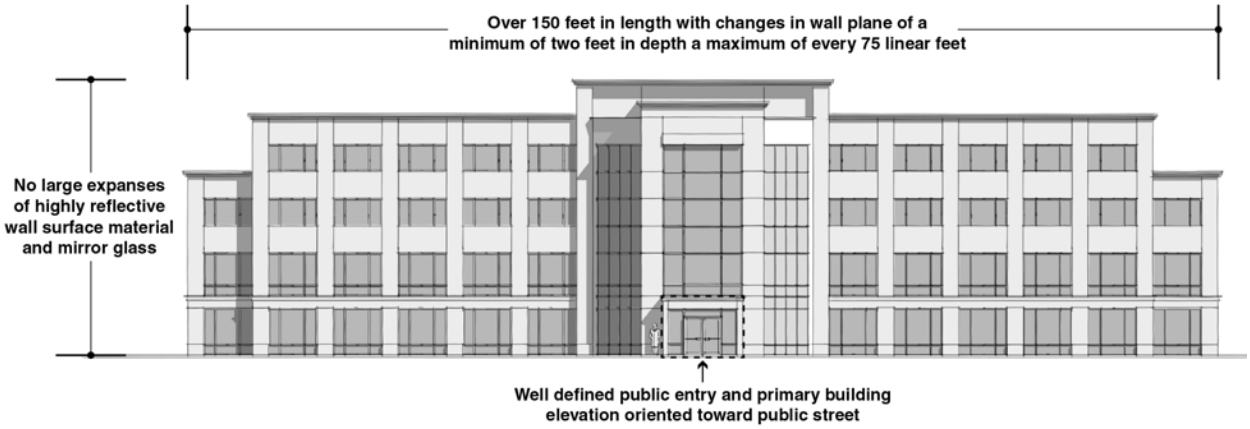


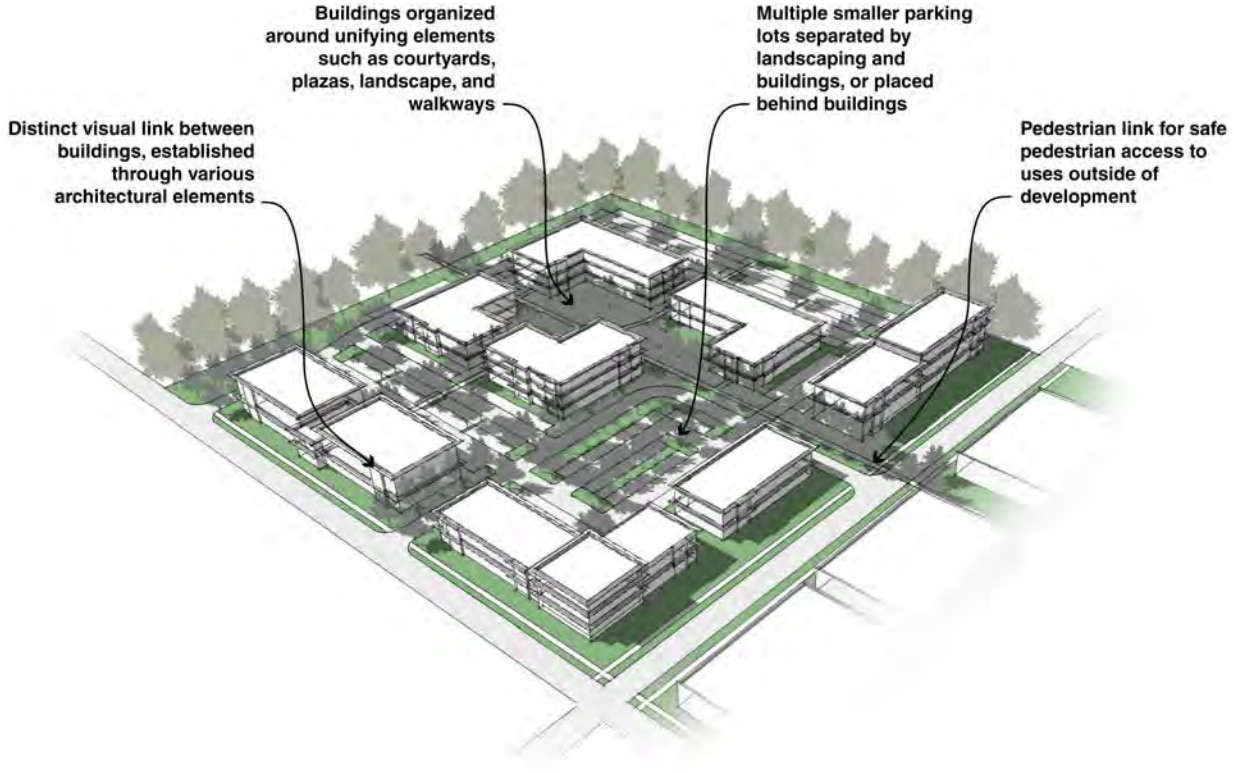
A. Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.

B. Any outlot buildings must meet the minimum transparency requirements of the district, and must include prominent entrances oriented toward both the street and the interior parking lot.

C. Commercial centers must provide definition along the street frontage by located part of the center or outlot buildings within 0' to 25' of the front lot line for a minimum of 30% of the frontage. The center or any outlot buildings may be placed within a required setback to comply with this standard.

C-OP DISTRICT DESIGN STANDARDS





5.5 C-D DISTRICT STANDARDS

A. Purpose Statement

The C-D District is intended to accommodate the unique development environment within Downtown Davenport. Development in Downtown should be oriented toward reinforcing the area as a point of regional focus and strengthening its position as a center of office, finance, retail, and governmental activities. Additionally, the C-D District standards are intended to:

1. Add to the downtown's appeal as a visitor, cultural, sports and entertainment center.
2. Encourage downtown residential development in a variety of housing types.
3. Accommodate a variety of active uses and enhance the walkability and pedestrian orientation of Downtown.
4. Ensure high-quality design that maintains and enhances the aesthetic appeal of Downtown.

B. C-D District Dimensional Standards

Table 5-3: C-D District Dimensional Standards establishes the dimensional standards for Downtown. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 5-3: C-D District Dimensional Standards

	C-D
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	None
Minimum Building Height	24'
Setbacks	
Front Setback	0'-10' build-to zone
Required Build-to Percentage	80%
Interior Side Setback	None
Corner Side Setback	0'-10' build-to zone
Rear Setback	None

C. C-D District Design Standards

Development in the C-D District is subject to design review per Section 15.7, and must be designed in accordance with the City of Davenport's adopted Downtown Design Guidelines and Downtown Davenport Streetscape Improvement Plan.

5.6 C-V DISTRICT STANDARDS

A. Purpose Statement

The C-V District is intended to ensure that new development in the Village of East Davenport is compatible with the unique cultural and historic character of the area. To that end, the C-V District standards contain contextual controls and a series of design considerations that address height, width, proportion, and relationship to the street, as well as architectural considerations such as roof and cornice form, visual composition, rhythm, fenestration and articulation, and materials.

B. C-V District Dimensional Standards

Table 5-4: C-V District Dimensional Standards establishes the dimensional standards for the Village of East Davenport. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 5-4: C-V District Dimensional Standards	
	C-V
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	45'
Setbacks	
Front Setback	0-10' build-to-zone, or average of adjacent structures
Required Build-to Percentage	80%
Interior Side Setback	None, unless abutting a residential district then 5'
Corner Side Setback	0'-10' build-to zone
Rear Setback	None, unless abutting a residential district then 25'

C. C-V District Design Standards

Development in the C-V District is subject to design review per Section 15.7. Design requirements for the C-V District are described in the adopted Village of East Davenport Performance Standards.

5.7 C-E DISTRICT STANDARDS

A. Purpose Statement

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

B. C-E District Dimensional Standards

Table 5-5: C-E District Dimensional Standards establishes the dimensional standards for Elmore Corners. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 5-5: C-E District Dimensional Standards	
	C-E
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Building Height	120'
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 20'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

C. C-E District Design Standards

Development in the C-E District is subject to design review per Section 15.7. Design requirements for the C-E District are described in the adopted Elmore Corners Plan.

5.8 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards

See Chapter 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

See Chapter 10 for off-street parking and loading standards and requirements.

C. Landscape
See Chapter 11 for landscape, buffering, and screening standards and requirements.

D. Signs
See Chapter 12 for standards governing signs.

CHAPTER 6. INDUSTRIAL DISTRICTS

6.1 PURPOSE STATEMENTS
6.2 USES
6.3 DIMENSIONAL STANDARDS
6.4 DESIGN STANDARDS
6.5 GENERAL STANDARDS OF APPLICABILITY

6.1 PURPOSE STATEMENTS

A. I-1 Light Industrial Zoning District

The I-1 Light Industrial Zoning District is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

B. I-2 Heavy Industrial Zoning District

The I-2 Heavy Industrial Zoning District is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-2 District may result in some external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

C. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, as well as compatible commercial uses such as recreation, entertainment, and retail establishments to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher density residential is also permitted in the I-MU District.

6.2 USES

Chapter 8 lists permitted, special, and temporary uses for the industrial districts.

6.3 DIMENSIONAL STANDARDS

Table 6-1: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 2.4 for measurement methodologies.

Table 6-1: Industrial Districts Dimensional Standards			
	I-1	I-2	I-MU
Bulk			
Minimum Lot Area	None	10,000sf	None
Minimum Lot Width	None	70’	None
Maximum Building Height	90’	90’	90’
Setbacks			
Minimum Front Setback	25’	25’	0’-10’ build-to zone
Front Setback Build-to Percentage	None	None	80%
Minimum Interior Side Setback	5’, unless abutting a residential district then 25’	15’, unless abutting a residential district then 25’	None
Minimum Corner Side Setback	20’	20’	0’-10’ build-to zone
Corner Side Setback Build-to Percentage			60%
Minimum Rear Setback	15’	25’	None, unless abutting a residential district then 20’

6.4 DESIGN STANDARDS

A. The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 6-2: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A "•" indicates that the standard is applicable in the district indicated. The absence of a "•" indicates that the standard is not applicable.

Table 6-2: Industrial Building Design Standards

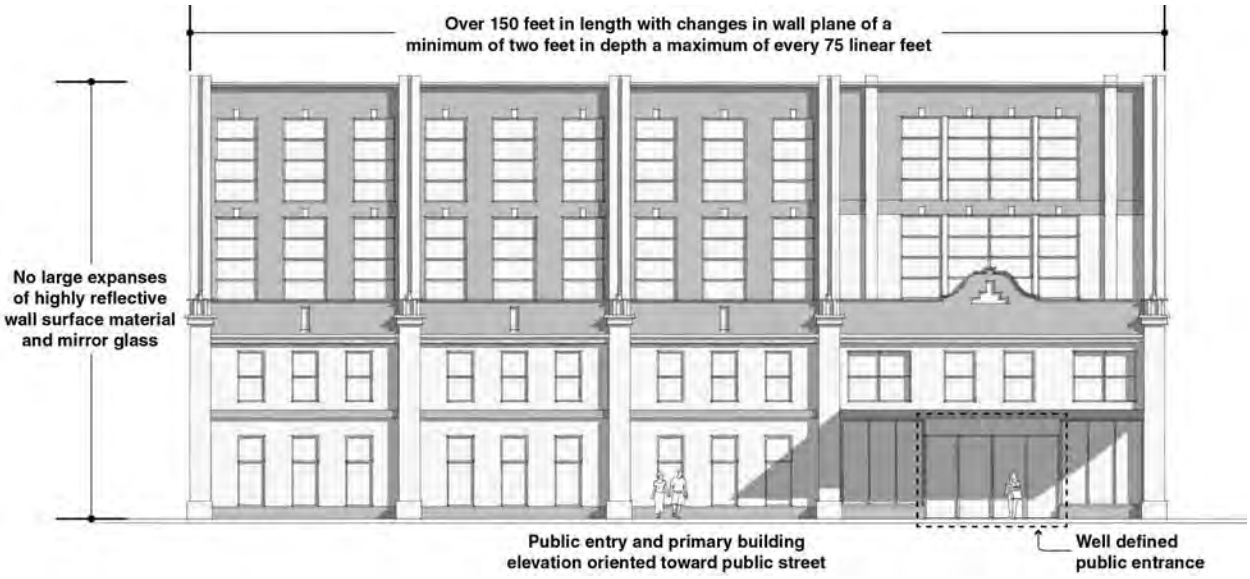
	I-1	I-2	I-MU
Façade Design			
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.			•
Roof Design			
Green roof, blue roof, and white roof designs are encouraged.	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•
Entrance Design			
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.			•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.			•
Site Design			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway.			•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•		•

B. In the I-1 and I-MU Districts, the following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

1. Exposed aggregate (rough finish) concrete wall panels
2. T-111 composite plywood siding
3. Plastic
4. Vinyl

I-1 AND I-2 DISTRICT DESIGN STANDARDS

I-MU DISTRICT DESIGN STANDARDS



6.5 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards

See Chapter 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

See Chapter 10 for off-street parking and loading standards and requirements.

C. Landscape

See Chapter 11 for landscape, buffering, and screening standards and requirements.

D. Signs

See Chapter 12 for standards governing signs.

CHAPTER 7. SPECIAL PURPOSE DISTRICTS

7.1 S-AG AGRICULTURAL DISTRICT
7.2 S-OS OPEN SPACE DISTRICT
7.3 S-IC INSTITUTIONAL CAMPUS DISTRICT

7.1 S-AG AGRICULTURAL DISTRICT

A. Purpose

The S-AG Agricultural District is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

B. Uses

Chapter 8 lists permitted, special, and temporary uses for the S-AG District.

C. Dimensional Standards

Table 7-1: S-AG District Dimensional Standards establishes the dimensional standards for the S-AG District. See Section 2.4 for measurement methodologies.

Table 7-1: S-AG District Dimensional Standards	
Bulk	
Minimum Lot Area	Agricultural Use: 1 acre Other Uses: 38 acres
Maximum Building Height	35' *
Setbacks	
Minimum Front Setback	50'
Minimum Interior Side Setback	20'
Minimum Corner Side Setback	50'
Minimum Rear Setback	50'

** Any structure principal or accessory that is part of an active agricultural use are not limited in height. This does not include a residence on the agricultural site.*

D. General Standards of Applicability

1. On-Site Development Standards

See Chapter 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading

See Chapter 10 for on-site parking and loading standards and requirements.

3. Landscape

See Chapter 11 for landscape standards and requirements.

4. Signs

See Chapter 12 for standards governing signs.

7.2 S-OS OPEN SPACE DISTRICT

A. Purpose

The S-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments

B. Uses

Chapter 8 lists permitted, special, and temporary uses for the S-OS District.

C. Dimensional Standards

Table 7-2: S-S-OS District Dimensional Standards establishes the dimensional standards for the S-OS District. See Section 2.4 for measurement methodologies.

Table 7-2: S-OS District Dimensional Standards	
Bulk	
Minimum Lot Area	None
Maximum Building Height	40'
Setbacks (Apply to Principal Structures Only)	
Minimum Front Setback	15'
Minimum Interior Side Setback	25'
Minimum Corner Side Setback	15'
Minimum Rear Setback	25'

D. General Standards of Applicability

1. On-Site Development Standards

See Chapter 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading

See Chapter 10 for on-site parking and loading standards and requirements.

3. Landscape

See Chapter 11 for landscape standards and requirements.

4. Signs

See Chapter 12 for standards governing signs.

7.3 S-IC INSTITUTIONAL CAMPUS DISTRICT

A. Purpose

The S-IC Institutional Campus District is intended to encourage a comprehensive approach to development by significant institutions within the City. The S-IC District is also intended to:

1. Further the policies of the Comprehensive Plan.

2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.

3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

B. Uses

Chapter 8 lists permitted, special, and temporary uses for the S-IC District. In addition, if a land use plan is established, additional uses may be allowed within the S-IC District.

C. Dimensional Standards

Table 7-3: S-IC District Dimensional Standards establishes the dimensional standards for the S-IC District. See Section 2.4 for measurement methodologies.

Table 7-3: S-IC District Dimensional Standards	
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	50' at setback lines; Structures may increase height over 50' by setting back an additional 1' for every 2' of additional height over 50' from all required setbacks
Maximum Impervious Surface	75%
Setbacks	
Minimum Front Setback	25' unless a setback reduction is included as part of an adopted Land Use Plan
Minimum Interior Side Setback	0' unless abutting residential, then 10'
Minimum Corner Side Setback	25'
Minimum Rear Setback	0' unless abutting residential, then 25'

D. Land Use Plan Alternative

1. The S-IC District operates with two levels of regulation. The first is a set of base district regulations, as established in items B and C above, that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

2. The land use plan alternative is required in the following circumstances:

a. Development exceeds the district dimensional standards established in Table 7-4.

b. Additional uses would be allowed outside of those allowed in the S-IC District in Chapter 8.

c. There is a request by a property owner to rezone a property to the S-IC District, including expansions of existing S-IC Districts. This does not apply in those applications that have been initiated by the City.

3. Once approved, the land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

E. Land Use Plan Approval Process

1. Review and Adoption

a. The Plan and Zoning Commission will hold a public hearing regarding the land use plan and evaluate its compatibility with surrounding area.

b. The Plan and Zoning Commission will cause to be prepared a report evaluating these elements and supporting documents. The report must also contain any specific recommendations regarding the modification of the land use plan, traffic impact study, and narrative, as well as off-site improvements that may be required in support of the proposed development.

c. The applicant must provide a written statement of all agreements reached with property owners within the notification area related to how the subject property will be developed or used.

d. If the Plan and Zoning Commission recommends approval of the rezoning, the ordinance must include as part of the ordinance amendment the recommendations of the Plan and Zoning Commission. The recommendation must be forwarded to the City Council for public hearing and consideration as an

amendment to the zoning map. The petitioner must submit all land use plan information required with the rezoning.

e. The City Council may add to, extend, reduce, or delete any of the conditions or restrictions that have been recommended by the Plan and Zoning Commission.

2. Public Notification

a. The City will notify all property owners within 500 feet of the property being rezoned.

b. The notice must contain the hearing location, date and time, map, and description of the request.

c. At least 60 days prior to submission of a formal application, the petitioner must make a good faith effort to notify all City recognized neighborhoods and bona fide neighborhood organizations located within 500 feet of the property being rezoned for the purpose of sharing the details of the petition, answering questions, and receiving feedback. Upon submission of an application, the petitioner must provide a narrative indicating the efforts made in this regard. This does not relieve the petitioner from conducting the required neighborhood meeting pursuant to Section 17.60.020C of the Davenport Municipal Code.

F. Modifications to Approved Plans

1. Proposed changes to either the land use plan must be submitted to the Zoning Administrator.

2. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval; such approval will follow the process for the land use plan approval. The Zoning Administrator has the authority to approve minor amendments.

3. The following chart is used to determine if a change to the land use plan is a minor amendment or major amendment:

Change	Minor	Major
Land Use	Increase of less than 10% of the square footage allocated to any land use type on the approved plan, except increases in open space/recreation area	Increase of 10% or more of the square footage allocated to any land use type on the approved plan, except increases in open space/recreation area
Project Scale	Increase in density or intensity of use of less than: - up to 10% usable floor area. - up to 5% of the number of dwelling units.	Increase in density or intensity of use as follows: - 10% or greater usable floor area. - 5% or greater of the number of dwelling units.
Open space/ Recreation area	Less than 10% size reduction or change in location or characteristics	10% or more size reduction or change in location or characteristics
Setbacks	Decrease of less than 10%, or any increase	Decrease of 10% or more
Height	Decrease in height or number of stories	Increase in structure height greater than/equal to 15 feet or an increase of one story

G. Land Use Plan Submittal Requirements

All land use plans must contain the following. The Zoning Administrator may waive, at his/her discretion, any of the required submissions of item 3 and item 4 if the scale of the project, topography of the site, or other reasons make them unnecessary. The Plan and Zoning Commission must be notified of any requirements that have been waived and the reasons why they have been waived.

1. A completed application, with a narrative of intent and description of compatibility with the surrounding area.

2. Boundary survey including the legal description of the site with bearings, distances, closures, and easements.

3. A drawing or set of drawings, which includes, but is not limited to, the following:

a. Proposed name or title of project.

b. A north arrow, vicinity map, plan scale base of one inch equals 50 feet or other scale as approved by the Zoning Administrator and date of plan preparation.

c. Tabulated site data:

i. Number of gross acres

ii. Existing and proposed lot coverage

iii. Existing and proposed total square footage and floor area ratio of buildings

iv. Existing and proposed total number of parking spaces

v. Parking ratio determined by the traffic impact study.

d. The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within 200 feet of the perimeter of the site.

e. The location of existing and proposed services including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.

f. The site constraints including:

i. Slopes in excess of 10%.

ii. Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a floodplain or floodway.

iii. Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.

g. Existing and proposed grade changes on a two-foot interval topographic map on a scale base of one inch equals 50 feet or other scale as approved by the Zoning Administrator.

h. Existing and proposed building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and its gross floor area.

i. The location of existing and proposed parking areas including the extent of paving, the proposed circulation, and the number of parking spaces.

j. The location of existing and proposed loading docks, receiving areas, trash pick-up areas, and other areas requiring screening.

k. The location of existing and proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials must be indicated.

l. The location and configuration of all existing and proposed access points with public streets and a pedestrian/bicycle circulation plan.

m. A stormwater management plan.

n. The location of all existing and proposed freestanding signs, including circulation signs.

4. Traffic Impact Study: A traffic impact study must be provided, which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements and mitigation measures may be required if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council. The traffic impact study shall also indicate the minimum of off-street parking spaces necessary to accommodate the development and the method used to calculate the parking spaces. The traffic impact study may reflect phasing of the development.

5. A narrative of intent and compatibility with surrounding area. A narrative must be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum must include the following:

a. Description of overall architectural and/or urban design theme.

b. Total number of existing and proposed users and employees of the facility.

c. Description of existing and proposed conditions of development along the outer boundaries of the district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.

d. Description of existing and proposed methods of communication between the institution and the community, including a method for resolution of community concerns.

e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.

f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle pedestrian) to the external street network. A description of specific programs to reduce traffic impacts, and to encourage the use of public transit, carpooling, bicycling and walking.

H. Previously Approved Land Use Plans

All land use plans approved prior to the effective date of this Ordinance remain in effect and are controlled by approved plan. Any modifications to that development plan are subject to item F above.

CHAPTER 8. USES

8.1 GENERAL USE REGULATIONS
8.2 USE MATRIX
8.3 PRINCIPAL USE STANDARDS
8.4 TEMPORARY USE STANDARDS
8.5 USE DEFINITIONS

8.1 GENERAL USE REGULATIONS

A. No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.

B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.

C. Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.

D. A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.

E. All uses must comply with the use standards of Section 8.3, as applicable, as well as all other regulations of this Ordinance and the City.

8.2 USE MATRIX

A. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.

B. Uses allowed in the R-3 and R-3C Districts are those listed in Table 8-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 8-1 for the R-4 District.

C. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

D. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 8.4.

E. For accessory uses, see Article 9.

F. See Section 5.2 for additional use restrictions in the C-V District.

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use															S	S					Sec. 8.3.A
Agriculture																		P			
Amusement Facility - Indoor									P	P		P	P	P			P				
Amusement Facility - Outdoor										S				S	P		S				
Animal Care Facility – Large Animal																		P			
Animal Care Facility – Small Animal							S	S	P	P		S	S	P			P	P			Sec. 8.3.B
Animal Breeder																		P			Sec. 8.3.B
Art Gallery							P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P		P	P	P			P				
Bar								S	P	P		P	P	P			P				
Bed and Breakfast	P	P	S	S	S													P			Sec. 8.3.C
Billboard										P					P	P					Sec. 8.3.D
Body Modification Establishment								P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P	
Campground																		S	P		Sec. 8.3.E
Car Wash									P	P				S			P				Sec. 8.3.F
Casino														P							
Cemetery																			P		
Children's Home					P				P	P				P			S			P	Sec. 8.3.G
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 8.3.H
Conservation Area																		P	P		
Country Club																			P		
Cultural Facility							P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 8.3.I
Day Care Home	P	P	P	P	P													P			Sec. 8.3.I
Drive-Through Facility								S	P	P		S		P			P				Sec. 8.3.J
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 8.3.K
Drug Treatment Clinic									S	S				S			S			S	Sec. 8.3.K
Domestic Violence Shelter						P		P	P	P				P			P			P	Sec. 8.3.G
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 8.3.L
Dwelling – Manufactured Home						P												S			Sec. 8.3.M

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 8.3.N
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 8.3.N
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 8.3.O
Dwelling - Two-Family			P	P			P	P	P				P								Sec. 8.3.O
Educational Facility - Primary or Secondary	P	P	P	P	P															P	
Educational Facility - University or College										P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P	
Fairground																		S	S	P	
Financial Institution							P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S				S			P				Sec. 8.3.P
Food Bank															P		P				
Food Pantry									P	S				S			S				
Funeral Home							S	S	S	P				P			P				
Gas Station								S	P	P				P	P	P	P				Sec. 8.3.Q
Golf Course/Driving Range																			P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P				P			P	S			
Group Home	P	P	P	P	P																Sec. 8.3.R
Halfway House									S	S				S			S			S	Sec. 8.3.K
Healthcare Institution																				P	
Heavy Rental and Service															P		P				
Heavy Retail										S				S	P		P				
Homeless Shelter									S	S				S			S			S	Sec. 8.3.K
Hotel									P	P	P	P	S	P			P				
Industrial - General																P					
Industrial - Light											P				P	P	P				
Industrial Design								P	P	P	P	P		P	P	P	P				
Live Performance Venue										P		P	P	P			P				
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 8.3.S
Manufactured Home Park						P															
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Needle Exchange Service									S	S				S			S			S	Sec. 8.3.K
Neighborhood Commercial Establishment		S	S	S	S																Sec. 8.3.T
Office							P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 8.3.U
Parking Lot (Principal Use)								S	S	S	S	S	S	S			S			P	Chapter 10
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 10
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P	
Private Recreation Facility								P	P	P		P	P	P			P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P		P	
Public Works Facility											P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 8.3.V
Recreational Vehicle (RV) Park																		S	S		Sec. 8.3.E
Research and Development											P				P	P	P			P	
Residential Care Facility					P				P	P				P						P	Sec. 8.3.W
Restaurant								P	P	P	P	P	P	P	P	P	P			P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Retail Alcohol Sales									P	P		S		P	P		P				
Retail Sales of Fireworks															P	P					Sec. 8.3.X
Salvage Yard																S					
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 8.3.Y
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 8.3.Y
Social Service Center									P	P				P			P			P	
Solar Farm											P				P	P		S		P	Sec. 8.3.Z
Specialty Food Service								P	P	P		P	P	P	P		P				
Storage Yard - Outdoor															P	P					Sec. 8.3.AA
Truck Stop															P	P					
Vehicle Dealership – Enclosed										P	S	P		P	S		P				
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major															P	P	S				Sec. 8.3.BB
Vehicle Repair/Service – Minor								S	P	P				P	P	P	S				Sec. 8.3.BB
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 8.3.CC
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 8.3.DD
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.DD
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.DD
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 8.3.DD
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 8.4.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 8.4.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 8.4.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 8.4.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 8.4.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.H

8.3 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

A. Adult Use

1. An adult use must be a minimum of 1,000 feet from any of the following:

a. A residential district

b. A primary and/or secondary educational facility

c. A day care center

d. A place of worship

e. A public park

f. A conservation area

g. A cemetery

2. An adult use must be a minimum of 500 feet from any other adult use.

2. The adult use owner must provide the Zoning Administrator with a survey acceptable and satisfactory to the City that demonstrates the establishment meets the separation requirements of this section.

3. Any adult use as of the effective date of this Ordinance that does not meet these spacing requirements are deemed conforming. Such deemed conforming status is terminated when the adult use ceases to operate or when any required licenses are revoked or are not renewed. An adult use is not considered to cease operations when it is closed for renovations in conjunction with a lawfully issued building permit.

4. Signs for adult uses must meet the following:

a. All signs for adult uses must be flat wall signs.

b. The maximum sign area is one square foot of sign area per foot of lot frontage on the street, but cannot exceed 32 square feet.

c. The maximum number of signs is one per lot frontage.

d. Temporary signs are prohibited.

5. No adult use may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing or relating to specified sexual activities or specified anatomical areas, from any public rights-of-way or private property other than the lot on which the licensed adult use is located.

6. Words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner are prohibited that depict, describe, or relate to specified sexual activities or specified anatomical areas. This applies to any advertisement, display, promotional material, decoration, sign, performance, show, and to any window, door or other opening to the adult use.

7. No portion of the exterior of an adult establishment may utilize or contain any flashing lights, search lights, spotlights, or other similar lighting systems.

B. Animal Care Facility – Small Animal, and Animal Breeder

These standards do not apply to any animal shelters operated by a City agency.

1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.

2. Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.

3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

C. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.

2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.

3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.

4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.

5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

D. Billboard

1. Billboard locational restrictions are as follows:

a. Billboard structures are prohibited if visible from an interstate highway.

b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.

c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.

2. The maximum sign area of a billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.

3. The maximum height of a billboard is 45 feet.

4. Billboards must meet principal building setbacks.

5. All billboards on the same side of a street must be separated by a minimum distance of 1,500 feet.

6. Up to four billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than two billboard sign faces can be visible from any one street direction.

7. Billboards are permitted to be electronic billboards but must comply with the following:

a. Electronic billboards cannot change more than once every eight seconds. Static images with no animation are required and the transition from one image to the next must occur in one second or less.

b. An electronic display must contain a default mechanism to show a "full black" image or turn the sign off in case of malfunction, or must be manually turned off within 12 hours of a reported malfunction.

E. Campground and/or Recreational Vehicle (RV) Park

1. The minimum area for a campground and/or an RV park is three acres.

2. Campgrounds and/or RV parks must comply with all applicable State and City regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.

3. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground and/or RV park are permitted.

4. Storage of equipment must be within enclosed structures.

5. Year-round residency is prohibited at any campground or RV park. Use of camping units or a recreational vehicles as a principal residence is prohibited. This excludes any structures erected for a caretaker or campground ranger, which may be a year-round residency.

6. A 25 foot perimeter setback from the lot line of the campground and/or RV park is required. No structures, campsites, or RV pads are allowed within this setback. The perimeter setback must be landscaped with shrubs planted with shrubs spaced sufficiently to form a continuous linear hedgerow at plant maturity, and one shade or evergreen tree planted at an average of one tree for every 50 linear feet. Preservation of existing vegetation is encouraged and may be substituted for the required plantings.

F. Car Wash

When a car wash is adjacent to the lot line of a residential district, it must be screened along the interior side and/or rear lot lines adjacent to the residential lot as follows:

1. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the rear lot line.

2. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the interior side lot line up to the residential lot's front yard line. At the front yard line the fence must be four feet if a solid fence and six feet if an open fence.

G. Children's Home and Domestic Violence Shelter

1. A children's home or domestic violence shelter requires a state license.

2. A children's home or domestic violence shelter requires a health services and congregate living permit in accordance with Section 14.14.

3. The maximum ratio of staff to residents must be 1:20 or less.

H. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.

2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures, including but not limited to, sheds, gazebos, and pergolas, are also permitted. All accessory structures must be located a minimum of four feet from any lot line.

3. The keeping of livestock is prohibited. The keeping of chickens, fish, and/or bees is prohibited.

4. On-site composting is permitted.

5. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

I. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.

2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.

3. No signs are permitted for day care homes.

4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

5. Day care homes are limited to a maximum of six children or adults in care at any one time.

6. Day care homes are not permitted to have outside employees.

J. Drive-Through Facility

1. All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Ordinance. Stacking spaces provided for drive-through uses must be:

a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.

b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.

2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.

3. When a drive-through facility is adjacent to the lot line of a residential district, it must be screened along the interior side and/or rear lot lines adjacent to the residential lot as follows:

a. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the rear lot line.

b. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the interior side lot line up to the residential lot's front yard line. At the front yard line the fence must be four feet if a solid fence and six feet if an open fence.

c. Shrubs must be planted and space sufficiently to form a continuous linear hedgerow at plant maturity; plantings must be placed inside the face of the fence toward the interior of the lot.

4. A drive through lane must have bail out capability for all vehicles that enter the drive through lane. The bail out lane must be a minimum width of ten feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

K. Drug Treatment Clinic, Drug/Alcohol Treatment Facility - Residential, Halfway House, Homeless Shelter, Needle Exchange Service

1. A drug treatment clinic, drug/alcohol treatment facility, residential, halfway house, homeless shelter, and/or needle exchange service requires a state license.

2. A drug treatment clinic, drug/alcohol treatment facility, residential, halfway house, homeless shelter, and/or needle exchange service require a health services and congregate living permit in accordance with Section 14.14.

3. For residential facilities, outdoor facilities are limited to the hours between 8:00 a.m. to 8:00 p.m

4. An enclosed or screened waiting area for intake and/or appointments is required. No queuing may occur on any public right-of-way or any parking lot.

5. Security lighting is required for drug treatment clinics, needle exchange facilities, and halfway houses. The lighting must be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the surrounding area.

6. There must be a 1,000 foot separation between the same uses (for example, between two homeless shelters).

7. Such uses must be 300 feet from any residential district.

L. Dwelling – Accessory Dwelling Unit

1. One of the dwelling units must be occupied by the owner of the property.

2. No more than one accessory dwelling unit is allowed per lot. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.

3. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must meet the setback required for accessory structures in Section 8.3.

4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.

5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.

6. No accessory dwelling unit may exceed 1,000 square feet in gross floor area.

7. When a detached garage is converted to an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site.

8. No additional parking is required for an accessory dwelling unit unless required by other City ordinances. Required parking for the principal structure must be maintained.

M. Dwelling – Manufactured Home

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

2. Windows, entrances, bay windows, or other architectural features are required on any street-facing walls.

3. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single-family dwellings.

N. Dwelling - Multi-Family or Townhouse

In the case of conflict with any design standards contained within Chapter 4, the standards of Chapter 4 control.

1. Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

3. The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:

a. Townhouse: 15%

b. Multi-Family Dwelling: 25%

4. There must be a minimum separation of 15 feet between sidewalls of townhouse buildings. Where the front or rear wall of a townhouse faces the front or rear wall of another townhouse, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.

5. The following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

a. The following building materials are prohibited on any part of any façade:

i. Plain concrete block

ii. Plastic

iii. Exterior insulating finish systems (EIFS)

b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:

i. Corrugated metal

ii. Aluminum, steel or other metal sidings

iii. Exposed aggregate (rough finish) concrete wall panels

iv. T-111 composite plywood siding

v. Vinyl

O. Dwelling - Single-Family or Two-Family

In the case of conflict with any design standards contained within Chapter 4, the standards of Chapter 4 control.

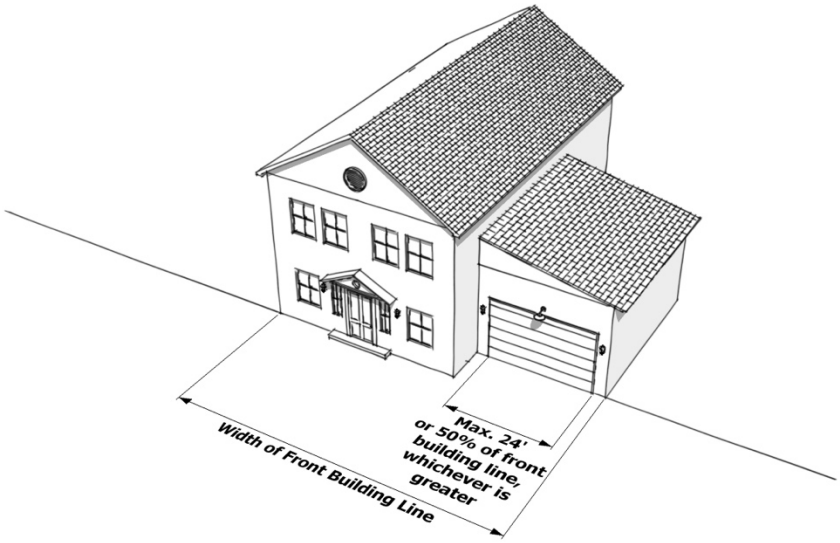
1. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

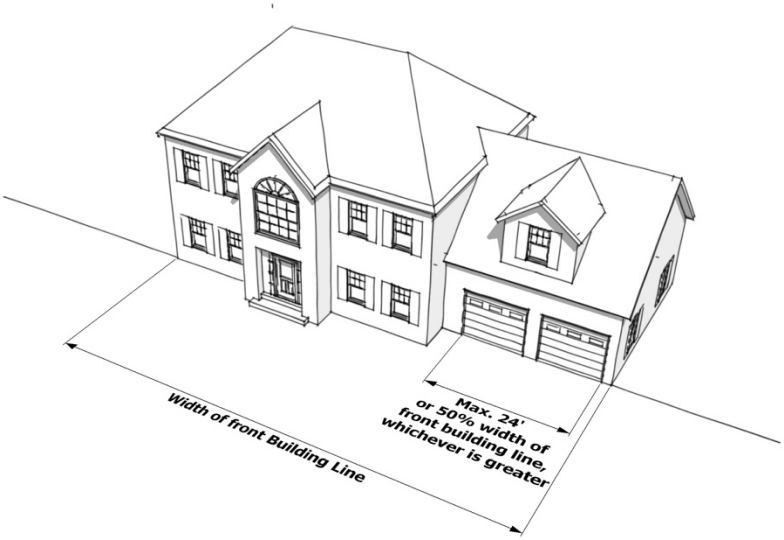
2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.

3. A 15% minimum transparency requirement applies to any façade and is calculated on the basis of the entire area of the façade.

4. Front-loaded attached garages are limited to 50% of the width of the front building line or 24 feet, whichever is greater. Garage width is measure between the edges of the garage door; in the case of garages designed with multiple garage doors the distance is measure between the edge of the outermost doors.

ATTACHED GARAGE WIDTH





5. When a single-family and/or two-family development is designed as a house court, the following standards apply. A house court is a group of single-family and/or two-family dwellings arranged around a common courtyard or open space. Front facades of dwellings and primary pedestrian entrances are oriented to and accessed from the common area.

a. The minimum total site area required for a house court is 15,000 square feet or the cumulative area required for each dwelling type in the house court, whichever is greater.

b. The zoning district standards apply to each individual site within the house court.

c. For any unit of a house court abutting a public or private street, the entrance of the units must face the street.

d. Courtyards must meet the following standards:

1. The minimum courtyard area is 3,000 square feet or 500 square feet per dwelling unit, whichever is greater.

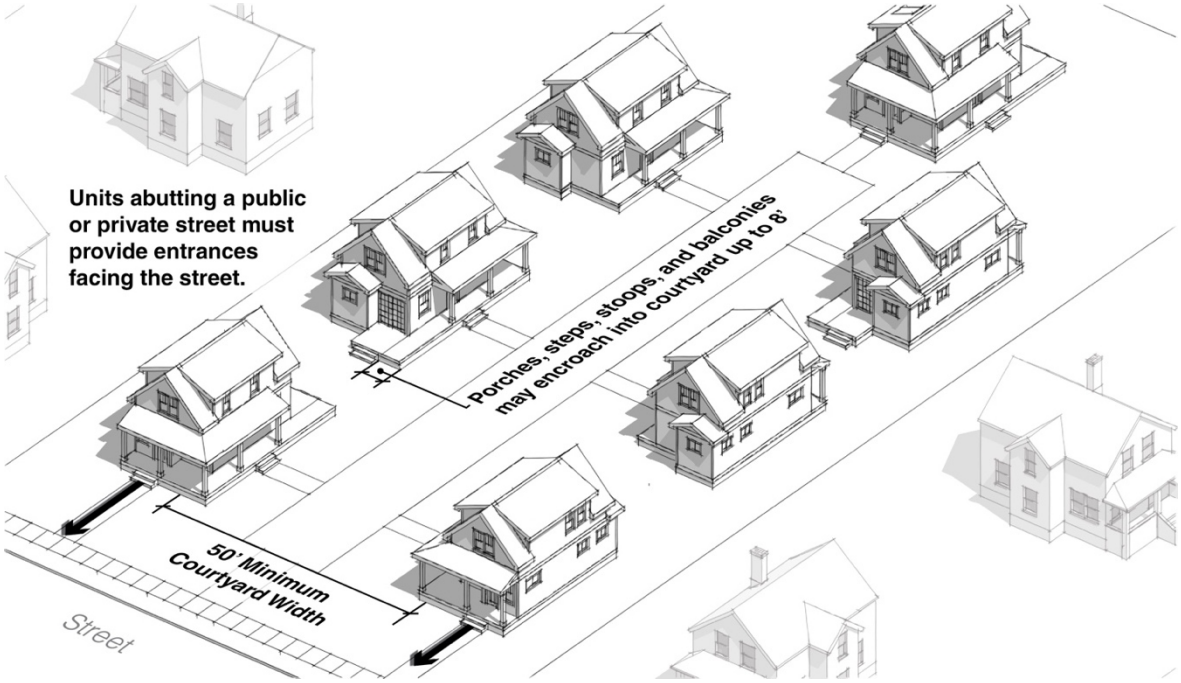
2. A courtyard must have a minimum width of 50 feet.

3. All courtyard space must be contiguous and centrally located.

4. Porches, steps and stoops, and balconies may encroach up to eight feet into a courtyard.

e. Where a dwelling fronts on the courtyard, it is considered to meet the requirement for frontage on a public or private street.

SINGLE-FAMILY DWELLING: HOUSE COURT



P. Financial Services, Alternative (AFS)

1. Alternative financial services (AFS) must be located no closer than 1,000 feet from any other AFS.

2. Any existing alternative financial service establishment as of the effective date of this Code that do not meet the spacing requirement is deemed conforming; this applies only to AFS that are allowed as a permitted or special use within the district. If an alternative financial service is no longer allowed within a district as of the effective date of this Code, it is nonconforming use.

Q. Gas Station

1. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 15 feet from interior side and rear lot lines. Structures are exempt from any build-to lines required by the district.

2. The minimum distance a freestanding canopy for gas pumps must be from any street lot line is ten feet and 15 feet from any interior lot line.

3. The ancillary uses of a retail goods establishment and two car wash bays are permitted in connection with the principal gas station use.

4. When a gas station abuts the lot line of a residential district, it must be screened along the interior side and/or rear lot lines that abut the residential lot as follows:

a. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the rear lot line.

b. With a solid fence or wall, a minimum of six feet and a maximum of seven feet in height along the interior side lot line up to the residential lot's front yard line. At the front yard line the fence must be four feet if a solid fence and six feet if an open fence.

R. Group Home

1. Group homes must be licensed by the state.

2. When a group home is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.

S. Lodge/Meeting Hall

1. No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.

2. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests only.

3. Sleeping facilities are prohibited.

4. Lodges/meeting halls leased or used as reception facilities must comply with the requirements for reception facilities.

T. Neighborhood Commercial Establishment

1. Neighborhood commercial establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Ordinance.

2. The following non-residential uses are permitted within a neighborhood commercial establishment:

a. Art gallery

b. Arts studio

c. Office

d. Personal service establishment

e. Restaurant

f. Retail goods establishment:

i. Retail sales of alcohol is prohibited.

ii. Retail sales of tobacco products, electronic cigarettes, and vaping and tobacco smoking accessories and supplies is prohibited.

3. No off-street parking is required. However, any off-street parking currently provided must be maintained.

4. Drive-through facilities are prohibited.

5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.

6. Signs are limited to those allowed in the C-T District.

U. Outdoor Dining

1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant.

2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.

3. Outdoor dining areas must be located on private property. Outdoor dining on public property is not controlled by this Ordinance.

4. When a structure is required to be constructed at a build-to line, the structure may have up to 50% or 60 linear feet of the applicable façade, whichever is less, designated as outdoor dining may be setback up to 30 feet from the required build-to line.

V. Reception Facility

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.

2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty foot minimum setbacks are required along all lot lines.

W. Residential Care Facility

1. Residential care facilities must be licensed by the state.

2. When located in a nonresidential district, the structure must be designed with a lobby entrance along the primary frontage.

X. Retail Sales of Fireworks

1. All fireworks sales are subject to the regulations on sale and storage by the Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any novelty or sparklers as defined by the American Pyrotechnics Association.

2. All retail sales of fireworks establishments must be a minimum of 500 feet from any residential district.

Y. Self-Storage Facility: Indoor and Outdoor

1. Storage units cannot be used for residential occupancy or business.

2. No plumbing connections are permitted in self-storage units.

4. Storing hazardous or toxic materials is prohibited.

5. For self-storage facilities that include both indoor and outdoor facilities, both types of uses must be allowed in the district.

6. In the C-3 District, self-storage facilities are only subject to the district design standards when located within 100 feet of a public right-of-way, excluding alleys.

7. The following additional standards apply to indoor self-storage facilities:

a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units may be accessed from inside the building only.

b. All facilities must meet the design standards of the district.

c. No storage units located on the first floor may be located within the first 25 feet of the front facade. No storage units located on the first floor may be visible from any public right-of-way.

d. Access to loading areas must be located to the interior or rear of the building.

8. The following additional permissions apply to outdoor self-storage facilities:

a. Outdoor self-storage facilities should be oriented so that storage unit access doors do not face the public right-of-way.

b. Outdoor self-storage facilities are allowed to include an area for storage of recreational vehicles. Storage areas for recreational vehicles must be located in the rear yard.

c. No storage of recreational vehicles is allowed within 25 feet of any rear lot line. No storage of recreational vehicles is allowed within 30 feet of any interior side lot line. No storage of recreational vehicles is allowed within 50 feet of any front or corner side lot line.

d. If storage areas for recreational vehicles are provided, they must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of seven feet in height. Shrubs must be planted and space sufficiently to form a continuous linear hedgerow at plant maturity; plantings must be placed inside the face of the fence toward the interior of the lot.

Z. Solar Farm

1. Systems, equipment, and structures are limited to the maximum height of the district.

2. All solar farm structures must meet the district setbacks.

3. No grid tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.

4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment. Decommissioning includes removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.

AA. Storage Yard – Outdoor

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height, including ingress and egress.

a. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet from the lot line. Within that setback, shrubs must be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity, and one evergreen tree every 50 feet planted linearly. Plantings must be placed outside the face of the fence facing the right-of-way.

b. Fences or walls along the rear or interior side lot line require the planting of shrubs spaced sufficiently to form a continuous linear hedgerow at plant maturity; plantings must be placed inside the face of the fence toward the interior of the lot.

2. Storage of any kind is prohibited outside the fence or wall.

3. No items stored within 25 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard.

BB. Vehicle Repair/Service – Major or Minor

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than 15 days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.

2. Repair of vehicles is prohibited in the front or side yards. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure.

3. Vehicle repair/service establishments that abut a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height.

4. Outdoor repairs are only allowed in the rear yard and must be screened by a solid fence or masonry wall no less than six feet and no more than eight feet in height.

5. No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

6. The sale of new or used vehicles is prohibited.

7. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

CC. Wind Energy System

1. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanishcer Lloyd Wind Energies, or similar certifying organizations.

2. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.

3. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.

4. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.

5. An engineer's certificate must be completed by a structural engineer, licensed in the State of Iowa, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.

6. Wind turbines must comply with the following design standards:

a. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.

b. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.

c. Within the wind energy system, wind turbines must be of a generally consistent size, design, and color, of similar height and rotor diameter, and rotate in the same direction.

d. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.

e. On-site transmission and power lines between wind turbines must, to the maximum extent practicable, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.

f. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennae.

g. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.

7. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.

8. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

9. Wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

10. All wind turbines must be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning district or 110% of the turbine height, whichever is greater. The setback distance is measured from the property line to the nearest point on the outside edge of a tower. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.

11. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower.

12. The facility owner or operator must comply with all applicable codes regulating sound generation. A predictive sound study of turbine noise must accompany the application to verify that all code requirements can be met for dBA sound levels. In the event that any sound levels from a wind turbine are found to be in excess of permissible levels per the Municipal Code, the facility owner or operator must take necessary measures to bring sound levels down to a level acceptable.

13. A shadow flicker study is required, and must be submitted with the application. A wind turbine's shadow flicker must not fall on any existing structure, measured at the nearest external wall or walls, or within the buildable area of an adjacent vacant lot, as defined by current setback requirements.

14. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.

DD. Wireless Telecommunications

1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

a. A site plan showing:

i. The location, size, screening, and design of all structures, including fences.

ii. The location and size of all outdoor equipment.

iii. Elevations showing antenna height.

iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.

v. If the site plan is for a new wireless telecommunications tower, indication of the fall zone as a shaded circle.

b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.

c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.

d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.

e. The service area of the proposed wireless telecommunications system.

f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.

g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

2. Setbacks

a. All wireless telecommunications towers must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements no less than the tower height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

b. All wireless telecommunications facilities must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

3. Height

The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The City has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant. Where a wireless telecommunications tower exceeds the maximum height permitted in the district, the City may require additional setbacks from all lot lines.

4. Lighting and Marking

Wireless telecommunications systems must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

5. Specific Standards for Wireless Telecommunications Antennas

Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to site plan review and approval. All applications for wireless telecommunications antennas must include all information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following regulations:

a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

b. Wireless telecommunication antennas must be mounted at least 30 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 30 feet are considered a special use.

c. Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure.

d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design. However, such antennas cannot increase the overall height of the existing wireless telecommunications tower.

e. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.

6. Specific Standards for Wireless Telecommunications Facilities

a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.

b. Commercial advertising is prohibited. Only signage that is part of the equipment as manufactured or warning signage is permitted.

7. Specific Standards for Wireless Telecommunications Towers

a. The use of guyed towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.

b. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.

c. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

8. Specific Standards for Distributed Antenna Systems (DAS)

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Ordinance do not apply. These standards only apply to distributed antenna systems (DAS) installed on private property. While DAS located within the right-of-way aren not controlled by this Ordinance, Davenport Public Works may seek to enforce the following standards for those located in the right-of-way.

a. All equipment related to a distributed antenna system must be mounted/co-located on existing poles or other existing structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public. The design of any new pole requested requires special use approval.

b. An applicant seeking installation of a distributed antenna system must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or

other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, co-location structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.

c. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the City as to location and with appropriate screening.

d. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.

e. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the City has the right to require screening or impose other design mitigation requirements.

f. The City may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

9. Abandonment

Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.

10. Nonconformities

a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a variance is required.

b. Co-location of an antenna on an existing nonconforming tower is a permitted use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.

8.4 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance and any licensing requirements of the Municipal Code. These regulations are for temporary uses located on private property. A temporary use may require a permit if the requirement is specifically cited in the standards. Temporary uses do not require additional parking unless specifically cited in the temporary use standards or stipulated as a condition of approval. Tents associated with temporary uses that are less than 200 square feet in area are exempt from permits.

A. Farmers' Market

A retail license is required per Chapter 5.17 (Retail Sales and Transient Merchants) of the Municipal Code.

B. Real Estate Project Sales Office/Model Unit

1. A real estate sales office/model unit(s) is allowed for a residential development. Multiple model units are allowed in a multi-family building or a residential subdivision of 20 or more units.

2. No real estate sales office/model unit(s) may be located in a manufactured home or off-site.

3. The real estate sales office must be removed and/or closed within 30 days after the sale or rental of the last unit of the development. The model unit(s) must be closed within 30 days after the sale or rental of the last unit of the development.

4. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

C. Temporary Cell on Wheels (COW)

1. A temporary cell on wheels (COW) may be placed in any zoning district for a maximum of 90 days following a declaration of emergency by the city or state. This time limitation may be extended by the City Council.

2. A temporary cell on wheels (COW) may be placed in any zoning district for the duration of a community event, such as a street festival or outdoor concert, or 21 days, whichever is greater.

D. Temporary Contractor's Office and Contractor's Yard

1. A temporary contractor's office is allowed incidental to a construction project.

2. The temporary contractor's office must be removed within 30 days of completion of the construction project.

3. A contractor's yard is permitted on or adjacent to any construction demolition and can only be used during the life of the construction project.

E. Temporary Outdoor Entertainment

A special event permit from the City is required for temporary outdoor entertainment.

F. Temporary Outdoor Sales (No Fireworks Stand)

A special event permit from the City is required for temporary outdoor sales.

G. Temporary Outdoor Sales - Fireworks Stand Only

1. All fireworks stands are subject to the regulations on sale and storage by the Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any novelty or sparklers as defined by the American Pyrotechnics Association.

2. All fireworks stands must be a minimum of 500 feet from any residential district.

H. Temporary Outdoor Storage Container

1. Temporary storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed 30 days.

2. Temporary storage containers may not be used for permanent storage. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.

3. Temporary storage containers for residential uses must be placed on a paved surface. Containers cannot block the right-of-way, including sidewalks.

4. Temporary storage containers cannot be placed in the public right-of-way or placed on a lot to block ingress/egress or impede right-of-way traffic.

8.5 USE DEFINITIONS

All uses within Table 8-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Adult Use. An adult store, adult cabaret, adult theater, nude model studio, sexual encounter center, adult motel, or escort agency. The following additional definitions apply to adult use:

1. Adult Booth. Any area of an adult use that is set off from the remainder of the establishment by one or more walls, partitions, or other dividers and is used to show, exhibit, play, display, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of any specified anatomical areas or the performance or simulation of any specified sexual activities.

2. Adult Cabaret. Any establishment that as a substantial or significant portion of its business provides any of the following:

a. Persons who appear nude.

b. Live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of a specified anatomical area or the performance or simulation of a specified sexual activity.

c. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations, recordings, imagery, illustration, or depiction of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of any specified anatomical area or the performance or simulation of any specified sexual activity.

3. Adult Material. Any of the following, whether new or used:

a. Books, magazines, periodicals, or other printed matter or digitally stored materials, films, motion pictures, video cassettes, audio cassettes, slides, computer displays or other visual or audio representations or recordings of any kind, DVD, CDROM, or similar item that is distinguished or characterized by an emphasis on the exposure, depiction, description, imagery or visual representation of any specified anatomical area or the performance or simulation of any specified sexual activity.

b. Instruments, novelties, devices, or paraphernalia that are designed for use in connection with specified sexual activities or that depict, describe or portray specified anatomical areas; except this does not include those items used for birth control or for the prevention of sexually transmitted diseases.

4. Adult Motel. Any motel, hotel or similar business that either: 1) offers accommodations to the public for any form of consideration, and provides patrons with closed-circuit television transmission, telephones, motion pictures, video cassettes, slides, or other material that is characterized by the depiction or description of any specified anatomical area or any specified sexual activity, and has a sign that is visible from the public right-of-way that advertises the availability of adult materials; 2) offers a room or suite for consideration for a period of time that is less than ten hours; or 3) allows a tenant, occupant or patron of a room or suite to sublet the room or suite for a period of time that is less than ten hours.

5. Adult Store. Any establishment that either: 1) contains one or more adult booths; and/or 2) as a substantial or significant portion of its business offers for sale, rental, exchange, or viewing any adult materials. Adult stores do not include establishments that offer for sale, rental, exchange, or viewing any adult materials as a sideline or adjunct to sales, rentals, exchanges or viewings of materials other than adult materials.

6. Adult Theater. Any establishment that as a substantial or significant portion of its business features or provides films, motion pictures, video or audio cassettes, slides, or other visual representations, recordings, imagery, illustration, or depictment of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of any specified anatomical area or the performance or simulation of any specified sexual activity.

7. Escort. A person who, for pecuniary consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease dance or otherwise perform or appear before another person while nude in or about any place of public or private resort or any private quarter or business premises.

8. Escort Agency. Any person or business entity furnishing or offering to furnish, or advertising to furnish escorts as one of its business purposes, for a fee, tip or any other form of consideration.

9. Nude Model Studio. Any place where a person who appears nude is provided for the purpose of being sketched, drawn, painted, sculptured, photographed, or similarly depicted by any other person who has paid money or any other form of consideration, barter, or exchange, or for whose benefit someone else has paid money or any other form of consideration, barter or exchange, for the purpose of being allowed to observe the person appearing nude being sketched, drawn, painted, sculptured, photographed, or similarly depicted. Nude model studio does not include public or private colleges or universities licensed by the State of Iowa that offer art, modeling, or anatomical drawing classes.

10. Nude or State of Nudity. A state of dress or undress that exposes to view less than completely and opaquely covered human genitals, pubic region, anus, or female breast below a point immediately above the top of the areola, but not including any portion of the cleavage exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed, or human male genitals in a discernibly turgid state even if completely and opaquely covered, or any device that when worn, simulates human male genitals in a discernibly turgid state.

11. Sexual Encounter Center. Any establishment that, for consideration, offers either: 1) physical contact in the form of wrestling or tumbling between persons of the opposite sex; 2) activities between two or more persons regardless of gender when one or more of the persons is in a nude condition; 3) where two or more persons may congregate, associate or consort in connection with specified sexual activities or specified anatomical areas; or 4) where two persons may congregate, associate, or consort, in a private room, suite, or similar enclosure, with one of the two persons modeling lingerie, dancing in a sexually suggestive manner, or some similar activity for the pleasure or entertainment of the other. Sexual encounter center does not include a gymnastic, acrobatic, athletic, or similar demonstration or show that has been issued and holds a valid public amusement license under Chapter 5.40 of the Code.

12. Specified Anatomical Area. Any of the following:

a. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breast below a point immediately above the top of the areola but not including any portion of the cleavage exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed.

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered or any device or covering that when worn, simulates human male genitals in a discernibly turgid state.

13. Specified Sexual Activity. Any of the following:

a. The fondling or touching of one person's human genitals, pubic region, buttocks, anus, or female breasts by another person.

b. Sex acts, normal or perverted, actual or simulated, including without limitation, cunnilingus, fellatio, anilingus, bestiality, intercourse, oral copulation or sodomy.

c. Masturbation, actual or simulated.

d. Excretory or urinary functions as part of or in connection with any of the activities set forth in this definition.

14. Substantial or Significant Portion of its Business. 10% or more of the establishment's income is derived from the sale, rental, exchange, or viewing of any adult material, or 10% or more of the establishment's stock in trade or floor space is utilized for the display of any adult material, or that one or more persons appearing, performing, or working in a state of nudity constitutes a fundamental or essential part of or attraction of the business. Regardless of the foregoing, any business establishment that advertises or holds itself out as "XXX", "adult", or "sex" in conjunction with adult material and/or nude appearances or performances is deemed to meet the substantial or significant portion of its business standard.

15. Adult Amusement Arcade. An establishment having as one of its principal uses one or more of the following: customer-operated motion picture devices, peep shows, viewing areas, or similar devices either coin, token, or slug operated, or which in consideration of an entrance fee, displays materials distinguished or characterized by an emphasis on depictions of specified sexual acts or specified anatomical areas.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. An agriculture use includes any associated single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Indoor amusement facility does not include a private recreational facility.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Outdoor amusement facility does not include a fairground.

Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal breeders.

Animal Breeder. An establishment where dogs over six months of age are bred, raised, and trained for commercial gain. Animal breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts and Fitness Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes; health clubs are not an arts and fitness studio, but rather a personal service establishment. Arts and fitness studio do not include a private recreational facility.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bed and Breakfast. A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Billboard. A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Casino. Casino or gambling structure is as defined by Iowa state law. A casino includes accessory facilities such as, but not limited to, convention halls, exhibition halls, and meeting facilities.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the internment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment. Cemeteries may also include crematoriums and embalming facilities.

Children's Home. A licensed institutional residential facility that provides housing for and care to minors who are wards of the state, whose parents or guardians are deceased or otherwise unable or unwilling to care for them. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local "food hub" where regionally grown food, including value added food, can be grown and/or brought for distribution and sale.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens do not include the raising of any livestock or the use of heavy machinery.

Conservation Area. Designated open space that preserves and protects natural features, wildlife, and critical environmental features, as well as undeveloped sites of historical or cultural significance. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

Country Club. An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which has indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and/or similar uses.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses.

Day Care Center. A licensed facility where, for a portion of a day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.

Day Care Home. A residential dwelling where licensed care and supervision is provided by a permanent occupant of the dwelling for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator of the facility for a portion of a day. A child day care home does not include a dwelling that receives children from a single household.

Domestic Violence Shelter. A licensed facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety services to help individuals and their children including counseling and legal guidance. Domestic violence shelters may distinguish populations served by age and/or gender.

Drive-Through Facility. That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone ATM is considered a drive-through facility for the purposes of this definition.

Drug/Alcohol Treatment Facility, Residential. A licensed care facility that provides 24-hour medical and/or non-medical/therapeutic care of persons seeking rehabilitation from a drug and/or alcohol addiction. Such facilities include medical detoxification. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Drug Treatment Clinic. A licensed facility authorized by the state to administer drugs, such as methadone, in the treatment, maintenance, or detoxification of persons.

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit may be within or attached to the principal dwelling unit structure or within a detached accessory structure, such as a garage, and designed so that the appearance of the principal structure and the lot remains that of a single-family dwelling.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular homes are not considered manufactured homes, and refer to a method of construction. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling.

Dwelling - Townhouse. A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard areas. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Single-Family. A structure containing only one dwelling unit on a single lot. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Two-Family. A structure containing two dwelling units on a single lot.

Educational Facility - Primary or Secondary. A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

Educational Facility - University or College. A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

Educational Facility - Vocational. A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility - vocational also applies to privately operated schools that do not offer a complete educational curriculum.

Fairground. Land used for, but not limited to, county fairs, exhibitions, shows, and large-scale sale/auction events that includes agriculture-related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, sales and auctions, and ancillary storage. Fairground does not include racetracks or motorized contests of speed.

Farmers Market. Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from famers or vendors that have taken such items on consignment for retail sale.

Financial Institution. A bank, savings and loan, credit union, or mortgage office.

Financial Institution, Alternative (AFS). An alternative financial service (AFS) is a financial service provided outside a traditional banking institution. AFS includes payday loans, tax refund anticipation loans, car title loans, check cashing establishments, and currency exchanges.

Food Bank. A non-profit organization that collects and distributes food to hunger relief organizations. Food is not distributed to those in need from a food bank.

Food Pantry. A non-profit organization that provides food directly to those in need. Food pantries receive, buy, store, and distribute food. Food pantries may also prepare meals to be served at no cost to those who receive them. A food pantry may be an ancillary use of a place of worship, social service center, and/or homeless shelter.

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, ancillary car wash bays, and solar and/or electric charging stations.

Golf Course/Driving Range. A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack-bar, and pro-shop as ancillary uses. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls. A country club may include a golf course and/or driving range, in which case the uses together are considered a country club.

Government Office/Facility. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as city offices and post offices. Government offices do not include public safety or public works facilities.

Greenhouse/Nursery - Retail. An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale. If all such activities are indoors with no outdoor component (growing, displays, storage, sales), then such use is considered a retail goods establishment.

Group Home. A group care facility in a residential dwelling for: 1) care of persons in need of personal services or assistance essential for activities of daily living; or 2) care of persons in transition or in need of supervision. Group homes include facilities for drug and alcohol rehabilitation, excluding medical detoxification services. Group home does not include facilities for adults or minors that function as a court ordered alternative to incarceration. Group home does not include group living facilities for persons who have been institutionalized for criminal conduct (see halfway house).

Halfway House. A licensed residential facility for persons who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to society, which may or may not be court-ordered.

Healthcare Institution. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

Heavy Rental and Service Establishment. Rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service and storage areas and/or partially enclosed structures. Examples of heavy rental and service establishments include truck rental establishments, amusement equipment rental, and sales, rental, and repair of heavy equipment.

Heavy Retail Establishment. Retail centers of a heavier and larger-scale commercial character typically requiring permanent outdoor storage areas and/or partially enclosed structures. Examples of heavy retail establishments include large-scale home improvement centers with outdoor storage and display, lumberyards, recreational vehicle dealerships, and sales of heavy equipment. Wholesale establishments that sell to the general public, including those establishments where membership is required, are considered heavy retail establishments. Equipment rental is permitted if conducted solely inside the principal structure.

Homeless Shelter. A licensed facility that provides temporary shelter to the homeless in general. Homeless shelters may distinguish populations served by age and/or gender.

Hotel. A commercial facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

Industrial - General. The manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance, and incidental storage, sales, and distribution of such products. General industrial uses may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

Industrial - Light. Research and development activities, and the manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but may not mass manufacture products from the premises.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts, including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any adult use.

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Manufactured Home Park. A parcel of land with single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Distillery. A facility for the production and packaging of alcoholic spirits in quantities not to exceed twelve 12,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light or general industrial uses.

Mobile Food Sales. A motor vehicle, or a food trailer towed by another vehicle, designed and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from an off-site kitchen for servicing, restocking, and maintenance each operating day.

Needle Exchange Service. A licensed facility providing a social service that allows injecting drug users (IDU) to obtain hypodermic needles and associated paraphernalia at little or no cost.

Neighborhood Commercial Establishment. A commercial use within a residential neighborhood that is nonresidential in its original construction and/or use.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, government office/facility, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Parking Lot. An open, hard-surfaced area, excluding a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Parking Structure. A structure used for the parking or storage of operable vehicles, whether for compensation or at no charge.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors. Personal service establishment does not include a private recreational facility.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as day care facilities, meeting rooms, auditoriums, and/or classrooms for weekly religious instruction.

Private Recreational Facility. Recreational center for the exclusive use of members and their guests with facilities usually including, but not limited to, basketball courts, swimming pools, exercise equipment, and/or tennis courts.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, athletic fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor recreation facilities, and zoos and amphitheaters, as well as ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances. Public park also includes marinas.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine and equine units of public safety agencies.

Public Works Facility. A facility operated by the municipal public works departments to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles.

Real Estate Project Sales Office/Model Unit. A residential unit or other structure within a development that is temporarily used for display purposes as an example of dwelling units available for sale or rental in a residential development and/or sales or rental offices for dwellings within the development.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Recreational Vehicle (RV) Park. Land used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A licensed care facility that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks are provided to the public for on-premises consumption by seated patrons and/or for carry-out service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Retail Alcohol Sales. A retail establishment that sells primarily beer, wine, and liquor.

Retail Sales of Fireworks. The sale of fireworks, which is the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any and all sparklers. The retail sales of fireworks includes both principal use of the property for such sales as well as temporary stands and accessory uses.

Salvage Yard. An establishment where vehicles or other machinery is broken up and the parts saved and processed for resale.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Social Service Center. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Storage Yard - Outdoor. The storage of material outdoors as a principal use of land for more than 24 hours.

Temporary Cell on Wheels (COW). Cell on wheels (COW) is a portable, mobile cell site that provides temporary network and wireless coverage to locations where additional cellular coverage is required due to a temporary increase in user volume at such location or states of emergency.

Temporary Contractor Office and Contractor Yard. A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor's yard where materials and equipment are stored in conjunction with a construction project.

Temporary Outdoor Entertainment. A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, horse shows, carnivals/circuses, temporary worship services, and others.

Temporary Outdoor Sales. Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, yard sales, temporary vehicle sales, and holiday sales, such as firework stands, Christmas tree lots, and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

Temporary Outdoor Storage Container. Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

Vehicle Dealership. An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

Vehicle Rental. An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

Vehicle Repair - Major. A business that provides services in major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame, or fender straightening or repair, painting of motor vehicles, interior (upholstery, dashboard, etc.) reconstruction and/or repairs, and restoration services. A major vehicle repair business may also include minor vehicle repair services.

Vehicle Repair – Minor. A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including, but not limited to, repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining, and repairs, wheel servicing, alignment, and balancing, repair and replacement of shock absorbers, engine rebuilding, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. Any type of vehicle repair services for recreational vehicles is a major vehicle repair business and does not qualify as minor repair under this Ordinance regardless of the level of repair service.

Warehouse. An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

Wholesale Establishment. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Wind Energy System. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

Wine Bar. An establishment that offers a selection of wines available by the glass for on-premise consumption. Wine bars are allowed to sell bottles for off-premise consumption of the wines they serve.

Wireless Telecommunications. Towers, antennas, and facilities used to transmit and receive signals that facilitate wireless telecommunications. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** A specific device, the surface of which is used to transmit and/or receive signals transmitted to or from other antennas. This does not include satellite dish antennae.

2. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.

3. **Tower.** A structure designed and constructed to support one or more wireless telecommunications antennae and including all appurtenant devices attached to it.

4. **Distributed Antenna System**. A wireless communications network with multiple spatially separated antenna nodes and related equipment mounted on existing infrastructure, typically power, light, and/or telephone poles, all connected to a common source via fiber optic cable or other transport medium, which provides enhanced coverage within a geographic area.

CHAPTER 9. SITE DEVELOPMENT STANDARDS

9.1 GENERAL REQUIREMENTS
9.2 EXTERIOR LIGHTING
9.3 ACCESSORY STRUCTURES AND USES
9.4 PERMITTED ENCROACHMENTS

9.1 GENERAL REQUIREMENTS

A. Number of Structures on a Lot

There may be more than one principal building on a lot, but all structures must comply with all dimensional standards of the zoning district.

B. All Activities within an Enclosed Structure

Within all districts, all activities must be conducted entirely within an enclosed structure, with the exception of the following uses and activities:

1. Parking lots, principal and ancillary.

2. Parks, conservation areas, community garden, golf course/driving range, and similar open space uses.

3. Establishments that typically include an outdoor component, including, but not limited to: agriculture, outdoor amusement facility, outdoor storage yard, heavy retail, rental, and service, greenhouse/nursery – retail, outdoor dining, car wash, animal care facility, industrial, and similar uses where outdoor functions are typical, to be determined by the Zoning Administrator. Any use may be limited or the outdoor component prohibited as a condition of a special use, when special use approval is applicable.

4. Permitted accessory outdoor storage, and outdoor sales and display areas.

5. Permitted outdoor temporary uses.

C. Applicability of Setbacks

No setback may be reduced so that it is less than required by this Ordinance unless a variance is approved. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Ordinance or a variance is approved.

D. Applicability of Dimensional Requirements

All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure it is located unless a variance is approved.

9.2 EXTERIOR LIGHTING

A. Lighting Plan Required

1. A lighting plan is required for all non-residential uses, multi-family, and townhouse dwellings as part of site plan review. Single-family and two-family dwellings are exempt from a required lighting plan but are subject to applicable lighting requirements.

2. A lighting plan must include the following:

a. A plan showing all light pole locations, building-mounted lights, bollard lights, and all other lighting.

b. Specifications for luminaires and lamp types, and poles, including photographs or drawings of proposed light fixtures.

c. Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.

d. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels may be required.

e. Photometric plans that show the footcandle measurement at all lot lines.

f. Other information and data reasonably necessary to evaluate the required lighting plan.

B. Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is one footcandle.

2. When additional security lighting is required for security reasons in excess of the footcandle limit imposed by item 1 above, additional lighting may be allowed based on evidence for the need for additional security through site plan review.

3. No glare onto adjacent properties is permitted.

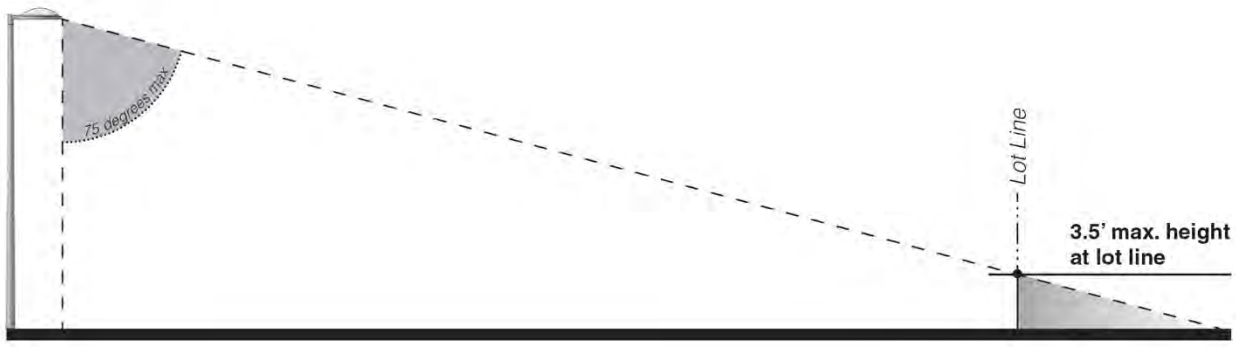
C. Luminaire with Cut Off Standards

1. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.

2. The maximum total height of a cut off luminaire, either freestanding or attached to a structure, is 25 feet.

3. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.

LUMINAIRE WITH CUT OFF



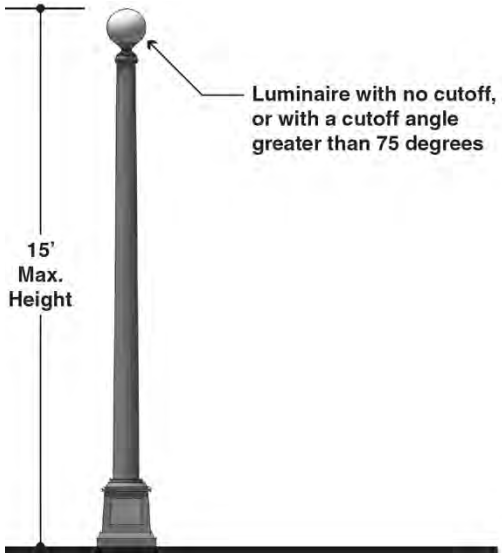
D. Luminaire with No Cut Off Standards

Non-residential uses, multi-family, and townhouse dwellings are allowed decorative and/or architectural lighting with no cut off if approved as part of site plan review, and subject to the following standards:

1. A luminaire is considered to have no cut off if it is unshielded or has a cut off angle greater than 75 degrees.

2. The maximum permitted total height of a luminaire with no cut off is 15 feet.

LUMINAIRE WITH NO CUT OFF



E. Exceptions to Lighting Standards

1. Uplighting of buildings is allowed but all light must be directed onto the façade of the structure and cannot glare onto other properties.

2. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 65 feet in any district. Luminaires greater than 65 feet in total height may only be approved by special use permit.

3. Temporary uses.

4. Holiday and seasonal lighting is not subject to the requirements of this section.

5. Luminaires used for public roadway illumination are not controlled by this Ordinance.

6. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are exempt from the requirements of this Ordinance.

F. Prohibited Lighting

1. Flickering or flashing lights are prohibited.

2. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

3. Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited except for the following:

a. In the C-D Downtown Zoning District, subject to Design Review Board approval.

9.3 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 9.4. Additional accessory structures not regulated in this section may be regulated in Section 9.4.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.

2. Only those accessory structures permitted by this section and Section 9.4 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term "yard" refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.

3. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.

4. Detached accessory structures, including those listed in this section and Section 9.4, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:

a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.

b. No closer than four feet from any rear lot line.

c. No structure may be located in a front or corner side yard unless specifically allowed by this Ordinance.

5. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.

6. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area.

B. Amateur (ham) Radio Equipment

1. Towers that solely support amateur (ham) radio equipment and conform to all applicable performance criteria set forth in Section 9.5 are permitted in the rear yard only, and must be located ten feet from any lot line. Towers are limited to the maximum building height of the applicable district plus an additional five feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications and a special use approval is obtained.

2. Antennas may also be building-mounted and are limited to a maximum height of five feet above the structure, unless a taller antenna is technically necessary to engage successfully in amateur radio communications and special use approval is obtained.

3. Every effort must be made to install towers or antennas in locations that are not readily visible from adjacent residential lots or from the public right-of-way, excluding alleys.

4. An antenna or tower that is proposed to exceed the height limitations is a special use. The operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 9.5. As part of the application, the applicant must submit a plan showing the proposed location of the tower or antenna, as well as its relation to the principal building and accessory structures.

5. Any such antennas and/or towers owned and operated by the City are exempt from these requirements.

C. Aquaculture/Aquaponics

1. Aquaculture/aquaponics facilities are permitted in the rear yard only and must be located ten feet from any lot line.

2. All aquaculture/aquaponics operations must be located within fully or partially enclosed structures designed for holding and rearing fish, and contain adequate space and shade.

D. Book Exchange Box

1. Book exchange boxes are permitted in front or corner side yard only and must be located a minimum of one foot from any lot line, measured from the base of the book exchange box.

2. No book exchange box may be located so that it impedes pedestrian access or circulation, obstructs parking areas, or creates an unsafe condition. Boxes cannot be located within the required visibility triangle.

3. Boxes are prohibited in the public right-of-way.

4. Each box must be designed and constructed in such a manner that its contents are protected from the elements. All media must be fully contained within a weatherproof enclosure that is integral with the structure that comprises the book exchange box.

5. Boxes are limited to a maximum height of 60 inches to the highest point of the structure, and a maximum width and depth of three feet.

6. Foundations comprised of concrete, masonry pavers, or other similar movable materials are permitted.

7. No more than one book exchange box is permitted per lot.

E. Coldframe Structures

1. Coldframe structures up to three feet in height are permitted in interior side and rear yards only.

2. Coldframe structures over three feet in height and up to a maximum of six feet are permitted in the rear yard only.

3. Coldframe structures are limited to a maximum square footage of 80 square feet. When part of a community garden use, coldframe structures are permitted a maximum square footage of 120 square feet.

F. Donation Boxes

Donation boxes are permitted for nonresidential uses in nonresidential districts only.

1. Only one donation box is permitted per lot. The donation box must be accessory to the principal use on the site.

2. Donation boxes can only be located to the side or rear of the principal building. In no case may a donation box be located in a front yard. No donation box may be located within a required parking space.

3. The area surrounding the donation box must be kept free of any junk, debris or other material.

4. Donation boxes must be maintained in good condition and appearance with no structural damage, holes, or visible rust, and must be free of graffiti.

5. Donation boxes must be locked or otherwise secured.

6. Donation boxes must contain the following contact information on the front of each donation box: the name, address, email, and phone number of the operator.

G. Electric Vehicle Charging Station

The following standards apply to electric vehicle charging stations located on private property.

1. Electric vehicle charging stations are permitted as an accessory use within any principal or ancillary parking lot or parking structure, or gas station. Electric vehicle charging stations may be for public or private use.

2. Private charging stations are permitted as an accessory use to all residential uses to serve the occupants of the dwelling(s) located on that property.

3. Public electric vehicle charging station spaces must be posted and painted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if tow away provisions are to enforced by the owner of the property. Information identifying voltage and amperage levels and/or safety information must be posted.

4. Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in functional use must be immediately removed.

H. Fences and Walls

1. General Requirements for All Fences

a. Every fence and wall must be maintained in a good repair and safe condition at all times. Every damaged or missing element must be repaired, removed, or replaced.

b. When only one side of a fence is finished, the finished side of all fences must face away from the lot on which it is located. All fence posts must be placed on the inside of the fence.

c. Fence height is measured from the adjacent ground to the highest point, except that decorative posts of a fence or wall may exceed the maximum height by nine inches.

d. If a fence of a greater height is required and/or a fence is required to be a solid fence by any other section of this Ordinance or other City ordinance, then such fence is required.

e. Fences are prohibited within any right-of-way, drainage easement, or any designated floodway.

f. No barbed wire, spikes, nails, or any kind of pointed instrument may be installed on any railing, fence, guard, or other barrier or protection unless specifically allowed by the City Code.

g. The following materials are prohibited in the construction of fences and walls:

i. Scrap metal

ii. Corrugated metal

iii. Sheet metal

iv. Electrical fences or any kind of electrically charged fences, unless used as part of livestock enclosures

v. Razor wire

vi. Pallets

vii. Oriented strand board (OSB)

viii. Plywood

ix. Used or repurposed material

2. Fences in Residential Districts and the C-T, C-1, C-D, C-V, and C-E Districts

a. Within the required front, corner side, or reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other similar wire materials are prohibited.

b. Within the required minimum interior side or rear setback, fences are limited to a height of six feet (open or solid).

c. Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid. Chain link fences or other similar wire materials are prohibited.

d. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

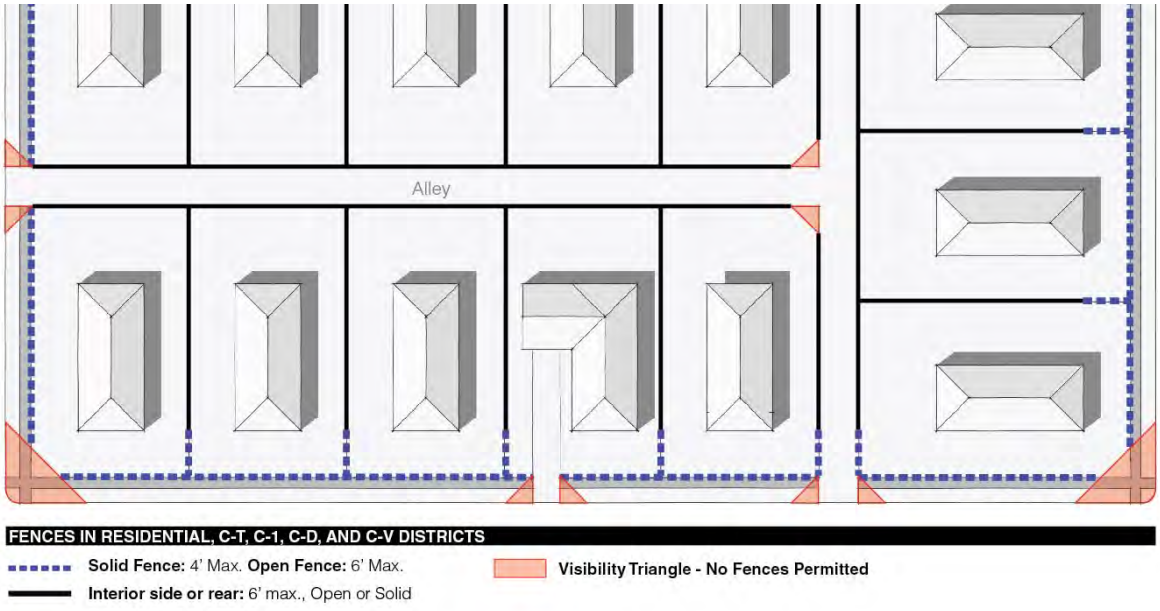
e. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

FENCES IN RESIDENTIAL DISTRICTS AND THE C-T, C-1, C-D, C-V, AND C-E DISTRICTS



3. Fences in All Other Districts

a. Within the required front or corner side setback, fences are limited in height to eight feet, unless the front or corner side lot line faces a residential district or is located within 50 feet of a residential district. When the front or corner side lot line faces a residential district or is located within 50 feet of a residential district, fences are limited to a height of four feet.

b. Within the required minimum interior side or rear setback, fences are limited to a height of eight feet.

c. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

d. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a 30 foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

FENCES IN ALL OTHER DISTRICTS

I. Flagpoles

1. Flagpoles are limited to the maximum of three poles.

2. Flagpoles are limited to a maximum height of the district or 40 feet, whichever is less.

3. Flagpoles must be setback a minimum of five feet from any lot line.

4. External illumination of flags is permitted but must be focused on the flagpole and flag.

J. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

1. For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water.

2. For townhouse dwellings, rooftop decks or patios must have a guardrail or barrier that is minimum of 30% open and a maximum of four feet in height as measured from the surface of the roof deck or patio.

3. Multi-family, mixed-use and nonresidential buildings must have a guardrail or barrier that is a minimum of 60% open design, and a maximum of four feet in height as measured from the surface of the roof deck or patio. If such guardrail or barrier is constructed of transparent acrylic or similar transparent material, it may exceed the maximum height by no more than one foot.

4. The roof must contain sufficient space for future building operation installations, such as mechanical equipment.

K. Garage, Detached and Carports

1. Only one detached garage and one carport is permitted per lot for a single-family or two-family dwelling. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.

2. Detached garages and carports are permitted in the rear and interior side yards.

3. Detached garages and carports are permitted in the corner side yard, subject to the following:

a. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

b. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back 20 feet from the corner side lot line.

c. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back four feet from the corner side lot line.

d. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Detached garages are subject to the following:

a. Detached garages are encouraged to match the pitch of the roof of the principal dwelling.

b. The area above vehicle parking spaces in a detached garage may not contain a cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

c. If a lot abuts an improved public alley that provides adequate access to a street, a detached garage must be constructed so that access is from the public alley.

5. Carports are subject to the following:

a. Carports must be located over a driveway.

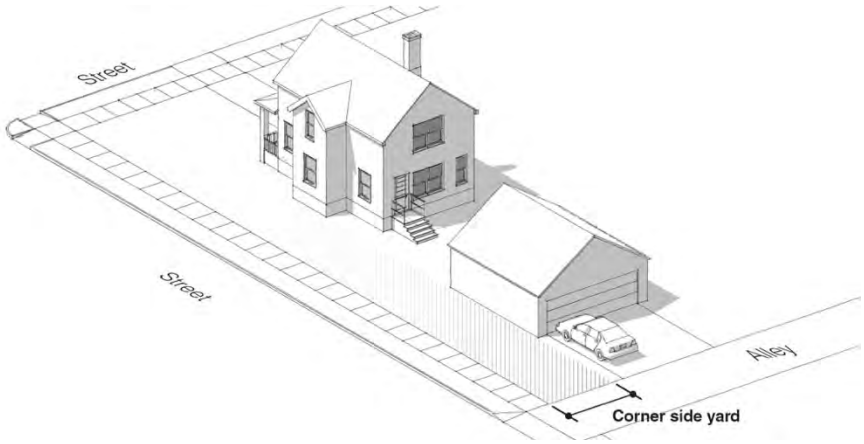
b. The total length of a carport is limited to 22 feet. The height of a carport is limited to 15 feet.

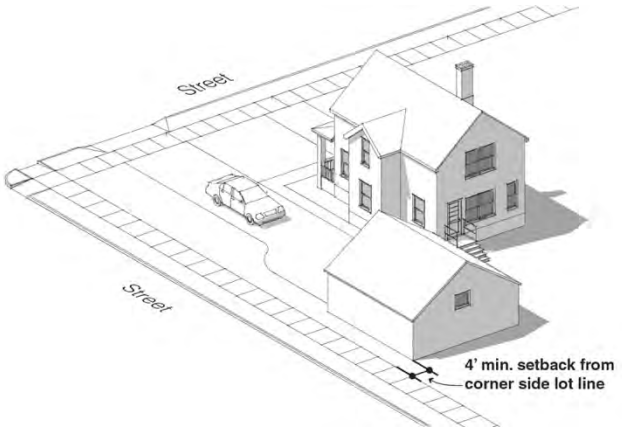
c. A carport must be entirely open on at least two sides, with the exception of necessary support structures.

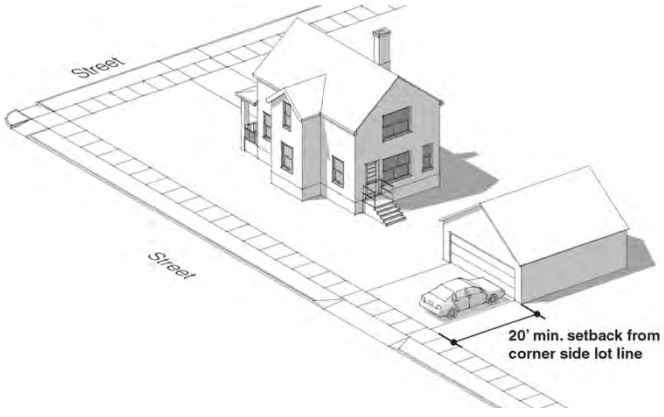
d. A carport must be constructed as a permanent structure. Temporary tent structures are not considered a permanent structure.

e. Only carports located in the rear yard may be used as recreational vehicles storage.

DETACHED GARAGE ACCESS







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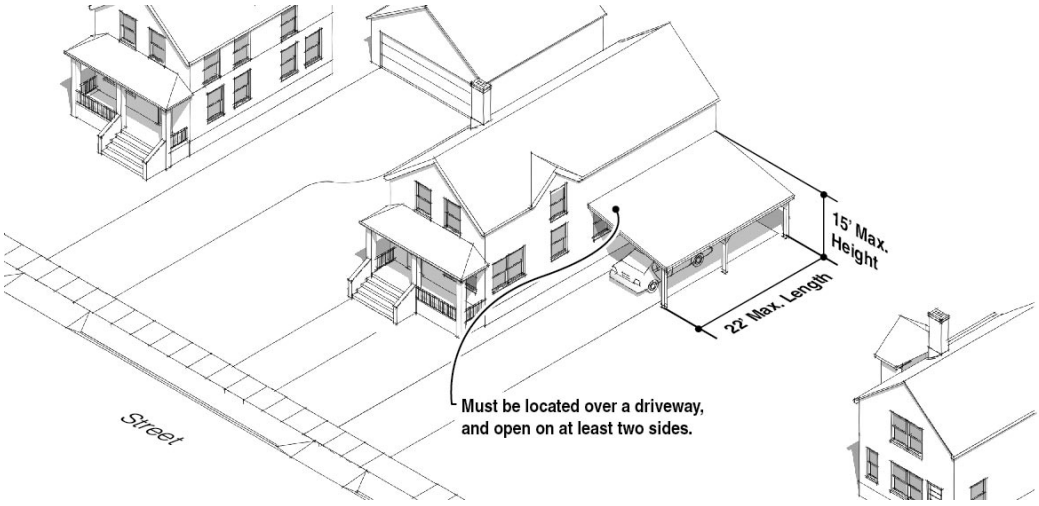


L. Home Occupation

1. Home occupations are permitted in any dwelling unit as an accessory use provided that this use is clearly incidental and secondary to the primary use of the dwelling for residential purposes and does not change the character of the dwelling unit or adversely affect the surrounding residential district of which it is a part.

2. A member or members of the immediate family occupying the dwelling and no more than one person who is not a resident member of the immediate family may be in the home at any given time to work in connection with the home occupation.

3. Home occupations of an office or service-related businesses with client visits are limited to one client at a time per home occupation in the structure.

a. For purposes of this section, client means one or more persons meeting with for the office or service-related business home occupation.

b. For the purposes of this section, client does not mean regular meetings of sales associates or a similar category of employee.

4. No alteration of the principal building may be made that changes the residential character of that dwelling. Displays or activities that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are prohibited.

5. No commodities can be sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by a passenger motor vehicle or by parcel or letter carrier mail services using vehicles typically employed in residential deliveries.

6. The home occupation and all related activity, including storage, must be conducted completely within the principal building or a permitted accessory structure.

7. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials may be used or stored on the site. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.

8. The home occupation cannot create greater vehicular or pedestrian traffic than is average for a residential area. The home occupation and any related activity must not create any traffic hazards or nuisances in public rights-of-way.

9. Day care homes are not considered a home occupation and are regulated separately by this Code as a principal use in Chapter 8.

10. The use or storage of tractor trailers, semi trucks, or heavy equipment, such as construction equipment used in a commercial business, is prohibited.

11. Repair and service of any vehicles or any type of machinery, small or heavy, is prohibited.

12. Rental services, where any materials for rent are stored on-site and customers visit the residence to pick-up and return the product, is prohibited

13. The business of firearm transfers is prohibited.

M. Keeping of Equines

1. The keeping of equines is allowed only in the R-1 District.

2. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.

3. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.

4. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.

5. The keeping of equines is for personal use only. No retail or wholesale use may be made of these animals.

N. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

a. Mechanical equipment is permitted in the interior side or rear yard only.

b. For multi-family and non-residential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

a. For structures 40 feet in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.

b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

3. Wall-Mounted Equipment

a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building.

b. For multi-family and non-residential uses, wall-mounted mechanical equipment that protrudes more than twelve inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.

c. Wall-mounted mechanical equipment that protrudes less than twelve inches must be designed to blend with the primary color and architectural design of the subject building.

d. These requirements do not apply to window air conditioning units or satellite dishes, which are regulated separately.

O. Outdoor Sales and Display (Accessory)

These regulations apply only to outdoor sales and display located on the lot.

1. Retail goods establishments and heavy retail establishments in the non-residential districts are permitted to have accessory outdoor sales and display of merchandise. Such merchandise must be customarily sold on the premises.

2. All outdoor display of merchandise must be located adjacent to the storefront and not in drive aisles, loading zones, or fire lanes. It may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

3. No display may be placed within three feet of either side of an active door, or within 15 feet directly in front of an active door.

4. A minimum clear width for pedestrian traffic of five feet is provided and maintained along the sidewalk.

P. Outdoor Storage (Accessory)

1. Residential Uses

a. Outdoor storage is prohibited in a required front, corner side, or interior side setback.

b. Outdoor storage is prohibited in any area of the front yard or corner side yard.

c. Outdoor storage on a residential lot must be maintained so as not to cause a nuisance, including the pooling of stagnant water, creation of pest issues, or leaking of oils.

2. Nonresidential Uses

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail establishments, heavy rental and service establishments, vehicle dealerships, vehicle rentals, vehicle operations facility, and vehicle repair/service - minor or major. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

a. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic.

b. Outdoor storage is prohibited in a required interior side or corner side setback. Outdoor storage is prohibited in the front yard.

c. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.

d. Outdoor storage may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

Q. Refuse and Recycling Containers

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.

2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:

a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design

b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.

c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.

d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

R. Satellite Dish Antennas

1. General Requirements

a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.

b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.

c. Antennas no longer in use must be immediately removed.

d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.

b. Roof-mounting is permitted only if the satellite dish antenna is entirely screened from public view along the right-of-way by an architectural feature.

c. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences or walls or plant materials located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

S. Solar Panels

1. General Requirements

a. A solar panel may be building-mounted or freestanding.

b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.

b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.

c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

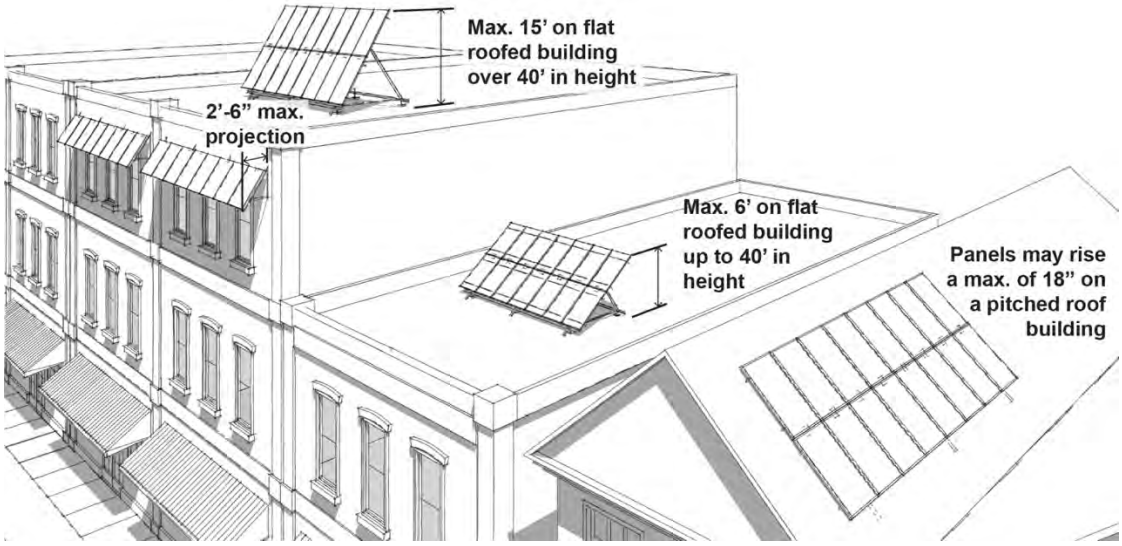
a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

SOLAR PANELS



T. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.

2. Wind turbines are subject to the following height restrictions:

a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special use.

b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.

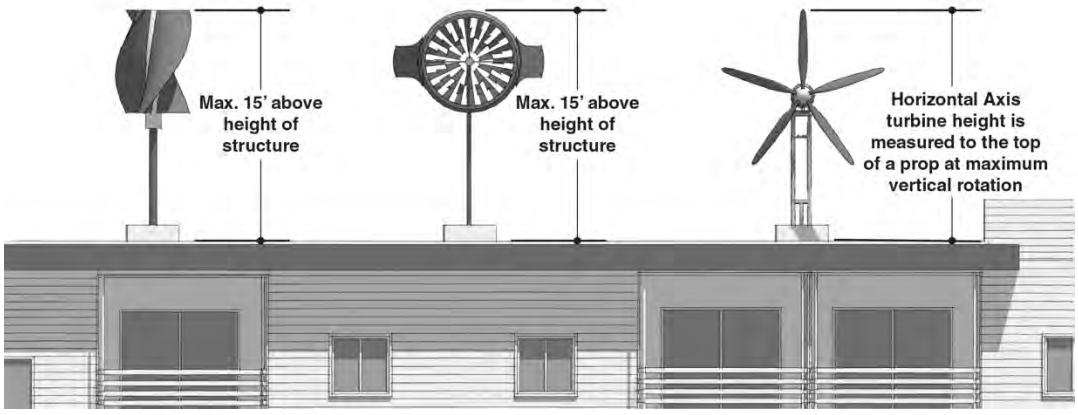
c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.

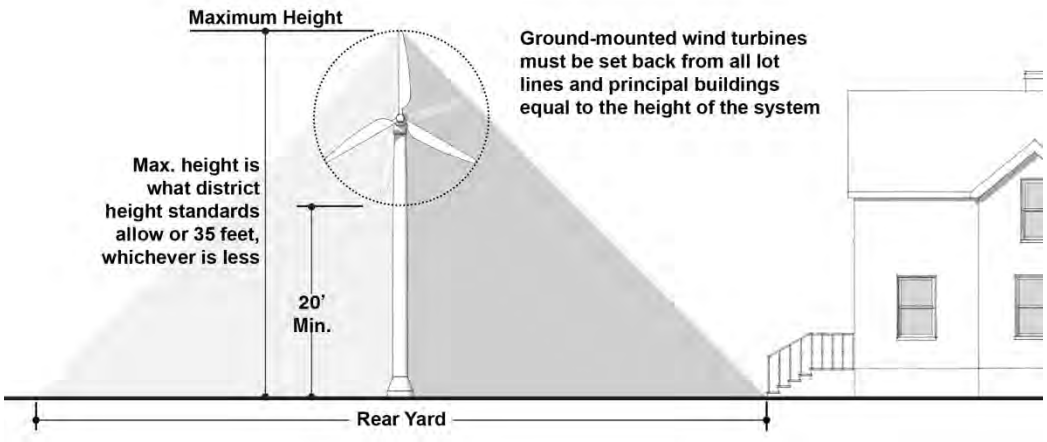
d. No portion of the exposed turbine blades of a horizontal axis wind turbine may be within 20 feet of the ground. The unexposed turbine blades of a vertical access wind turbine may be within ten feet of the ground.

3. Ground-mounted wind turbines are permitted only in the rear yard. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.

4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

WIND TURBINES





9.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of an accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: Permitted Encroachments into Required Setbacks.

A. Section 9.3 contains regulations on additional accessory structures and architectural features not listed in Table 9-1, which may include additional permissions or restrictions for their permitted encroachment into required setbacks.

B. Unless constructed concurrently with the principal building, accessory structures or architectural features require a building permit, unless exempted by this section.

C. Unless otherwise indicated, all accessory structures and architectural features must meet the requirements for general accessory structures (Section 9.3).

D. Unless specifically indicated, reverse corner side setbacks are considered front setbacks for the purposes of Table 9-1.

E. When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.

F. When an accessory structure or architectural feature regulated by Table 9-1 is prohibited from encroaching in a required setback, the structure or architectural feature may be located in the corresponding yard beyond the required setback line unless specifically prohibited by the table.

Table 9-1: Permitted Encroachments Into Required Setbacks
Y= Permitted // N= Prohibited
Max. = Maximum // Min. = Minimum

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit *Max. projection of 18" from building wall* *No building permit required*	Y	Y	Y	Y
Arbor *No building permit required*	Y	Y	Y	Y
Awning or Sunshade *Max. of 2' from building wall* *Does not include awnings used as a sign (See Chapter 12)*	Y	Y	Y	Y
Balcony *Max. of 6' into front, interior side, or corner side setback* *Max. of 8' into rear setback* *Min. of 4' from any lot line* *Min. vertical clearance of 8'*	Y	Y	Y	Y
Bay Window *Max. of 5' into any setback* *Min. of 24" above ground*	Y	Y	Y	Y
Canopy (Residential Uses) *Max. of 5' into any setback* *Min. of 4' from any lot line* *Max. 15' width or no more than 3' extension on either doorway side, whichever is less* *Does not include canopies used as a sign (See Chapter 12)*	Y	Y	Y	Y
Canopy (Non-Residential Uses) *Max. of 18" from the curb line* *Max. 15' width or no more than 3' extension on either doorway side, whichever is less* *Does not include canopies used as a sign (See Chapter 12)*	Y	Y	Y	Y
Chimney *Max. of 18" into setback*	Y	Y	Y	Y

Table 9-1: Permitted Encroachments Into Required Setbacks
Y= Permitted // N= Prohibited
Max. = Maximum // Min. = Minimum				

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Deck *Max. of 5' into corner side, or interior side setback* *Max. of 10' into rear setback* *Prohibited in front yard* *Max. height of 5' above grade*	Y	Y	Y	Y
Dog House *Prohibited in front or corner side yard* *No building permit required*	N	N	N	Y
Eaves *Max. of 4' into setback*	Y	Y	Y	Y
Exterior Stairwell *Max. of 6' into setback* *Prohibited in front yard*	N	Y	Y	Y
Fire Escape *Max. of 3' into setback* *Prohibited in front yard*	N	Y	Y	Y
Gazebo or Pergola *Prohibited in front yard*	N	N	Y	Y
Greenhouse *Min. of 5' from any lot line* *Prohibited in front and corner side yard*	N	N	Y	Y
Personal Recreation Game Court *Prohibited in front and corner side yard* *Min. of 4' from any lot line*	N	N	N	Y
Playground Equipment *Prohibited in front and corner side yard* *Min. of 4' from any lot line* *(This does not apply to backstops & portable basketball nets, which are allowed in any yard)*	N	N	N	Y
Porch - Unenclosed *Max. of 5' into front, interior side, or corner side setback* *Max. of 10' into rear setback* *Enclosed porches are considered part of the principal structure*	Y	Y	Y	Y
Shed *Prohibited in front yard* *Min. of 4' from any lot line*	N	N	Y	Y
Sidewalk *No min. setback from lot lines*	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features *Max. of 3' into setback*	Y	Y	Y	Y
Stoop *Max. of 4' into setback*	Y	Y	Y	Y

CHAPTER 10. OFF-STREET PARKING & LOADING

10.1 GENERAL REQUIREMENTS
10.2 LOCATION OF OFF-STREET PARKING SPACES
10.3 OFF-STREET PARKING DESIGN STANDARDS
10.4 REQUIRED OFF-STREET VEHICLE AND BICYCLE PARKING SPACES
10.5 PARKING FLEXIBILITIES, EXEMPTIONS, AND REDUCTIONS
10.6 BICYCLE PARKING STANDARDS
10.7 REQUIRED OFF-STREET LOADING SPACES
10.8 COMMERCIAL AND RECREATIONAL VEHICLE STORAGE IN RESIDENTIAL DISTRICTS

10.1 GENERAL REQUIREMENTS

A. Existing Facilities

1. The existing number of off-street parking and loading spaces may not be reduced below the requirements of this Ordinance. If the number of such existing spaces is already less than required, it may not be further reduced.

2. Existing off-street parking and loading areas that do not conform to the requirements of this Ordinance, but were in conformance with the requirements of this Ordinance at the time the parking or loading facilities were established, are permitted to continue as a nonconforming site element.

3. If a building permit for a structure was issued prior to the effective date of this Ordinance, and if construction has begun within 180 days of the issuance of a permit, the number of off-street parking and loading spaces must be provided in the amount required at the issuance of the building permit unless the amount required by this Ordinance is less, in which case only the number required by this Ordinance needs to be installed.

B. Provision of Additional Spaces and Parking Maximums

Nothing in this Ordinance prevents the voluntary establishment of additional off-street parking or loading facilities, provided that all regulations governing the location, design, and construction of such facilities are met.

C. Provision of Car-Share Facilities

Spaces within parking lots and structures may include designated parking spaces for car-share facilities. A car-share facility is a membership-based car-sharing service that provides automobile rental to members, billable by the hour or day, and is not considered a vehicle rental establishment. Spaces reserved for car-share facilities may count toward minimum parking requirements of this Ordinance.

D. Completion of Off-Street Parking and Loading Facilities

All off-street parking and loading facilities must be completed prior to the issuance of the certificate of occupancy for the use.

E. Use of Parking Facilities

1. The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies is prohibited. The sales and display of goods in off-street parking areas is also prohibited unless otherwise permitted by this Ordinance.

2. The property owner is responsible for ensuring that parking and loading facilities are only used by tenants, employees, visitors, or other authorized persons.

3. Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.

10.2 LOCATION OF OFF-STREET PARKING SPACES

A. Residential Uses

1. All required parking spaces for residential uses must be located on the same lot as the residential use. Tandem parking is permitted, but both spaces must be allotted to the same dwelling unit and located on the same lot as the dwelling.

2. Parking spaces for residential uses must be located to the side or rear of the dwelling behind the front building line or within an enclosed structure.

3. Parking spaces for residential uses may be located on a driveway that provides access to a garage or other off-street parking facility.

B. Non-Residential Uses

1. All required off-street parking spaces for non-residential uses in residential districts must be located on the same lot as the use served.

2. Off-street parking spaces for non-residential uses in the commercial or special purposes districts may be located on the same lot as the use served or on a lot not more than 600 feet from the lot served provided: When located on a lot not owned by the business, control may be established by a written agreement, in a form approved by the Zoning Administrator, or his/her designee, with a term of not less than the duration of the use served.

3. A restaurant use may provide valet service to a parking facility with no distance restriction.

4. Parking spaces for the C-T, C-1, C-D, and C-V Districts must be located to side or rear of the principal building.

C. Accessible Spaces

When required, accessible spaces must be closest to the entrance of the structure, and connected by a paved surface designed to provide safe and easy access.

10.3 OFF-STREET PARKING DESIGN STANDARDS

The following standards apply to off-street parking facilities, both parking lots and parking structures as applicable, with the exception of item I. Single-family, two-family, and townhouse dwellings are only subject to the standards of item I below. If a townhouse dwelling is designed with a common parking lot or multiple common parking lots for all tenants, then it is subject to all the standards of this section with the exception of item I.

A. Dimensions

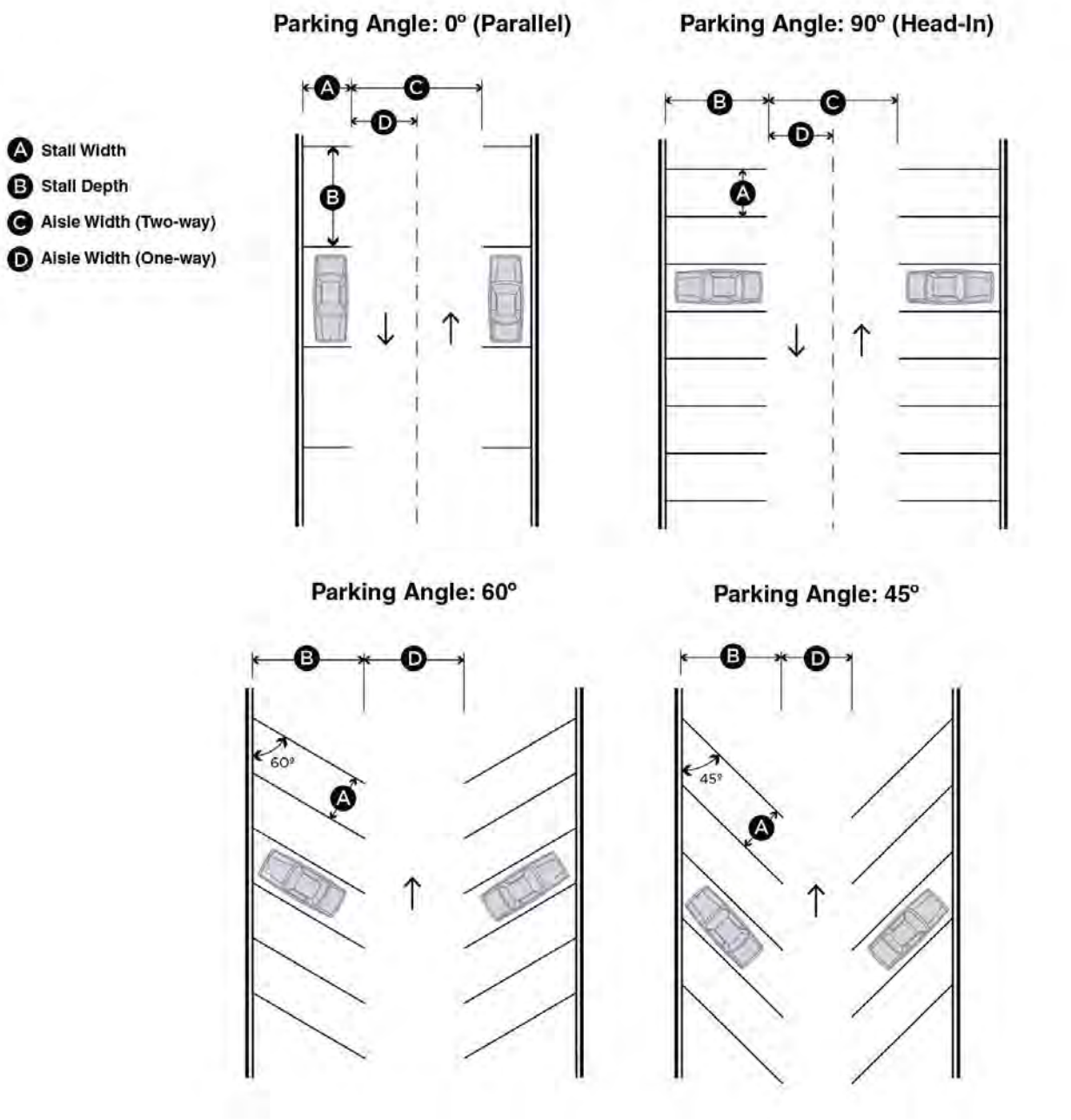
1. Off-street parking spaces and drive aisles within a parking lot or structure must be designed in accordance with the minimum dimensions in Table 10-1: Off-Street Parking Space Minimum Dimensions. Other parking angles other than those described in Table 10-1 are permitted but must be approved by the Zoning Administrator and provide evidence of safe and efficient parking configuration and traffic circulation.

2. Motorcycle and scooter parking spaces must measure at least four feet in width by eight feet in length and must be identified or designated through the use of signs or pavement markings.

Figure 10-1: Off-Street Parking Space Minimum Dimensions

Parking Angle	Stall Width (A)	Stall Depth (B)	Aisle Width *Two-Way* (C)	Aisle Width *One-Way* (D)	Vertical Clearance
0° (Parallel)	8.5'	20'	24'	12'	7' 6"
90° (Head-In)	8.5'	18'	24'	24'	7' 6"
60°	8.5'	21'	N/A	18'	7' 6"
45°	8.5'	17'	N/A	12'	7' 6"

OFF-STREET PARKING SPACE MINIMUM DIMENSIONS



B. Access

1. All required off-street parking facilities must have vehicular access from a street, driveway, alley, or cross-access connection.

2. All required off-street parking facilities must have an internal pedestrian circulation system that allows for safe passage between parking areas and any public sidewalk in the adjacent right-of-way and the use it serves. This includes, but is not limited to, interconnected sidewalks, striped walkways, and separated walkways.

3. All parking facilities must be designed with vehicle egress and ingress points that least interfere with traffic movement. Parking facilities must be designed to allow the driver to proceed forward into traffic, rather than back out.

4. All curb cuts must comply with the regulations of the Municipal Code.

5. Dead end parking lots without a turnaround space are prohibited. A turnaround space must have a minimum depth and width of nine feet, and must be designated with signs stating “No Parking” and painted to indicate parking is prohibited.

C. Surfacing

All off-street parking lots must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. Gravel is prohibited. Sealcoating and roto milling (the process of removing at least part of the surface of a paved area) is prohibited.

D. Striping

1. Off-street parking lots of five or more spaces must delineate parking spaces with paint or other permanent materials, which must be maintained in clearly visible condition.

2. Accessible spaces must be in accordance with the Iowa Accessibility Code, as amended, and any additional governing codes and applicable laws.

E. Curbing

1. Curbing is required when a parking space abuts a pedestrian walkway, landscape, structure, or fence. Breaks in curbing may be provided to allow for drainage into landscape areas that can absorb water. Such curbing must be constructed of permanent materials, such as concrete or masonry, a minimum height of four inches above ground level, and permanently affixed to the paved parking area.

2. Wheel stops are prohibited.

F. Lighting

Parking lot and structure lighting must be in accordance with Section 9.2.

G. Landscape

All parking lots and structures must be landscaped in accordance with Chapter 11.

H. Parking Structure

1. On facades that front on public streets, façade design and screening must mask the interior ramps.

2. Parking structures must be designed to minimize blank facades through architectural detail and landscape.

3. On portions of the ground floor façade where parking spaces are visible, a decorative fence and landscape or a kneewall is required to screen parking spaces. Such fence or kneewall must be a minimum of four feet in height.

4. For parking structures with rooftop open-air parking, a four foot parapet wall is required for screening.

5. A vehicular clear sight zone must be included at vehicular exit areas as follows:

a. The façade of vehicular exit areas must be set back from any pedestrian walkway along that façade a minimum of eight feet for the portion of the façade that includes the vehicle exit area and eight feet on each side of the exit opening.

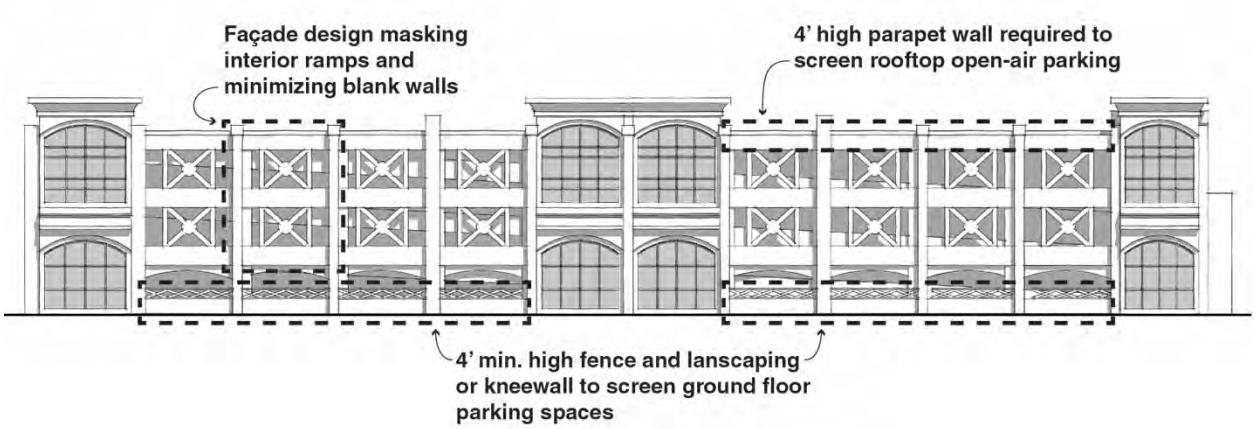
b. A sight triangle is defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the pedestrian walkway eight feet to the side of the exit lane.

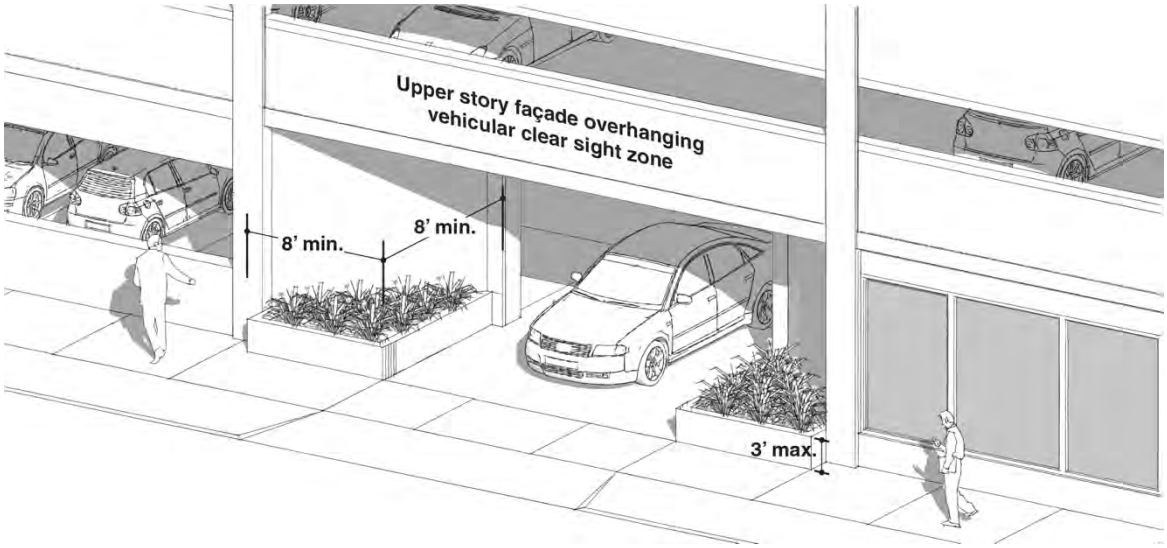
c. In the sight triangle (bound by the parking structure wall, pedestrian walkway and vehicular exit lane), groundcover, landscape, or decorative wall must be used to act as a buffer between the exit aisle and the

pedestrian walkway. Landscape or a decorative wall must not exceed three feet in height in order to maintain driver sightlines to the pedestrian walkway.

d. The upper story façade(s) of the parking structure may overhang the vehicular clear sight zone.

PARKING STRUCTURE DESIGN





I. Single-Family, Two-Family, and Townhouse Dwellings

1. All required off-street parking spaces must have vehicular access from a driveway that connects to a street or alley.

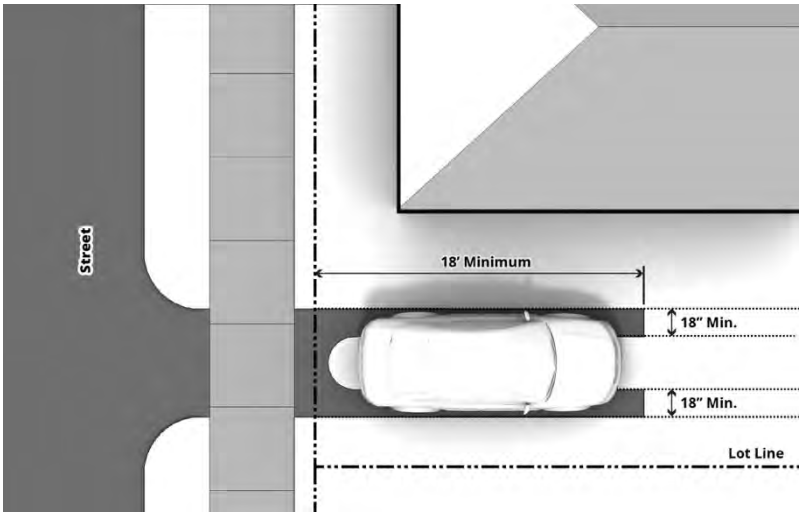
2. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.

3. Required off-street parking spaces may be designed so that the driver may back out into traffic.

4. All off-street parking lots and parking pads must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. Gravel is prohibited. Sealcoating and roto milling (the process of removing at least part of the surface of a paved area) is prohibited.

5. For single-family and two-family dwellings, a parking space may consist of two parallel paved parking strips, each of which is at least 18 inches in width and 18 feet long. Gravel is prohibited as fill material between the parking strips.

RESIDENTIAL WHEEL STRIPS



10.4 REQUIRED OFF-STREET VEHICLE AND BICYCLE PARKING SPACES

A. Table 10-2: Off-Street Parking Requirements states the minimum number of off-street parking spaces to be provided for the designated uses. Table 10-2 lists parking requirements for the uses listed within the districts. In some cases, uses that are considered part of a generic use category are listed with specified parking requirements. These specific uses are listed only for the purposes of this section and do not indicate whether such uses are permitted or special uses within any district. Certain uses listed within the districts do not have parking requirements. These types of uses are not listed within Table 10-2.

B. With the exception of single-family, two-family, and townhouse dwellings, parking spaces for disabled persons must be provided. The number of accessible parking spaces must be included in the total number of required parking spaces and in accordance with the applicable requirements of the Iowa Accessibility Code, as amended, and any additional governing codes and applicable laws.

C. The total number of required parking spaces is calculated by the principal use of the lot. When more than one use occupies the same lot, the number of required spaces is the sum of the separate requirements for each use, unless a shared parking arrangement is approved or such use is a multi-tenant retail center, which has a separate requirement per item E below. The following standards for computation apply:

1. When calculating the number of required off-street spaces results in a requirement of a fractional space, said fraction is rounded up.

3. In places of assembly in which patrons or spectators occupy benches, pews, or similar seating facilities, each 24 inches of such seating facility is counted as one seat for the purpose of determining the requirement for off-street parking facilities. Floor area of a prayer hall is counted as one seat per marked prayer mat space or one seat for every five square feet in the prayer hall if prayer mat spaces are not marked.

D. Nonresidential uses listed within any commercial district and the I-MU District are required to provide bicycle parking spaces. Bicycle parking spaces are required only for new construction as of the effective date of this Ordinance.

1. Bicycle spaces are required as one bicycle parking space for every 2,500 square feet of gross floor area.

2. Where bicycle parking is required, a minimum of two bicycle spaces and no more than a total of 20 required bicycle parking spaces are required.

3. When a use is exempt from providing vehicle parking it is also exempt from providing required bicycle spaces.

E. Parking for multi-tenant commercial centers is calculated as one space required per 500 square feet of gross floor area, rather than by the individual uses. A multi-tenant commercial center is defined as a group of three or more commercial establishments, primarily retail, but also including service, restaurant, recreation, office, or medical, that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant commercial centers are large shopping centers and strip retail centers.

Table 10-2: Off-Street Vehicle And Bicycle Parking Requirements

USE	MINIMUM REQUIRED VEHICLE SPACES
Amusement Facility, Indoor	1 per 500sf GFA
Amusement Facility, Outdoor	1 per 1,000sf GFA
Animal Care Facility – Large Animal	1 per 500sf GFA
Animal Care Facility – Small Animal	1 per 500sf GFA
Art Gallery	1 per 500sf GFA
Art and Fitness Studio	1 per 300sf GFA
Bar	1 per 300sf GFA
Bed and Breakfast	2 spaces + 1 per guestroom
Body Modification Establishment	1 per 500sf GFA
Broadcasting Facility	1 per 1,000sf GFA
Campground	2 per campsite
Car Wash	1 per car wash bay + 3 stacking spaces per bay
Cemetery	1 per 200sf of GFA of office and/or chapel/parlor
Children's Home	1 per 200sf GFA of office
Community Center	1 per 500sf GFA
Country Club	Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 500sf GFA
Domestic Violence Shelter	1 per 300sf GFA of office
Drug Treatment Clinic	1 per 500sf GFA
Drug/Alcohol Treatment Facility, Residential	1 per patient room
Dwelling – Manufactured Home	2 spaces
Dwelling – Multi-Family	1.5 per du
Dwelling – Single-Family (Detached)	2 per du
Dwelling – Townhouse	2 per du
Dwelling – Two-Family	2 per du
Educational Facility – Primary or Secondary	
Educational Facility – Elementary and/or Junior High	*3 per each classroom + 3 per office*
Educational Facility – High School	*6 per classroom + 4 per office*
Educational Facility – University	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment

Table 10-2: Off-Street Vehicle And Bicycle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Educational Facility – Vocational	2 per classroom + 2 per office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA
Food Bank	1 per 300sf of office
Food Pantry	1 per 500sf GFA
Funeral Home	1 per 200sf GFA of public space
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 500sf GFA
Greenhouse/Nursery - Retail	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space
Group Home	1 per 2 rooms
Halfway House	1 per 2 rooms
Healthcare Institution	1 per 3 beds
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space
Homeless Shelter	1 per 300sf of office
Hotel	1.5 per room
Industrial – Light	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial – General	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial Design	1 per 500sf GFA
Live Performance Venue	1 per 5 persons based on maximum capacity
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Clinic	1 per 500sf GFA
Micro-Brewery	1 per 500sf GFA
Micro-Distillery	1 per 500sf GFA
Micro-Winery	1 per 500sf GFA
Needle Exchange Facility	1 per 500sf GFA
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 10 seats
Public Safety Facility	1 per 300sf GFA
Public Works Facility	1 per 500sf GFA
Reception Facility	1 per 300sf GFA
Recreational Vehicle (RV) Park	1 per RV site
Research and Development (R&D)	1 per 500sf GFA
Residential Care Facility	*To be calculated on the type of facility or combination of facilities provided below*
Independent Living Facility	*0.75 per dwelling unit*
Assisted Living Facility	*0.5 per dwelling unit*
Nursing Home or Hospice	*0.5 per patient room*
Restaurant	1 per 300sf GFA

Table 10-2: Off-Street Vehicle And Bicycle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Retail Goods Establishment	1 per 500sf GFA
Retail Alcohol Sales	1 per 500sf GFA
Retail Sales of Fireworks	1 per 500sf GFA
Self-Service Storage Facility	1 per 25 storage units
Social Service Center	1 per 500sf GFA
Specialty Food Service	1 per 500sf GFA
Storage Yard (Outdoor)	1 per 2,500sf of lot area
Vehicle Dealership	1 per 500sf of indoor sales and display area + 4 per service bay
Vehicle Operation Facility	1 per 2,500sf of lot area
Vehicle Rental	1 per 500sf GFA of indoor area (excluding indoor storage)
Vehicle Repair/Service – Major or Minor	2 per service bay
Wine Bar	1 per 300sf GFA
Warehouse & Distribution	1 per 500sf of office area + 1 per 30,000sf GFA of warehouse
Wholesale Establishment	1 per 500sf of office area + 1 per 15,000sf GFA of warehouse

10.5 PARKING FLEXIBILITIES, EXEMPTIONS, AND REDUCTIONS

A. Applicability

When a use is exempt from vehicle parking requirements by this Article, bicycle parking is also exempt. If a use that is exempt from vehicle parking voluntarily provides parking, bicycle parking, as required by this Article, is required.

B. Exemptions from and Reductions to Parking Requirements

1. As of the effective date of this Ordinance, existing nonresidential structures in the C-2 and I-MU Districts that currently do not provide the required amount of parking on the lot to accommodate parking are exempt from parking requirements regardless of a change in use or intensity of use. Such nonresidential structures may expand their footprint or gross floor area so long as the expansion is on the same lot and no additional lot area is added, and any existing parking located on the site is maintained. Once the principal building is demolished, this exemption is no longer valid. In addition, if the lot area is expanded (e.g., the adjoining lot is purchased or leased), this exemption is no longer valid.

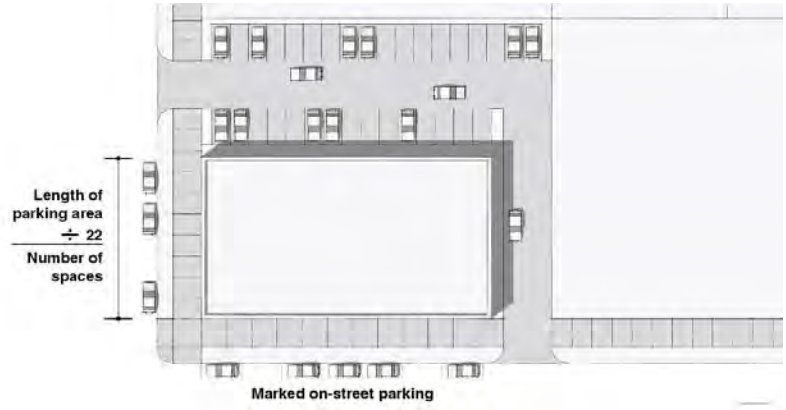
2. The C-T, C-1, C-D, C-V, and I-MU Districts are exempt from all vehicle and bicycle parking requirements.

3. In the commercial districts, on-street parking spaces located along the front or side lot line may be counted toward required off-street parking spaces for commercial uses. New on-street parking spaces may also be created to count toward required off-street parking but must be located along the corner side or front lot line, and must be accessible 24 hours a day to the public.

a. Where on-street parking spaces are unmarked, the number of parking spaces is calculated by dividing the length of the on-street parking area located parallel to the lot line of the property under consideration divided by 22, where a fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one space.

b. Where on-street parking spaces are marked, each marked space counts as one required parking space, including any space where at least 80% of the width is located along the lot line of the property under consideration.

COUNTING OF ON-STREET SPACES



D. Shared Parking Permission

Off off-street parking spaces for separate uses may be provided collectively at the applicant's option at a reduced amount of the total number of spaces provided it meets the calculation of Table 10-3: Shared Parking Calculation. Adjacent sites may use the shared parking option but must provide the City with a copy of the agreement between the property owners, and full site access between sites must be granted 24 hours a day.

1. The required number of spaces for each use is calculated according Table 10-2.

2. The required number of spaces for each use is then applied to the percentages for each timeframe, according to the appropriate land use category, in Table 10-3 to determine the number of required spaces. This is done for each timeframe category.

3. The numbers are summed for all uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

Table 10-3: Shared Parking Calculation

Land Use Category	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Indoor/Outdoor Recreation	0%	70%	100%	5%	70%	100%
Office /Industrial	5%	100%	5%	0%	40%	10%
Institutional – Educational Facility	0%	100%	50%	0%	0%	0%
Institutional – Place of Worship	0%	50%	0%	0%	100%	0%

SAMPLE CALCULATION

Example: multi-use office development with the following uses within the development; based on current parking requirements, the number of required spaces is:

Use & Square Footage	*Parking Requirement*	*Number of Spaces Needed*
Retail: 15,000sf GFA	*1 per 500sf GFA*	*30 spaces*
Restaurants: 10,000sf GFA	*1 per 500sf GFA*	*20 spaces*
Hotel/Motel: 60 rooms	*1.5 per room*	*90 spaces*
Office: 40,000sf GFA	*1 per 500sf GFA*	*80 spaces*
	TOTAL SPACES REQUIRED	*220 spaces*

Using the shared parking calculation, these numbers are plugged into the table and using the percentages allotted to each land use for each time of day, are calculated as total spaces required per timeframe.

Land Use Category	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	-	-	-	-	-	-
Commercial	0	20	16	0	20	12
Restaurant	15	21	30	13.5	21	30
Hotel/Motel	90	45	81	90	58.5	72
Indoor/Outdoor Recreation	-	-	-	-	-	-
Office/Industrial	4	80	4	0	32	8
Institutional – Educational Facility	-	-	-	-	-	-
Institutional – Place of Worship	-	-	-	-	-	-
Totals	109	166	131	103.5	131.5	122

With a straight parking calculation, 220 spaces are required. However, the shared parking provision allows this example multi-use office development to be constructed by-right with 166 spaces (the highest number of spaces within the various timeframes - the 7am to 6pm weekday timeframe). This is because these timeframe calculations take into account the times of day the various uses utilize the most parking.

10.6 BICYCLE PARKING SPACES

A. Design

1. Required bicycle spaces must provide each bike space within a row of bicycle parking a minimum of two feet in width by six feet in length, with a minimum vertical clearance of seven feet. Each required bicycle parking space must be accessible without moving another bicycle. There must be an aisle at least five feet wide between each set of bicycle parking to allow room for bicycle maneuvering.

2. The area devoted to bicycle parking must be surfaced as required for vehicle parking areas.

3. Bicycle parking racks must permit the bicycle frame and one wheel to be locked to the rack and support the bicycle in a stable position. Structures that require a user-supplied locking device must be designed to accommodate U-shaped locking devices. All lockers and racks must be securely anchored to the ground or a structure to prevent the racks and lockers from being removed from the location.

4. If required bicycle parking facilities are not visible from the street or principal building entrance, signs must be posted indicating their location.

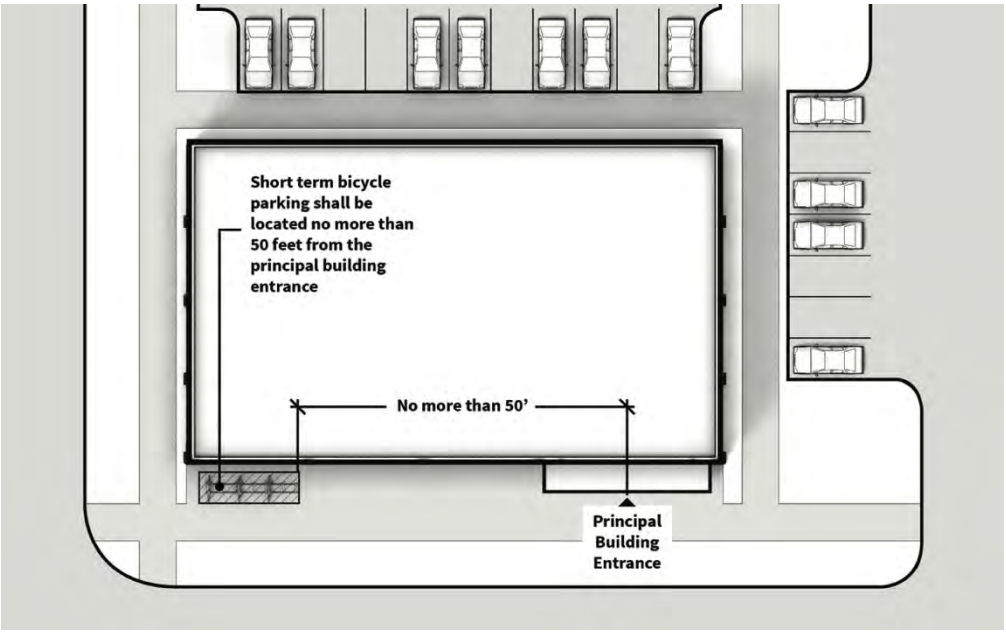
B. Location

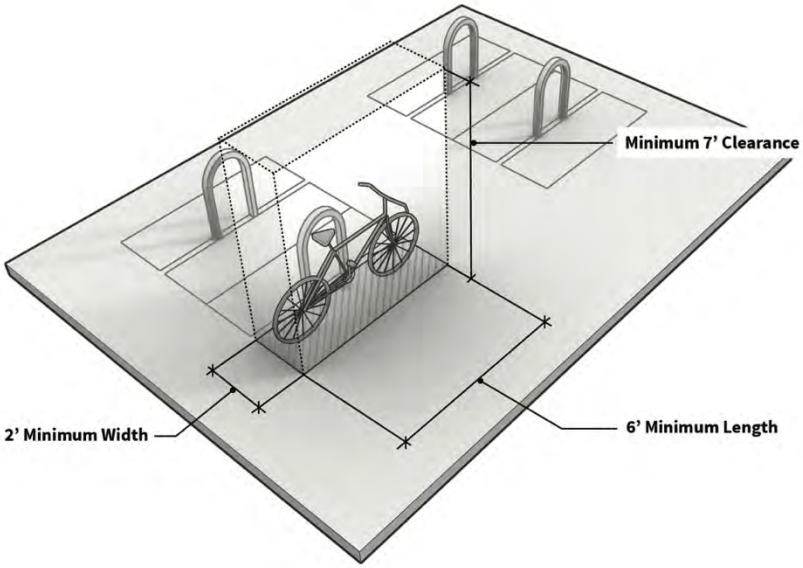
1. The bicycle parking area must be convenient to building entrances and street access, but may not interfere with normal pedestrian and vehicle traffic. Bicyclists must not be required to travel over stairs to access parking.

2. Short-term bicycle parking spaces must be conveniently located no more than 50 feet from the principal building entrance and at the same grade as the sidewalk or an accessible route. The property owner may make arrangement with the City Engineer to place required bicycle parking spaces in the public right-of-way so long as an encroachment permit is obtained.

3. Required bicycle parking for residential uses may be provided in garages, storage rooms, and other resident-accessible, secure areas. Spaces within dwelling units or on balconies do not count toward satisfying bicycle parking requirements.

DESIGN OF BICYCLE SPACES





10.7 REQUIRED OFF-STREET LOADING SPACES

A. Design

1. All off-street loading spaces must be located on the same lot as the use served. With the exception of the I-1 and I-2 Districts, no off-street loading space must be located in a front or corner side yard or in front of a front building line.

2. All required off-street loading spaces shall be at least ten feet in width and at least 25 feet in length, exclusive of aisle and maneuvering space, and shall have a minimum vertical clearance of at least 14 feet.

3. All off-street loading spaces must be improved with a hard surfaced, all-weather dustless material.

4. All off-street loading spaces must meet the lighting requirements of Section 9.2.

5. When located adjacent to a residential districts, loading berths must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. Loading berths should be located opposite any adjacent residential district lot line.

B. Required Number of Off-Street Loading Spaces

Off-street loading spaces must be provided in accordance with Table 10-4: Off-Street Loading Requirements. In the case of multi-tenant buildings or mixed-use developments, required loading spaces are calculated on the basis of each individual tenant (for example, if only one non-residential use tenant of a multi-tenant building is over 10,000 square feet, only one loading space is required; if all tenants are under 10,000 square feet, no loading is required.

TABLE 10-4: OFF-STREET LOADING REQUIREMENTS

Use Type	Number of Spaces Required
Multi-Family Dwelling	
Total of 50 dwelling units or more	1 loading space
Commercial & Institutional Use	
10,000 - 100,000sf GFA	1 loading space
100,001 - 200,000sf GFA	2 loading spaces
200,001sf and above GFA	3 loading spaces
Industrial Use	
10,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
100,001 and above GFA	3 loading spaces

10.8 COMMERCIAL AND RECREATIONAL VEHICLE STORAGE

A. Commercial Vehicles

1. Residential Lots

a. No commercial vehicle may be parked outdoors on a residential lot, with the exception of vehicles engaged in loading or unloading or current work being done to the adjacent premises. This does not include standard size passenger motor vehicles (including, but not limited to: vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks), which may be stored or parked outdoors overnight on lots in residential districts. Permitted vehicles also include those owned and used for commercial purposes by the occupant of a dwelling or guest, provided that the vehicle is stored or parked in a permitted parking area. Permitted commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle.

b. All other commercial vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, flatbed trucks, box vans and box trucks, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines, or other large commercial vehicles are not permitted to be stored or parked outdoors overnight on a residential lot.

2. Nonresidential Lots

On nonresidential lots, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles must be in operable condition.

B. Recreational Vehicles

1. No recreational vehicle or trailer licensed to transport recreational vehicles or equipment may be stored outdoors within the front or corner side yard, including on a residential driveway in such yards, for more than four days.

2. Recreational vehicles must be stored within the interior side yard behind the front building line or in the rear yard. If a recreational vehicle and any trailer that is more than six feet in height as measured to the highest point of the vehicle, it must be located at least ten feet from any lot line.

3. The area devoted to recreational vehicle storage must be on a hard, improved surface as required for vehicle parking areas.

4. There is no limit on the storage of recreational vehicle within fully enclosed structures. Temporary storage tents do not meet the requirement of a fully enclosed structure.

5. See Section 9.3.F for regulations on storage of recreational vehicles in carports.

6. No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and may not be hooked up to any public utilities.

7. All recreational vehicles must be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

CHAPTER 11. LANDSCAPE

11.1 LANDSCAPE PLAN
11.2 ENFORCEMENT OF LANDSCAPE PLAN
11.3 SELECTION, INSTALLATION AND MAINTENANCE
11.4 LANDSCAPE DESIGN STANDARDS
11.5 PARKING LOT PERIMETER LANDSCAPE YARD
11.6 PARKING LOT INTERIOR LANDSCAPE
11.7 SITE LANDSCAPE
11.8 BUFFER YARDS
11.9 PARKWAY TREES AND ON-SITE TREES
11.10 TREE PRESERVATION

11.1 LANDSCAPE PLAN

A. Landscape Plan Required

A landscape plan is required as part of a site plan review application for multi-family and townhouse development, non-residential (including mixed-use) development, and planned unit developments. The landscape plan must be approved prior to the issuance of a building permit. A landscape plan is not required for single-family and two-family dwellings.

B. Content of Landscape Plan

Landscape plans must contain the following, unless waived by the Zoning Administrator:

1. North arrow and graphic scale, the location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, refuse disposal and recycling areas, pedestrian and bicycle paths, fences, mechanical equipment, overhead utility wires, underground utilities, retention/detention facilities, and other drainage facilities, such as drainage swales.

2. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and to be removed.

3. The location, quantity, size, and name, both botanical and common, of all proposed plant material. This includes lawn and turf applications.

4. The existing and proposed grading of the site indicating contours at one foot intervals. Any proposed berming, earthwork, or stormwater management basins must also be indicated using one foot contour intervals.

5. Elevations of all proposed fences, stairs, and retaining walls.

6. Any proposed irrigation plan, if irrigation is provided.

7. Any other details as determined necessary by the Zoning Administrator or an applicable review body.

C. Minor Changes to Approved Landscape Plans

Minor changes to the landscape plan that do not result in a reduction in the net amount of plant material as specified on the approved landscape plan may be approved by the Zoning Administrator. Changes that reduce the amount of plant materials contained within an approved landscape plan are a major change and must be approved by the body granting approval of the landscape plan initially.

D. Alternative Landscape Design

Alternative landscape design intended to improve stormwater quality and/or intended to decrease stormwater quantity will be considered if submitted as part of a site-specific stormwater management plan. Such designs must comply with generally accepted stormwater management best practices.

11.2 ENFORCEMENT OF LANDSCAPE PLAN

A. No certificate of occupancy will be issued until all the requirements of this Chapter and the landscape plan have been fulfilled. Failure to implement the landscape plan, or to maintain the lot in conformance with the landscape plan, may result in the application of fines and penalties, as established in this Ordinance. All landscape is subject to periodic inspection.

B. If weather prohibits the installation of landscape at the time a certificate of occupancy is applied for, a temporary certificate of occupancy may be issued with provision of a security bond for 125% in favor of the City of the estimated amount of landscape materials and installation cost. The cost of landscape materials and installation must be determined by a landscape architect or other landscape business professional.

11.3 SELECTION, INSTALLATION AND MAINTENANCE

A. Selection

1. All plant materials must be of good quality and meet American Horticulture Industry Association (AmericanHort) or its ANSI accredited successor's standards for minimum acceptable form, quality, and size for species selected.

2. All species must be capable to withstand the seasonal temperature variations of USDA Hardiness Zone 5b (the plant zone for Davenport). A hardiness zone is a geographically defined area in which a specific category of plant life is capable of growing, as defined by climatic conditions, including its ability to withstand the minimum temperatures of the zone.

3. The use of species native or naturalized is required. Drought tolerant species are encouraged.

4. Invasive species are prohibited.

B. Installation

1. All landscape materials must be installed in accordance with current nursery industry standards, and must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with pedestrian or vehicular movement.

2. No landscape should be located within any utility easement, with the exception of lawn grass or other resilient groundcover. If landscape material is located within a utility easement and repair or replacement of the utility is needed, the City or utility is not responsible for the replacement of any landscape that may be damaged.

3. No plantings may be installed to impede water flow unless part of an approved stormwater plan.

4. All plant materials must be free of disease and installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth. Installation of plant materials during the appropriate growing season is encouraged.

C. Maintenance

1. Landscape materials depicted on approved landscape plans are considered a required site element in the same manner as structures, required parking, lighting, and other improvements. As such, the owner of record or the business or homeowner's association is responsible for the maintenance, repair, and replacement of all landscape materials, fences, steps, retaining walls, and similar landscape elements.

2. All landscape materials must be maintained in good condition, present a healthy appearance, and be kept free of refuse and debris. Any dead, unhealthy, or missing plants must be replaced within 30 days of notification, unless an extension is approved by the City.

11.4 LANDSCAPE DESIGN STANDARDS

A. Minimum Planting Sizes

Minimum planting sizes are as follows. For the purposes of determining trunk size, the diameter/caliper is measured at six inches above ground level, unless otherwise specified in current ANSI accredited Horticultural Standards.

1. Evergreen trees must have a minimum height of six feet.

2. Shade trees must have a minimum clear trunk height of four feet above the ground with a two inch caliper.

3. Single stem ornamental trees must have a minimum trunk size of two inches in caliper. Multiple stem ornamental trees must have a minimum height of eight feet.

4. Evergreen or deciduous shrubs must have a minimum height of 18 inches.

B. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 11-1: Plant Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. (For example, if a development requires 45 shade trees, no more than 18 trees (40%) can be of one species, and there must be a minimum of five different species within the 45 trees.) When the calculation of plant diversity requirements results in a fraction, the fraction is rounded up.

TABLE 11-1: PLANT DIVERSITY REQUIREMENTS

Total Number of Plants per Plant Type	Maximum Number of One Species	Minimum Number of Species
1-4	100%	1
5-10	60%	2
11-15	45%	3
16-75	40%	5
76-500	25%	8
500-1,000	30%	10
1,000+	15%	15

C. Berming

If berms are included on a landscape plan, they must comply with the following:

1. Berms must be stabilized to prevent erosion.

2. Berms must be a minimum of two feet in height.

3. Berms of two feet in height and up to six feet in height are limited to a maximum slope of 3:1, as measured from the lot line.

4. Berms of six feet in height or more are limited to a maximum slope of 4:1, as measured from the lot line.

5. Berms must undulate by height and/or width for visual interest.

11.5 PARKING LOT PERIMETER LANDSCAPE YARD

A perimeter landscape yard is required for all parking lots that abut streets and alleys, and must be established along the edge of the parking lot to create a visually attractive environment. A perimeter landscape yard is also required where a parking lot abuts an adjacent public space such as a plaza, public seating area, or park. The landscape treatment must run the full length of the parking lot perimeter and must be located between the lot line and the edge of the parking lot, with the exception of pedestrian accessways. The landscaped area must be improved as follows:

A. The perimeter parking lot landscape area must be at least seven feet in width along a street or public space. The perimeter parking lot landscape area must be at least five feet in width along an alley. The C-D and C-V Districts are exempt from perimeter parking lot landscape along an alley; vehicle parking must not overhang into an alley right-of-way.

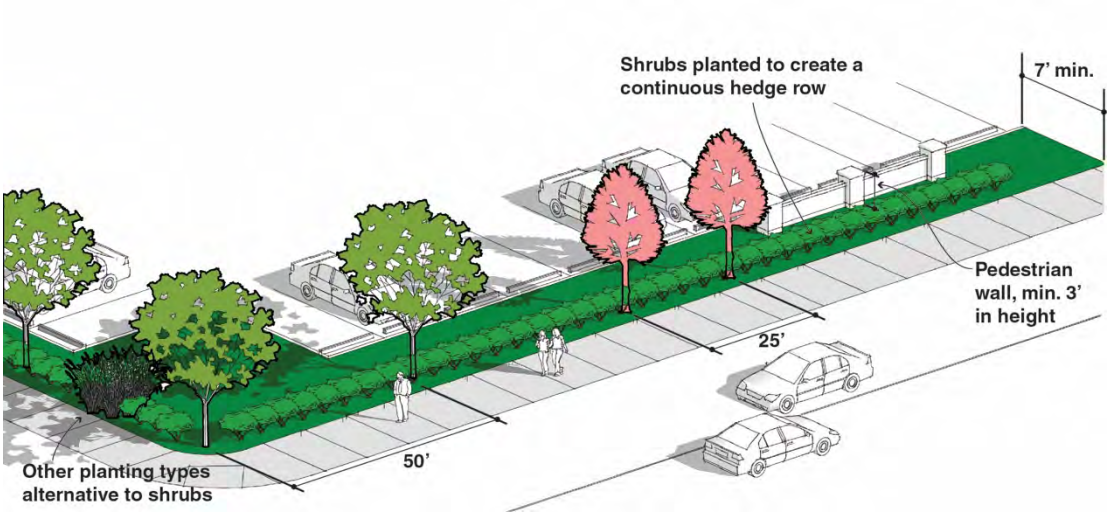
B. Shrubs must be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height may be used.

C. A minimum of one shade tree must be provided for every 50 linear feet of perimeter landscape yard. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 25 feet. Trees may be spaced linearly on-center, or grouped to complement an overall design concept.

D. Alternatively, a low pedestrian wall a minimum of three feet to a maximum of four feet in height may be used. The pedestrian wall must be masonry, brick, or stone; unfinished CMU is prohibited. No shade trees are required. Required shrubs must be installed between the sidewalk and the wall to provide a softening effect.

E. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Mulch or other permeable landscape materials are required for any remaining area.

PARKING LOT PERIMETER LANDSCAPE YARD



11.6 PARKING LOT INTERIOR LANDSCAPE

All parking lots consisting of 15 or more spaces require interior parking lot landscape as described in this section.

A. All rows of parking stalls must terminate in a parking lot island or landscape area.

B. Where more than 15 parking stalls are provided in a row, one parking lot island must be provided between every 15 parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 15 spaces.

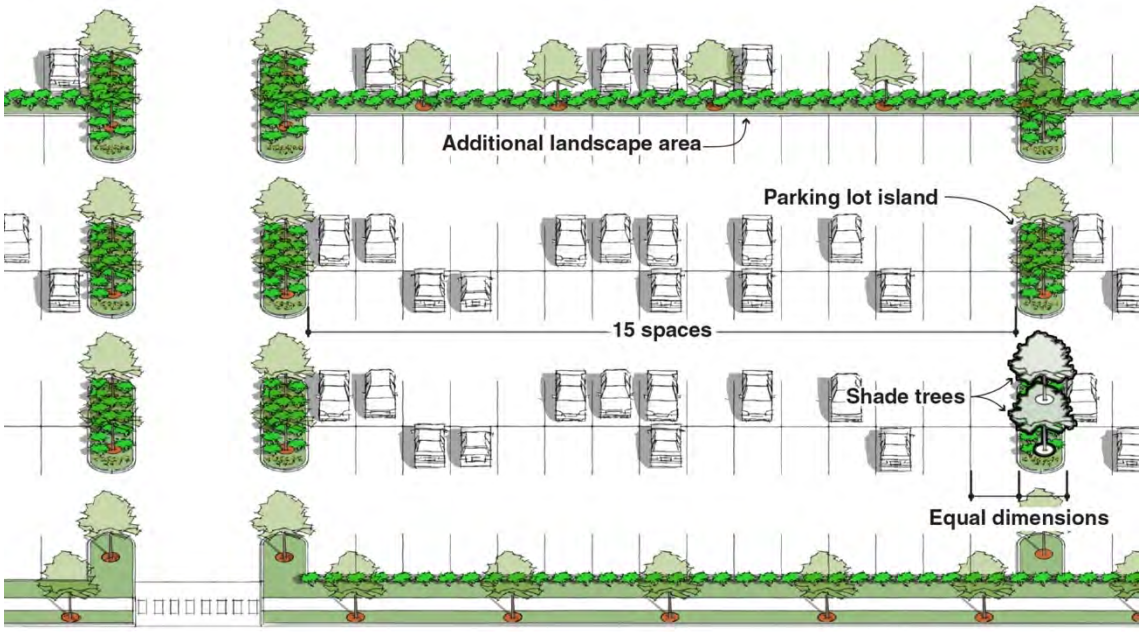
C. Parking lot islands must be at least the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row.

D. A minimum of one shade tree must be provided in every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two shade trees are required. In addition to the required shade trees, a minimum of 60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses. Mulch or other permeable landscape materials are required for any remaining area.

E. In addition to parking lot islands, additional landscape areas must be provided within the interior of parking lots when the parking area is 10,000 square feet or more in area, including parking stalls, islands, and area for vehicular circulation. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area square footage and is not counted toward required landscape area.

F. Parking lot islands and landscape areas are encouraged to be designed to accommodate pedestrian access and stormwater detention and infiltration.

PARKING LOT INTERIOR LANDSCAPE



11.7 SITE LANDSCAPE

A. Areas of any lot that are not covered by structures or pavement must be planted with live landscaping. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 40% of such area and must be designed so such materials are placed so that they are no higher than the height of the curb to prevent spill. Section 11.9 contains additional requirements for on-site tree plantings for certain districts.

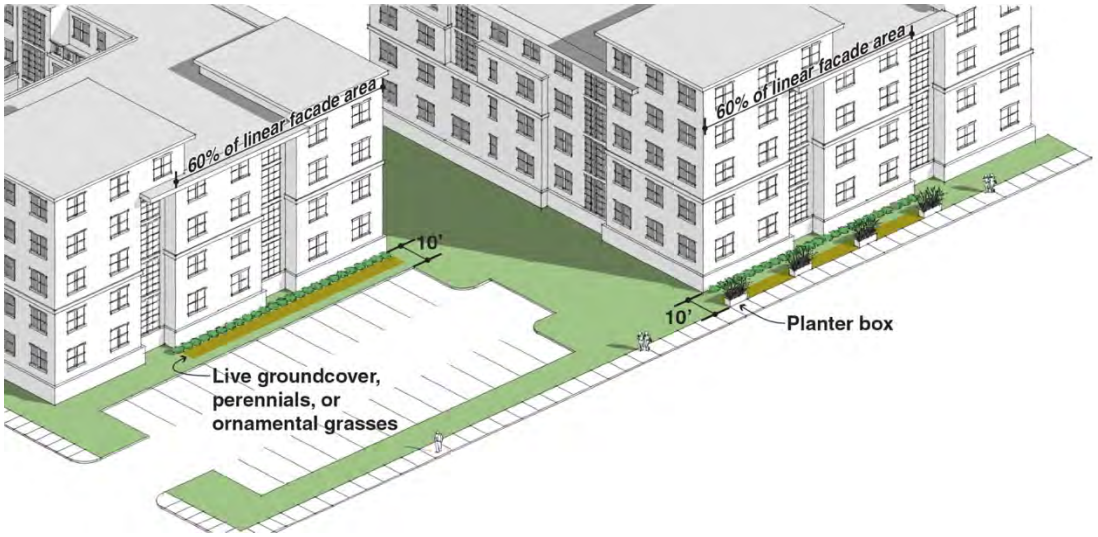
B. Where multi-family and nonresidential (including mixed-use) developments are located ten feet or more from a street lot line and where the front, corner side, or interior side façade abuts a parking area, foundation landscape must be planted as described below. This planting area is required along 60% of the linear façade area. This percentage may be reduced to accommodate building functional operations during landscape plan review.

1. Shrubs must be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity.

2. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Mulch or other permeable landscape materials are required for any remaining area.

3. As an alternative, planted pots and/or planter boxes may be used to satisfy up to 30% of the total landscape area requirement if approved as part of the landscape plan. The landscape plan must show the materials and/or models of pots and planter boxes.

SITE LANDSCAPE



11.8 BUFFER YARDS

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard. Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required.

A. As of the effective date of this Ordinance, buffer yards are required for new construction along interior side and rear yards in the following cases:

1. Where the lot line of a multi-family development is adjacent to the lot line of a single-family or two-family district.

2. Where a nonresidential use is located within a residential district. This does not include public parks.

3. Where the lot line of a nonresidential district is adjacent to the lot line of a residential district. This does not include the S-AG or S-OS Districts, or public parks.

B. Buffer yards may be located within required setbacks, but must be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.

C. The required design of buffer yards is as follows:

1. A buffer yard must be a minimum of 15 feet in width.

2. One shade or evergreen tree must be planted for every 30 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 30 linear feet of buffer yard length.

3. Existing trees in the buffer yard may count toward the buffer yard tree requirement. This credit is a 1:1 ratio (one existing tree for one proposed tree) regardless of the size of the existing tree.

4. Evergreen shrubs must be planted and spaced sufficiently to form a continuous linear hedgerow at plant maturity. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.

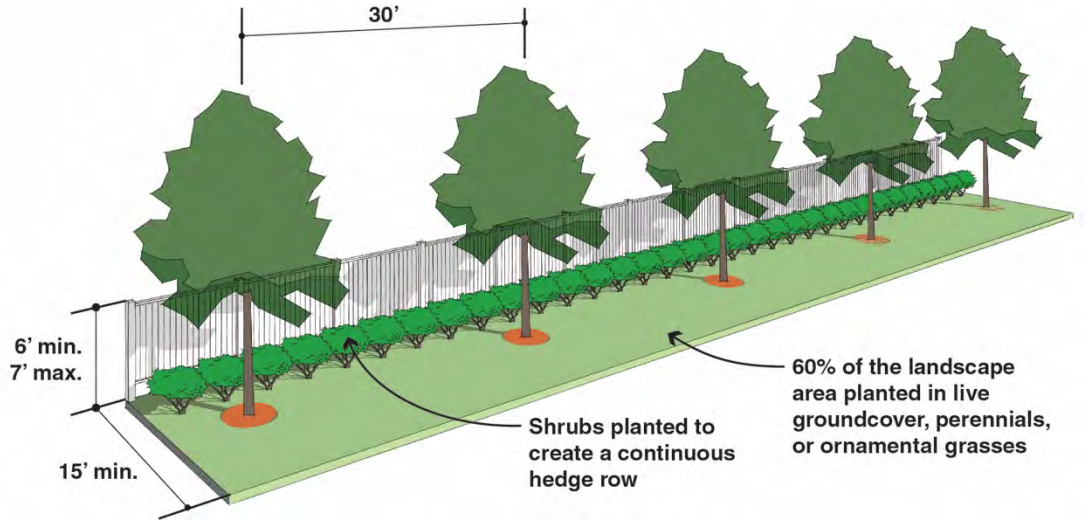
5. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Mulch or other permeable landscape materials are required for any remaining area.

6. Unless otherwise specifically required by the use standards of this Ordinance, such as required by the use standards of Chapter 8, a solid fence or wall, constructed of wood, brick, masonry, or stone must be erected along 100% of the buffer yard length, with the exception of ingress/egress points. If constructed on a berm, the height of the berm is included and the maximum height of fence and berm is seven feet.

a. The solid fence or wall must be a minimum of six feet and a maximum of seven feet in height along the rear lot line.

b. The solid fence or wall must a minimum of six feet and a maximum of seven feet in height along the interior side lot line up to the abutting lot's front yard line. At the front yard line the fence must be four feet if a solid fence and six feet if an open fence.

BUFFER YARD



11.9 ON-SITE TREES

In order to restore and preserve the urban canopy, trees are required to be planted on-site. Table 11-2: Required On-Site Tree Planting lists the requirements for each district. Existing trees are counted toward this required minimum number. Trees are required to be shade trees unless otherwise noted.

A. Required tree plantings must be shown on the landscape plan, when such plan is required. Where a landscape plan is not required, the building permit application must show where required shade trees will be installed.

B. Where on-site trees are required in Table 11-2, such trees must be planted within the first 15 feet of the front yard. If a district is not listed, no on-site trees are required.

C. On-site trees must be planted by the developer/applicant. Once the individual lots are sold, the trees are the responsibility of the property owner. The property owner is also responsible for any trees located within the parkway.

Table 11-2: Required On-Site Tree Planting	
DISTRICT	On-Site Trees
R-1	1
R-2	1
R-3/R-3C	1
R-4/R-4C	1
R-MF	Single-Family, Two-Family: 1 Townhouse: 2 per building Multi-Family: 2 per building
R-MHP	4 per acre
C-3	Lots over 4 acres: 2 per acre
C-OP	Lots over 4 acres: 2 per acre
S-IC	2 per acre

11.10 TREE PRESERVATION

A. Intent
Existing trees over six inches in diameter at breast height and in good condition should be preserved to the maximum extent practicable to act as buffers between adjoining developments and as site amenities.

B. Applicability
These standards apply to new multi-family and townhouse residential and non-residential (including mixed-use) development. Trees that are dead or dying, or species deemed to be undesirable by the City, or found to be a threat to public safety, are exempt from these provisions.

C. Landscape Credit
Any existing significant trees preserved on a site that are of good health are credited towards fulfillment of the landscape requirements of this Ordinance.

D. Construction Protection
The following standards must be followed during construction to protect significant trees:

1. Within the drip line of any protected tree, there may be no cut or fill over a four inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.

2. Prior to and during construction, temporary barriers must be erected around all protected with barriers a minimum of four feet in height, and no closer than six feet from the trunk or one-half of the drip line, whichever is greater. There may be no storage or movement of equipment, material, debris, or fill within the fenced, tree-protection zone.

3. During construction, the applicant must prevent the cleaning of equipment or material or the storage and disposal of waste material, such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material, potentially harmful to the tree within the drip line of any protected tree. Nothing within this section is interpreted as an authorization to ignore or violate applicable federal or state hazardous waste laws.

4. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.

E. Clear-Cutting of Forest Prohibited
Clear-cutting, which is the felling and removal of all trees from a given tract of forest, is prohibited. A forest is a land region with a high concentration of trees, which is divided into an overstory (canopy or upper tree layer) and an understory of vegetation, which may be further divided into a shrub layer, herb layer, and, depending on the ecosystem, a moss layer.

F. Protecting Trees on Public Property
Trees located on public property, including the parkway, may not be cut, damaged, or removed without first obtaining permission from the Zoning Administrator, and must be protected during construction in accordance with the standards set forth in this section.

CHAPTER 12. SIGNS

12.1 PURPOSE
12.2 GENERAL SIGN STANDARDS
12.3 ILLUMINATION
12.4 PROHIBITED SIGNS
12.5 EXEMPT SIGNS
12.6 SIGN PERMIT REQUIRED
12.7 SUMMARY OF SIGN PERMISSIONS
12.8 S-IC DISTRICT SIGN MASTER PLAN

12.1 PURPOSE

The purpose of this Chapter is to establish a comprehensive system of sign controls regarding the construction, installation, and maintenance of signs that will:

A. Promote and protect the health, safety, and welfare of the City by ensuring the compatibility of signs with surrounding structures and land uses.

B. Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs, and discourage sign clutter.

C. Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

12.2 GENERAL SIGN STANDARDS

All signs constructed, erected, modified, or altered must comply with the following standards.

A. Prohibited Installations

1. No sign may be erected in a location that violates the building code, fire code, and other applicable City codes or ordinances.

2. No sign may obstruct the following sight triangles:

a. Signs are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Signs are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Signs are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

3. Only signs that have been placed by or authorized by federal, state, or the City may be installed on public property. Any sign installed on public property, including rights-of-way, without prior authorization, will be removed by the City without notice and disposed of.

4. No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. Any sign installed on private property without authorization may be removed by the property owner without notice and disposed of.

5. No sign may be erected in a manner that obstructs access to any ingress or egress, fire escapes, fire hydrants, fire department connections, or standpipes and similar fire safety connections.

B. Construction Standards

1. Supports and braces must either be designed as an integral part of the overall sign or obscured from public view to the extent feasible.

2. All signs attached to a building must be installed and maintained so that wall penetrations are watertight and the structure does not exceed allowable stresses of supporting materials.

3. All signs must be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.

4. All permanent signs must be constructed of rigid, weather-proof materials.

5. No sign may be painted on a wall or any other structure. As of the effective date of this Ordinance, existing painted on wall signs, called ghost signs, are exempt from this prohibition. Such signs may only be restored to the original graphic, therefore no new information may be added to such ghost signs.

6. Glass comprising any part of a sign must be safety glass.

7. All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built into or attached to the sign structure.

8. Audio components are prohibited, with the exception of the following:

a. Menuboards, limited to communication between the customer and service window

b. Permitted gas station pump video screens.

C. Electrical Wiring

1. All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current City electrical code.

2. Conduits, raceways, and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

D. Required Maintenance

1. All signs must be kept in a safe and well-maintained condition and appearance, and must be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.

2. All signs must be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.

3. All unused sign hardware or wiring must be removed.

4. No sign frame may remain unfilled or allow any internal part or element of the sign structure to be visible.

5. If a sign is maintained in an unsafe or unsecured condition, it must be removed or the condition corrected. If the sign is not removed or the condition is not corrected within the required time period, the City may enforce this order through permitted enforcement procedures of Chapter 18.

6. The City may remove any sign that is an immediate public peril to persons or property summarily and without notice. The owner of such sign is responsible for all costs of removal.

7. Where possible by the design of a sign structure, a permanent sign that becomes obsolete after the associated activity or use is discontinued or abandoned must remove all sign copy from the sign structure and the panels must be removed and replaced with a blank panel. This requirement is not satisfied by reversing (i.e., turning such copy so that it faces inward), painting over, covering with vinyl or other fabric, or otherwise means of obfuscating such copy.

8. When an electronic message sign becomes obsolete after the associated activity or use is discontinued or abandoned, the electronic component must be turned off.

12.3 ILLUMINATION

A. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.

B. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.

C. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.

D. The use of bare bulbs as external illumination is only permitted for marquee signs.

E. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.

F. The maximum allowable foot-candle at the lot line is one foot-candle unless such signs are allowed to extend over the lot line, where the maximum of one foot-candle is measured at the back of curb or edge of pavement.

G. For electronic message signs, the maximum brightness is limited to 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The sign must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.

12.4 PROHIBITED SIGNS

All signs not expressly permitted by this Ordinance are prohibited. In addition, the following sign types are specifically prohibited.

A. Banners wrapped around a permanent sign structure, such as a freestanding sign or projecting sign.

B. Balloon signs. Inflatable advertising displays designed to inflate or move by use of a fan or blower are considered a balloon sign.

C. Feather Flags/Sails.

D. Flashing signs.

E. Moving signs, including any sign that rotates, revolves, or has any visible moving part, or any sign that gives the appearance of movement, including signs designed to be moved by wind or other natural elements. This excludes clocks and barber poles.

F. Off-premise commercial signs – temporary. (Also known as push signs or snipe signs.)

G. Portable reader-board signs.

H. Roof signs. This prohibition does not apply in the C-D District, where roof signs are allowed.

I. Strobe lights, moving or fixed spotlights, floodlights/searchlights.

J. Signs that constitute a traffic hazard, including signs that:

1. Interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color, including signs illuminated in red, green, or amber color designed to resemble a traffic signal.

2. May be confused with any public safety lighting, including signs illuminated in red and blue colors.

3. Make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner used to direct traffic that would mislead, interfere with, or confuse traffic.

K. Signs placed, mounted, installed, or painted on a vehicle for the primary purpose of attracting attention to an occupant's presence within a building at which the vehicle is being parked. This prohibition does not include signs painted on or applied to vehicles, trucks, or buses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, moving vans, and rental trucks, provided that the primary purpose of such vehicles is not the display of such sign, and that they are properly parked or stored in areas related to their use as vehicles and all such vehicles are in operable condition. Vehicle for-sale signs are exempt from this provision.

L. Video display signs.

12.5 EXEMPT SIGNS

A. Alteration and Maintenance on Existing Signs

The following activities are exempt from requiring a sign permit:

1. Painting, cleaning, or other normal maintenance and repair of a sign, not involving structural changes, or changes in the electrical components of the sign, including the removal and replacement of electrical components. Any activity that increases the sign area, sign height, or any sign dimension, or moves the location of a sign, requires a sign permit. The changing of a sign face requires a sign permit.

2. Changing the copy of a changeable message sign or electronic message sign.

B. Ancillary Signs

1. Logos and labels located on mechanical equipment, recycling bins, trash containers, and the like, which are part of the equipment as manufactured and/or installed, are exempt.

2. A maximum of one sign mounted on each gas station pump island is permitted and is limited to 1.5 square feet in sign area. All such signs must be oriented to face the vehicle fueling. Such signs may be electronic but must meet the following standards:

a. Signs may include an audio component, which may only be activated when gas is available for purchase.

b. Electronic signs cannot be mounted on any pump island within 15 feet from any lot line.

C. Permanent and Temporary Signs

1. A-Frame Sign

a. A-frame signs are permitted in the C-1, C-2, C-3, C-D, C-V, and I-MU Districts.

b. One A-frame sign is permitted per establishment, including one for each tenant in a multi-tenant development. A minimum 15 foot separation is required between all A-frame signs.

c. An A-frame sign must be placed within 15 feet of the primary entrance of the business, and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.

d. A-frame signs may be placed in the sidewalk or parkway concurrent with the lot of the establishment being advertised and must comply with all provisions of Chapter 12.36 of the Davenport Municipal Code

e. A-frame signs are limited to six square feet in area per side and four feet in height.

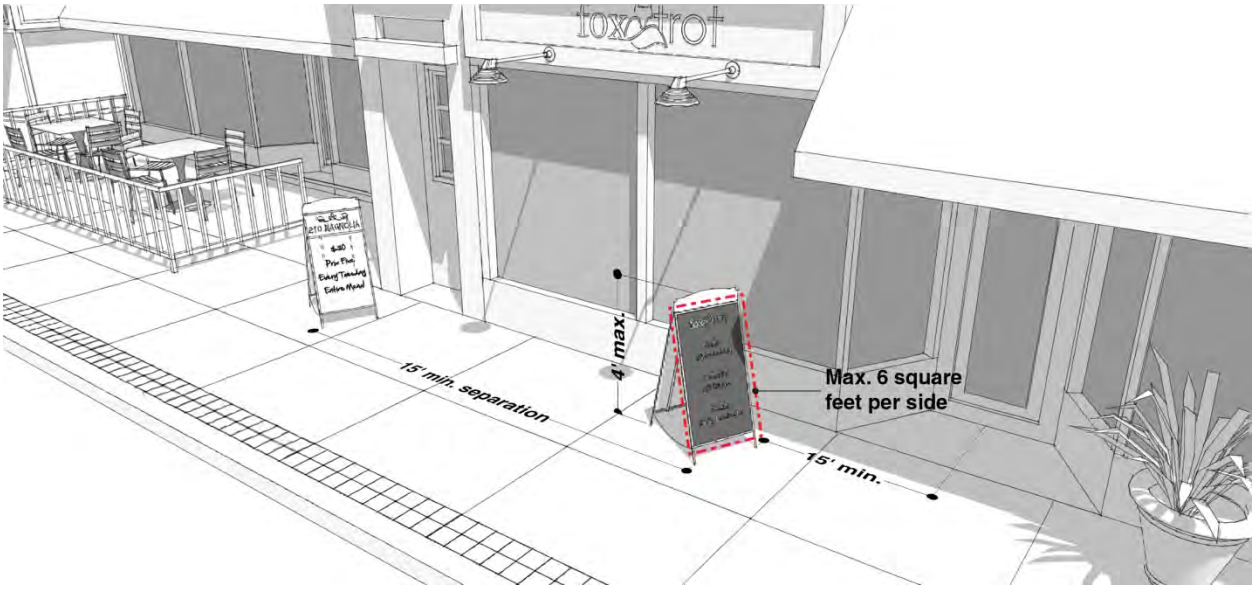
f. The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.

g. A-frame signs must not be used outdoors when high winds or heavy rain conditions exist.

h. Illumination of A-frame signs is prohibited.

i. No A-frame sign may have any type of electronic component.

A-FRAME SIGN



2. Attention-Getting Devices

Attention-getting devices are signs, devices, or ornamentations designed for the purpose of attracting attention or promoting on-site goods or services. Attention getting devices include banners, sails/feather signs, and temporary on-premise pole signs. Federal, state, or local flags, or flags of fraternal, religious, and civic organizations, and temporary holiday decorations are not considered attention-getting devices.

a. Attention-getting devices are permitted for nonresidential uses.

b. Each establishment may have one freestanding and one wall-mounted attention-getting device installed or mounted simultaneously.

c. Attention-getting devices are limited to the following display periods:

i. When the attention-getting device advertises an event that has a specific start and end time: A total display period of 30 days prior to the start of the event, the time period of the event, and three days following the end of the event.

ii. All other attention-getting device advertises (non-time specific): 21 days.

iii. A maximum of two display periods per year per establishment is permitted with a minimum of 30 days between displays.

d. Attention-getting devices for multi-tenant sites are subject to the following rules:

i. The display period and separation period apply to each establishment individually rather than the

site as a whole.

ii. For multi-tenant sites, the property owner(s) and/or tenants must coordinate display of attention-getting devices among tenants.

e. Freestanding attention-getting devices are subject to the following:

i. One freestanding attention-getting device is allowed for every 75 feet of street frontage. There must be a 15 foot separation between freestanding attention-getting devices.

ii. Freestanding attention-getting devices are limited to a maximum height of 6 feet and 32 square feet in area.

iii. All freestanding attention-getting devices must be located a minimum of five feet from a lot line, as measured from the outermost portion of the sign.

f. Wall-mounted attention-getting devices are limited to 32 square feet.

ATTENTION-GETTING DEVICES

3. Construction Activity Sign

On a lot where active construction is taking place, one temporary sign is permitted per each street frontage. Such temporary signs are subject to the following:

a. Such temporary signs are permitted in all districts on sites with active construction projects.

b. Such temporary signs may be installed only after approval of a building permit for such activity. Signs must be removed once construction is complete or the building permit expires, whichever occurs first.

c. Such temporary signs may be constructed as either freestanding signs, wall signs, or installed on fences, and subject to the following:

i. Signs are limited to 64 square feet in area.

ii. Freestanding signs are limited to eight feet in height

iii. Freestanding signs must be located a minimum of five feet from any lot line.

iv. Signs may not be illuminated.

4. Government Sign

Federal, state, or local governments or taxing bodies may install signs in the public interest in any number, configuration, or size in any district or in the right-of-way. Such signs may be illuminated as required by the agency. Temporary roadway work, utility work, or emergency information signs may be electronic message signs.

5. Light Pole Banner

Light pole banners on private property are allowed as follows:

a. Light pole banners are permitted for light poles on private property and must be mounted so that they are held taut between support posts.

b. Light pole banners are limited to a maximum area of 15 square feet.

c. Light pole banners must be mounted to project perpendicular from light poles.

d. Light pole banners must not be used as a temporary off-premise sign.

e. Light pole banners must be mounted at least eight feet above grade.

6. Memorial or Historic Event

Commemoration of a historic person, event, structure, or site allows one additional permanent sign as follows:

a. Such signs are permitted in any district.

b. Such signs may be constructed as either freestanding or wall signs, subject to the following:

i. Signs are limited to six square feet.

ii. Signs are limited to four feet in height.

iii. Signs must be located five feet from any lot line.

iv. Wall mounted signs must be inlaid so as to be an integral part of the structure, cut into stone or masonry, or be a permanently affixed plaque of bronze or aluminum

v. Signs may be externally illuminated.

c. Such signs are limited to one per street frontage, which may be inlaid into the façade associated with that street frontage.

7. Multiple Tenant Building Entryway

Multiple tenant buildings, such as multi-family dwellings and non-residential developments with multiple tenants, are permitted a permanent sign for the entryway subject to the following.

a. Signs may be constructed as either freestanding or wall signs, subject to the following:

i. Signs are limited to six square feet in area.

ii. Freestanding signs are limited to five feet in height, and must be located within five feet of the building entry and a minimum of five feet from any lot line.

iii. Freestanding signs must be installed so that they are primarily viewable from the building entryway and not intended to be viewed from a public right-of-way.

iv. Signs may only be internally illuminated.

b. Signs are limited to one per building entry.

8. Noncommercial Message

Signs used for the expression of noncommercial ideas and messages are permitted in all districts. Examples include but are not limited to signs advocating a public issue, recommending a candidate for public office, alerts, or warnings.

a. Noncommercial message signs may be constructed as either freestanding, wall, or window signs, or mounted on fences. There is no limit on the number of signs permitted.

b. Freestanding and wall/fence-mounted noncommercial message signs are limited to 32 square feet in area. Freestanding noncommercial message signs are limited to six feet in height.

c. Window-mounted noncommercial message signs must meet the coverage limitations of window signs. If no coverage is specified, the limitation is 30% of the window area.

d. Freestanding noncommercial message signs must be located five feet from any lot line.

e. Noncommercial message signs posted on private property must have the permission of the property owner.

f. Noncommercial message signs cannot be illuminated.

g. Noncommercial message signs cannot be used as a temporary off-premise sign.

9. Parking Lots and Structures: Additional Signs

Parking lots and structures are permitted additional signs, whether such parking lots or structures are a principal or ancillary use.

a. An additional sign is permitted at each entrance/exit, driveway intersection, drive-through lane, and other circulation points.

b. Signs are limited to the following maximum dimensions: two feet in length and two feet in height.

c. A freestanding sign is limited to five feet in height and must be five feet from any lot line that abuts a street.

d. Signs located at an entrance/exit, driveway intersection, drive-through lane, and other circulation points may be internally illuminated.

10. Real Estate Activity

When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign as follows:

a. Such signs are permitted in all districts. Signs must be located on the site of the property for sale, lease, or rent.

b. Signs are limited to one per street frontage.

c. Signs may be constructed as either freestanding, wall, or window signs.

d. Signs are limited to 12 square feet in residential districts and 32 square feet in all other districts.

e. Freestanding signs are limited to six feet in height and must be located within five feet from any lot line.

f. Such signs may not be illuminated.

g. Signs must be removed within five days of final closing, lease, or rental. If such signs are used in conjunction with a promotional activity related to the sale, lease or rent, such signs may be installed 48 hours prior to event and must be removed within 24 hours of the end of the event

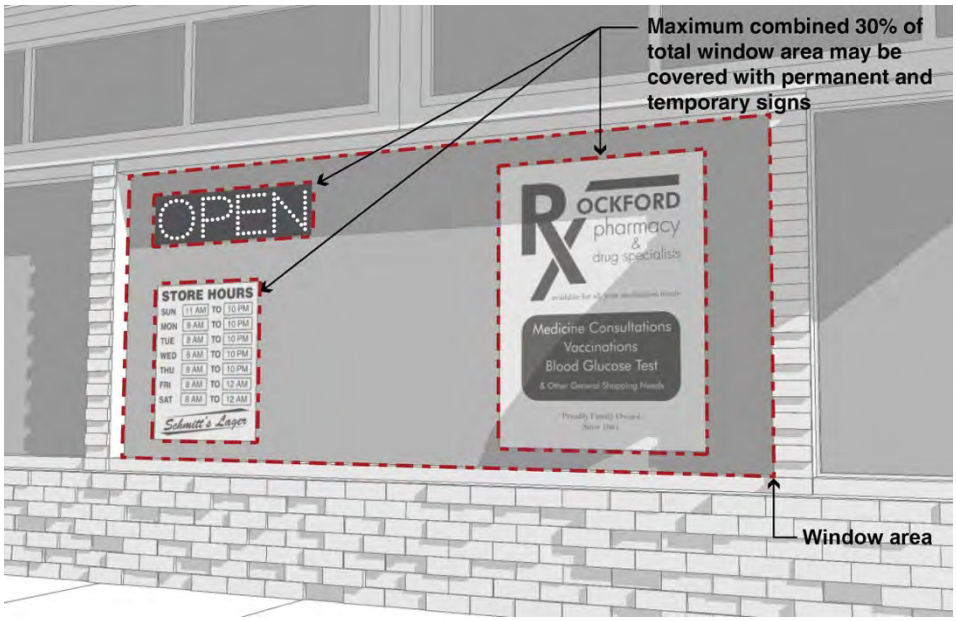
11. Window Sign

a. Window signs are permitted for all nonresidential uses in all districts.

b. All window signs, whether temporary or permanent, are limited to no more than 30% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.

c. Window signs include neon or LED signs. Flashing neon or LED is prohibited.

WINDOW SIGN



12.6 SIGN PERMIT REQUIRED

This section describes the types of signs allowed with a sign permit. Specific regulations on each sign type may include further restrictions on which districts and/or uses within a district may utilize these sign types. Signs must also comply with all provisions of Chapter 12.36 of the Davenport Municipal Code

A. Awning Sign

1. Awning signs are permitted for multi-family dwellings and nonresidential uses in any district.

2. Awning signs must maintain a minimum vertical clearance of eight feet.

3. Awning signs may encroach into the public right-of-way but can only encroach a maximum of 2/3 the distance from the lot line to the back of curb.

4. Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or permanent building material such as metal.

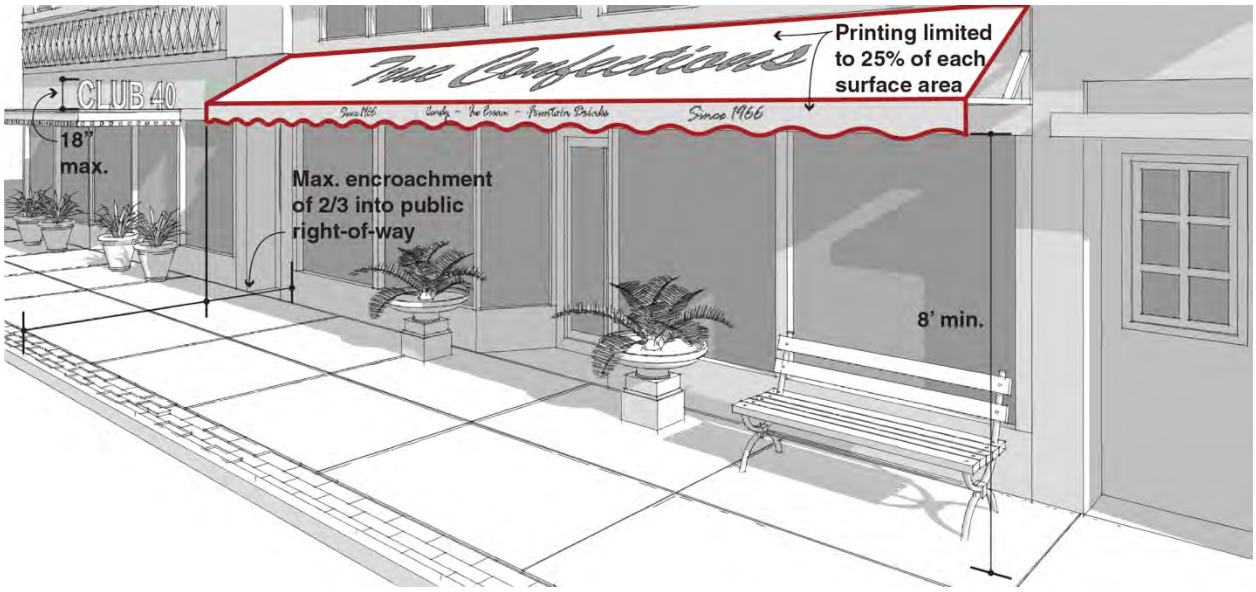
5. Sign copy on any awning sign surface is limited to 25% of each surface area. A valance is considered a separate surface area.

6. Solid awnings are permitted lettering attached to and located above the top of the awning to a maximum height of 18 inches.

7. Awning signs may be externally illuminated and lighting must be focused on the printed area.

8. Back-lit awnings are prohibited.

AWNING SIGN



B. Canopy Sign

Canopy signs are divided into two types: non-structural and structural.

1. Non-Structural Canopy Signs

a. Non-structural canopy signs are permitted for multi-family dwellings and nonresidential uses in all districts.

b. Non-structural canopy signs must maintain a minimum vertical clearance of eight feet.

c. Non-structural canopy signs may encroach into the public right-of-way but can only encroach a maximum of 2/3 the distance from the lot line to the back of curb Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.

d. Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.

e. Sign copy on any canopy sign surface is limited to 25% of each surface area.

f. Non-structural canopy signs may be externally illuminated and lighting must be focused on the printed area.

g. Back-lit canopies are prohibited.

2. Structural Canopy Signs

a. Permissions for Structural Canopy Signs

Structural canopy signs are permitted as follows:

i. Structural canopy signs attached to the principal structure are permitted for multi-family dwellings and nonresidential uses in all districts.

ii. Freestanding structural canopy signs are permitted for gas stations and drive through facilities in any district.

b. Structural Canopy Signs Attached to Principal Structure

Structural canopy signs attached to the principal structure are subject to the following:

i. Structural canopy signs attached to the principal structure may encroach into the public right-of-way but can only encroach a maximum of 2/3 the distance from the lot line to the back of curb.

ii. Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.

iii. Structural canopy signs attached to a building must maintain a minimum vertical clearance of eight feet.

iv. For structural canopies attached to a principal building, sign copy is limited to 25% of each surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of 18 inches.

v. Structural canopy signs attached to the principal structure must be made of permanent building material, such as metal or brick.

vi. Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign.

c. Freestanding Structural Canopy Signs

Freestanding structural canopy signs are subject to the following:

i. Freestanding structural canopy signs are subject to the setback requirements of the district where they are located or ten feet from a lot line, whichever is greater.

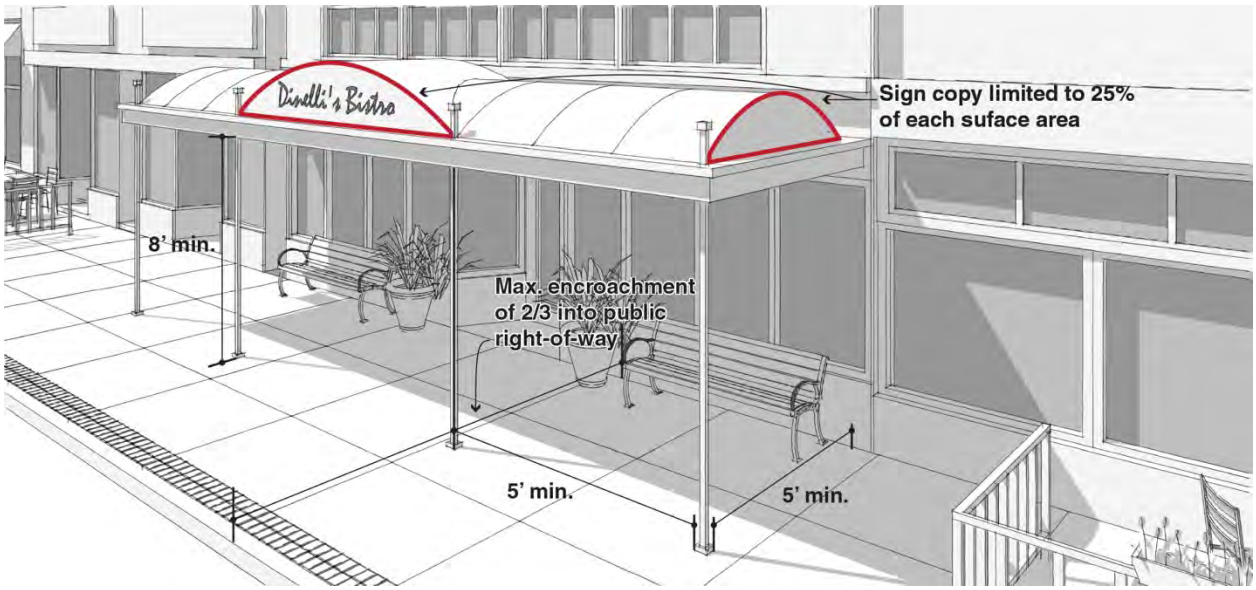
ii. Freestanding structural canopy signs are limited to a maximum height of 25 feet. Height is measured to the top of a flat roof or in the case of a pitched roof to the mean between the eaves and peak.

iii. For freestanding structural canopies, sign copy is limited to a maximum of 25% of the area of each façade. No sign may be mounted above the top of the roof of the structural canopy, but a sign mounted on the structural canopy façade may extend a maximum of six inches above the roofline.

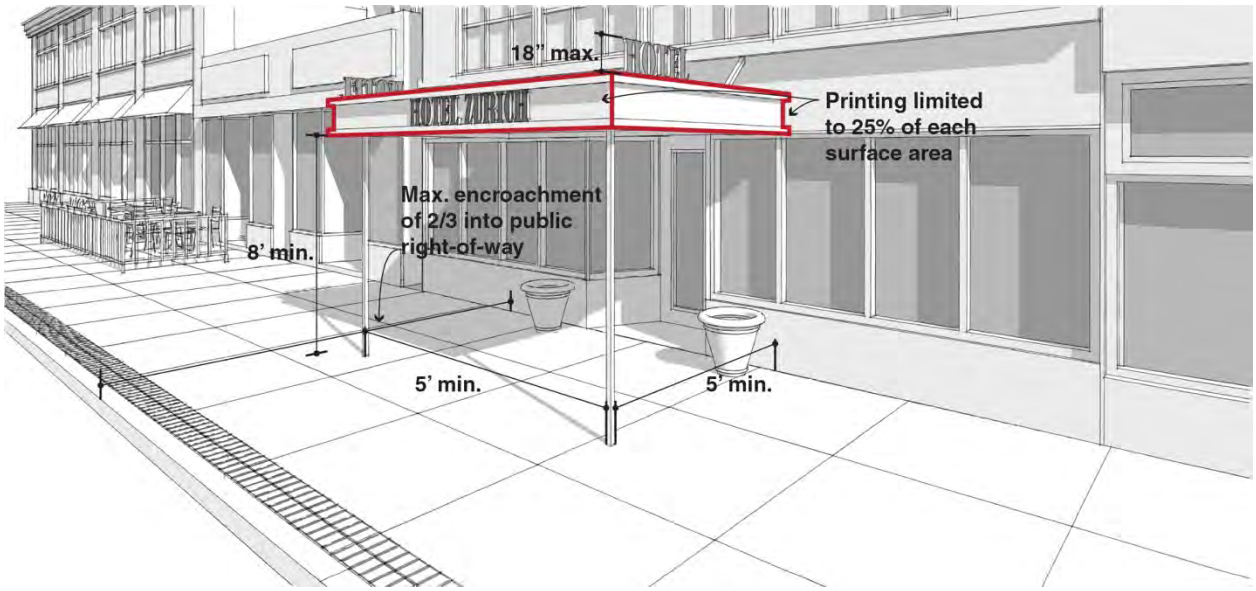
iv. Freestanding structural canopy signs must be made of permanent building material.

v. Freestanding structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign. Freestanding structural canopies are permitted an illuminated band along each facade of the canopy, which is limited to 10% of the overall height of the facade of the canopy.

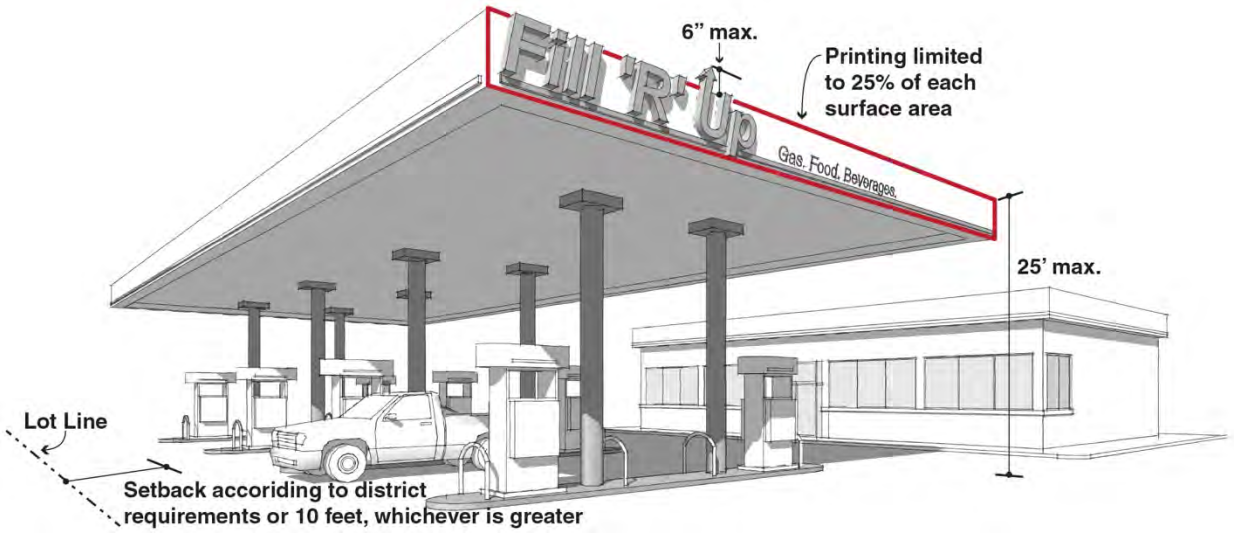
CANOPY SIGN: NON-STRUCTURAL



CANOPY SIGN: STRUCTURAL - ATTACHED



CANOPY SIGN: STRUCTURAL - FREESTANDING



C. Electronic Message Sign

1. Electronic message signs are permitted as follows:

a. In commercial and industrial districts.

b. In the S-IC District.

c. The following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, park/playground, places of worship.

d. Gas stations in any district are permitted an electronic message sign to display copy graphic that is required to be displayed by law, such as fuel prices.

2. Electronic message signs located within or adjacent to a residential district must be turned off between the hours of 11:00pm and 7:00am. The Zoning Administrator may restrict or expand these hours as part of the sign permit based on the times the use is open to the public.

3. Electronic message signs are permitted as part of a freestanding, marquee, or projecting sign, and are subject to the requirements for that sign type within the district.

4. Electronic message signs must be integrated into the design of the larger sign structure. The electronic component is limited to a maximum of 70% of the total area of a sign. The larger sign structure must contain additional copy; it cannot be a blank sign structure once the electronic message sign component is discounted.

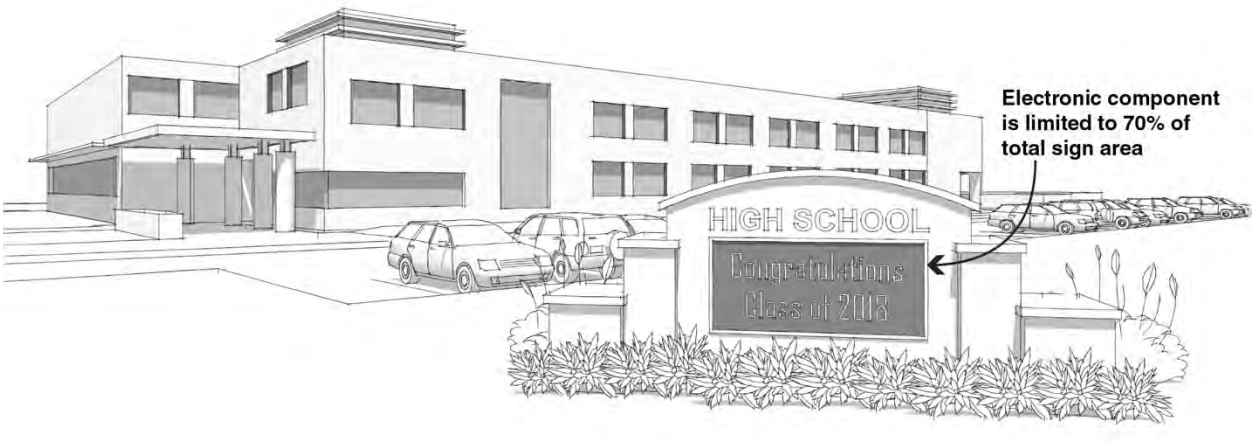
5. Only one electronic message sign per lot is permitted. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.

6. Each message or image displayed on an electronic message sign must be static for a minimum of two seconds plus one second for transition of messages; such transition may include scrolling, fading in, dropping in, or similar moving copy changes. Multi-color messages and static images are permitted.

7. Electronic message signs cannot operate as a commercial off-premise sign. This does not include public service messages.

8. Video display screens are prohibited.

ELECTRONIC MESSAGE SIGN



D. Freestanding Sign

1. Freestanding Sign Types

Freestanding signs are regulated as three types in this Ordinance:

a. Freestanding signs – standard are permitted for multi-family dwellings and nonresidential uses (includes a nonresidential use comprised of two commercial establishments sharing a common building or which are in separate buildings that share a common access/entranceway or parking area) in any district.

b. Freestanding signs – multi-tenant retail center are permitted for multi-tenant retail centers in any district. A multi-tenant retail center is a commercial development under unified control consisting of three or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.

c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

2. General Regulations

The following regulations apply to all types of freestanding signs:

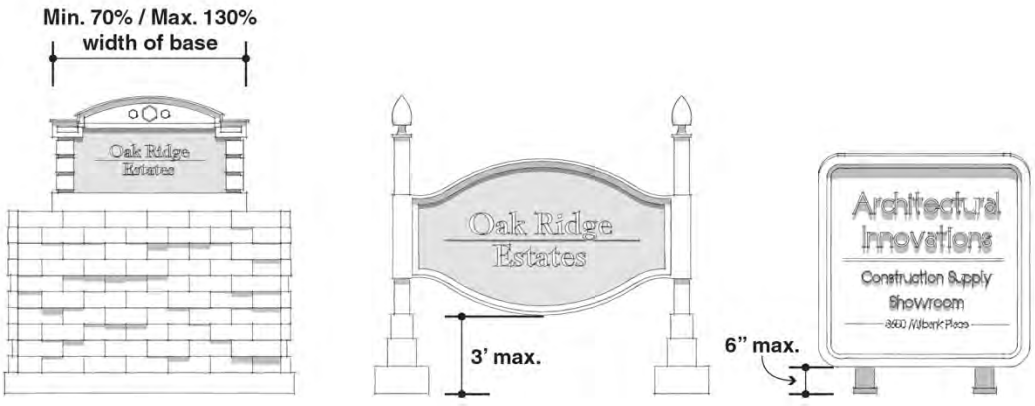
a. Freestanding signs must be of monument construction in all districts except the I-1, I-2, and S-CO Districts. Monument or pole sign construction is allowed the I-1, I-2, and S-CO Districts. Such sign types are defined as follows:

i. Freestanding monument sign: A sign that is placed on or supported by the ground, independent of a structure on the lot, designed with a monument base that is an integral part of the sign structure. A freestanding monument sign must be designed so that the width of the top of the sign face is a minimum of 70% and a maximum of 130% of the width of the base, unless designed with decorative posts as follows:

(A) In order to create flexibility for monument signs installed where the ground is not level, structural (non-decorative) posts may extend out of the ground but are limited to a maximum of six inches above the adjacent ground where they are installed.

(B) A monument sign may be designed with decorative posts that are part of the overall sign structure and sign design. Such decorative posts may extend out of the ground for a maximum of three feet above the adjacent ground where they are installed.

MONUMENT SIGN



ii. Freestanding pole sign: A type of freestanding sign that is affixed, attached, or erected on one or more poles, uprights, or braces from the ground and not supported by a building. Pole signs are any freestanding signs that do not meet the design and construction standards of this Ordinance for a monument sign. Permitted attention getting devices or other freestanding temporary signs are regulated separately by this Ordinance.

b. Freestanding signs must be set back a minimum of five feet from any lot line. No freestanding sign may project into, over, or otherwise encroach on a public right-of-way or public easement.

c. Freestanding signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

d. Freestanding signs must be constructed of brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction.

e. All freestanding signs must be landscaped at the base of the sign as follows:

i. Landscape must extend a minimum of two feet from the sign base on all sides with small shrubs a minimum of 18 inches in height at planting in a single row around the perimeter of the sign base. The remainder of the required landscape area must be planted with trees, perennials, or other live groundcover.

ii. If a sign is designed with a decorative base and such decorative base extends to the ground, the single row of shrubs around the perimeter of the sign base is not required. Landscape must extend a minimum of two feet from the sign base around a minimum of 50% of the perimeter of the sign base, and must be planted with shrubs, trees, perennials, or other live groundcover.

iii. If landscape is required on a site, ground sign landscape is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this section do not apply and the sign landscape must be integrated into the overall site landscape plan. Sign landscape must be shown on the landscape plan.

iv. All landscape must be maintained in good condition, and free and clear of rubbish and weeds.

3. Freestanding Signs – <u>Standard</u> Regulations

Freestanding signs – standard are subject to the following.

a. One freestanding sign - standard is permitted per lot.

b. Freestanding sign - standard are limited to a maximum area of 100 square feet

c. Freestanding sign - standard are limited to a maximum height of ten feet in the residential districts, and in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

4. Freestanding Signs – Multi-Tenant Retail Center Regulations

Freestanding signs – multi-tenant retail center are subject to the following.

a. One freestanding sign – multi-tenant retail center is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot, however a minimum separation of 75 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.

b. Freestanding signs – multi-tenant retail center permissions are as follows:

i. Maximum sign area of 100 square feet of area per sign

ii. Maximum sign height of ten feet in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

5. Freestanding Signs – Residential Subdivision Regulations

Freestanding signs – residential subdivision are subject to the following sign area, sign height, and sign number permissions.

a. One freestanding sign – residential subdivision is permitted for each entry point to the development. A minimum separation of 100 feet is required between signs.

b. Freestanding signs – residential subdivision are permitted a maximum sign area of 100 square feet per sign and a maximum sign height of ten feet per sign.

E. Marquee

1. Marquees are permitted for commercial uses in C-3, C-D, and C-V Districts.

2. Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.

3. The roof of a marquee may not be used for any purpose other than to form and constitute a roof and must be constructed of noncombustible material.

4. Water from the roofs of a marquee may not drain, drip, or flow onto the surface of a public right-of-way. Sufficient downspouts, drains, and gutters must be installed as part of each marquee to prevent water from the roof of the marquee from flowing onto the surface of a public right-of-way.

5. Marquees must be erected over a building entrance and are limited to the width of the building entrance plus an additional five feet on each side of the entrance doors covered by the marquee.

6. All marquees must maintain a minimum vertical clearance of eight feet, and the roof of the marquee structure must be erected below the second floor windowsill, and must not conceal any significant architectural features or ornamentation of the building.

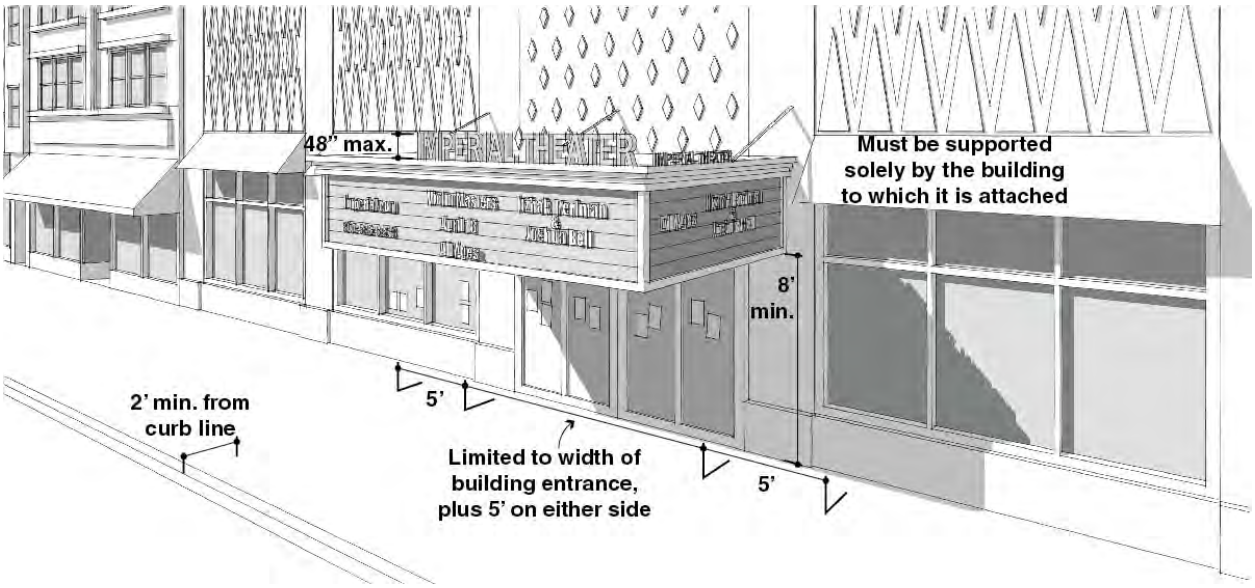
7. Marquees may encroach into the public right-of-way but must be located at least two feet from the curb line.

8. Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of 48 inches.

9. Marquees are permitted an electronic message component if the district allows electronic message signs. Marquees are also permitted a changeable message board as part of the marquee structure. However, the marquee may only have either a changeable message board sign or an electronic message sign.

10. Marquees may be internally illuminated. Marquee bare-bulb illumination is permitted.

MARQUEE



F. Menuboard

1. Menuboards are permitted for all drive-through facilities in any district.

2. Menuboards are limited to a maximum of two per drive-through lane.

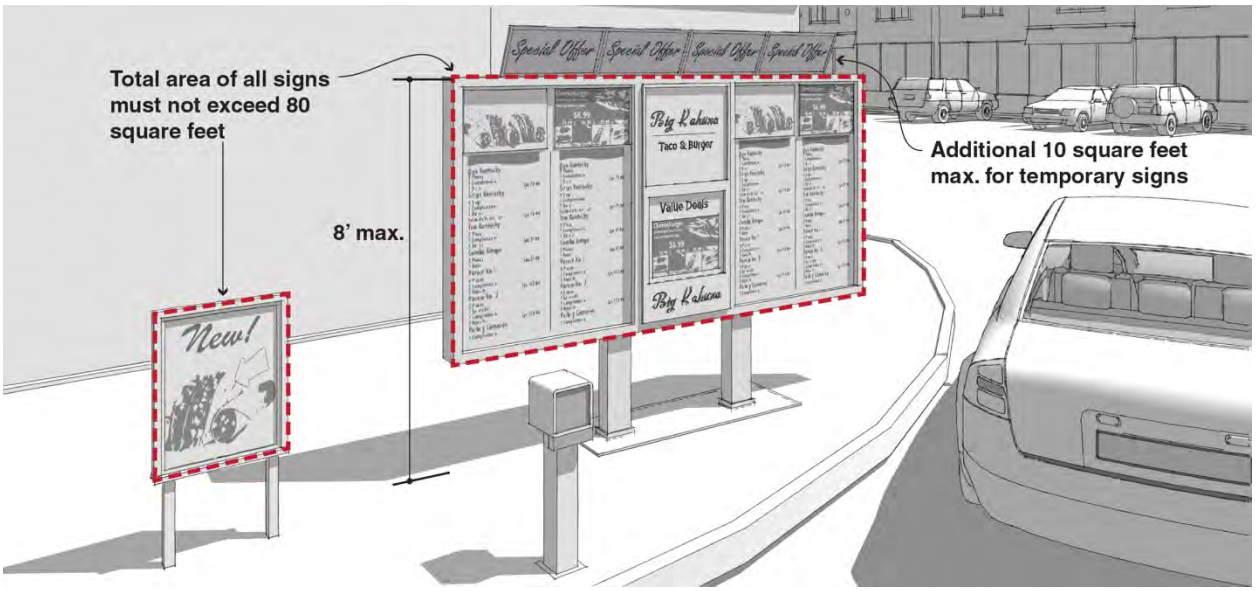
3. Menuboards are limited to 80 square feet in sign area and eight feet in height. The menuboard may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed 80 square feet.

4. Menuboards are permitted an additional ten square feet of sign area for temporary signs attached to the top or sides of the menuboard.

5. Menuboards must be located a minimum of 15 feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.

6. Menuboards may be internally illuminated. Menuboards may also contain an electronic screen for interaction with each customer.

MENUBOARD



G. Projecting Signs

1. Projecting signs are permitted in the commercial districts and the I-MU District.

2. Projecting signs in the C-T, C-1, and C-V Districts are limited to 12 square feet. Projecting signs in all other districts where allowed are limited to 24 square feet.

3. One projecting sign is permitted per establishment with frontage on a street. For a corner lot, one projecting sign is permitted for each street frontage.

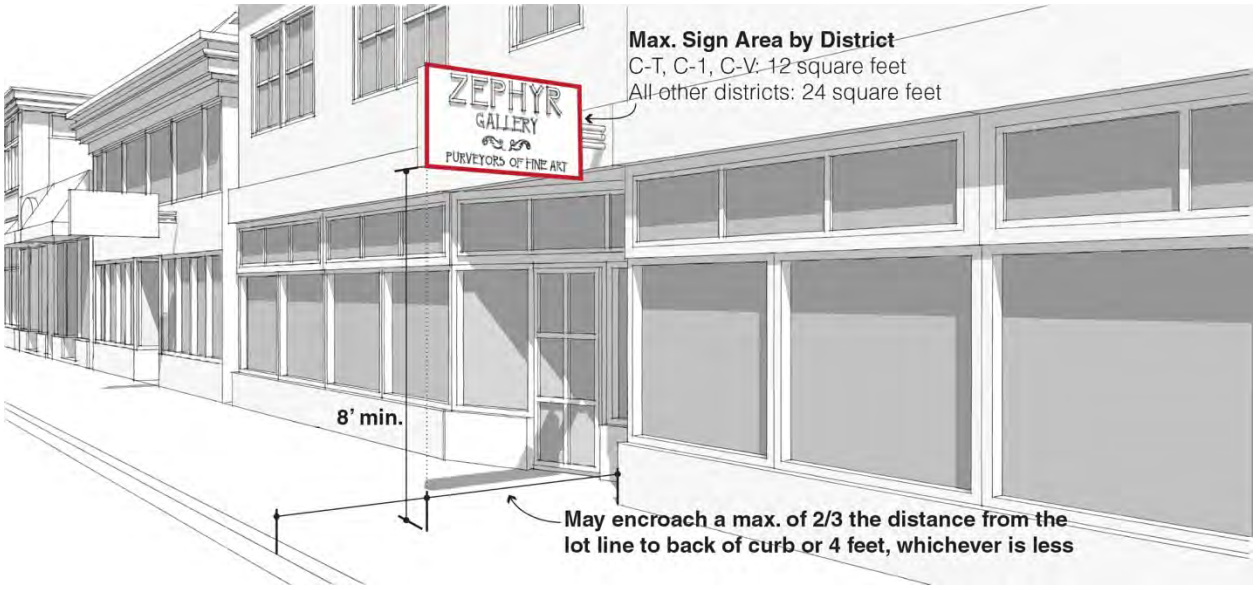
4. Projecting signs may encroach into the public right-of-way but can only encroach a maximum of 2/3 the distance from the lot line to the back of curb or four feet from the building facade, whichever is less.

5. Projecting signs must maintain a minimum vertical clearance of eight feet. No projecting sign affixed to a building may project higher than the building height, including the sign support structure.

6. Projecting signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Projecting signs constructed of canvas or similar material must be mounted so that they are held taut between support posts.

7. Projecting signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.

PROJECTING SIGN



H. Roof Sign

1. Roof signs are permitted only in the C-D District. They are prohibited in all other districts.

2. Roof signs are limited to a maximum width of 75% of the roof width (measured along the façade the sign is mounted parallel to) and a maximum height of 15 feet (measured from the roof to the uppermost point of the sign).

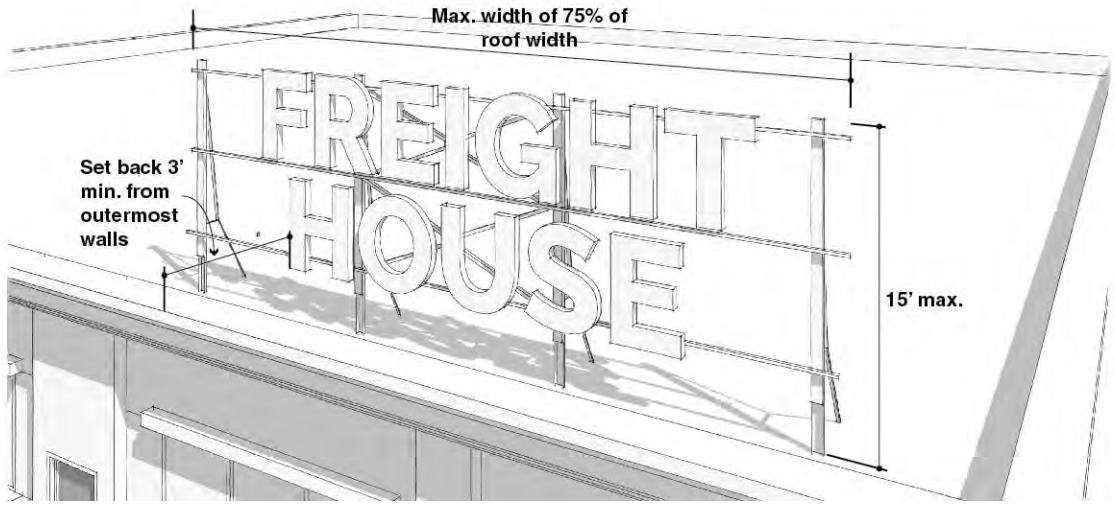
3. A maximum of one roof sign is permitted per building.

4. A roof sign may be installed only on a flat roof.

5. A roof sign must be set back at least three feet from the outermost walls of the roof.

6. Roof signs must be safely and securely attached to the roof structure and must not interfere with any roof access points.

ROOF SIGN



I. Wall Sign

1. Wall signs are permitted for all nonresidential uses in any district.

2. Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.

3. For a single tenant structure, the maximum total wall sign area is one square foot per linear foot of building wall where the wall sign(s) will be mounted or 40 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.

4. For a structure that contains multiple tenants, each tenant that has exterior business façade area is permitted a total wall sign area of one square foot per linear foot of business frontage or 40 square feet, whichever is greater, along their individual frontage(s).

5. The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on a facade cannot exceed the maximum allowable total wall sign area per facade.

6. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

7. Wall signs must be safely and securely attached to the building wall. Wall signs must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.

8. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.

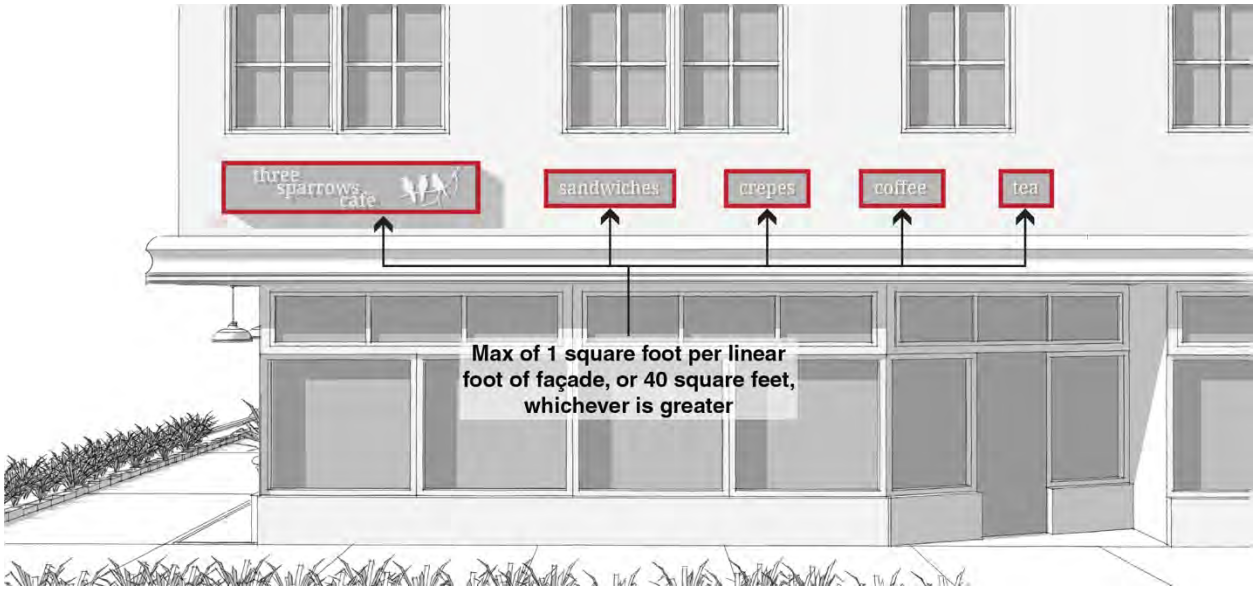
9. Wall signs must be constructed of wood or simulated wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Canvas and similar material wall signs and painted wall signs are prohibited.

10. Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.

11. On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials.

12. Signs may be projected onto a wall and do not count toward total wall sign area. Such signs must remain static and cannot flash, rotate, or move. No such projected wall sign can project an electronic video. No such projected sign may glare onto adjacent properties.

WALL SIGN



12.7 SUMMARY OF SIGN PERMISSIONS

Table 12-1: Summary of Sign Permissions catalogs the types of permitted signs, both permanent and temporary, and indicates whether such sign requires a sign permit. This table is provided for reference purposes. In the case of any conflict with the regulations of this Chapter and this Ordinance, the specific sign regulations control over this table. All signs must comply with all provisions of Chapter 12.36 of the Davenport Municipal Code.

TABLE 12-1: SUMMARY OF SIGN PERMISSIONS

Sign Type	Exempt Sign (Section 12.5)	Permit Required (Section 12.6)	Permitted Locations
A-Frame Sign	•		C-1, C-2, C-3, C-D, C-V, and I-MU Districts
Attention-Getting Device	•		Nonresidential uses
Awning Sign		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign: Non-Structural Canopy Signs		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Attached to Principal Building		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Freestanding		•	Gas stations and drive through facilities in any district
Construction Activity Sign	•		On a lot where active construction is taking place in all districts
Electronic Message Sign		•	Commercial and industrial districts S-IC District. Following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, public park, places of worship Gas stations in any district
Freestanding Signs – Standard		•	Multi-family dwellings and nonresidential uses in all districts

TABLE 12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 12.5)	Permit Required (Section 12.6)	Permitted Locations
Freestanding Signs – Multi-Tenant Retail Center		•	Multi-tenant retail centers in all districts
Freestanding Signs – Residential Subdivision		•	Residential subdivisions in all districts
Government Sign	•		All districts
Light Pole Banner	•		Light pole banners on private property in all districts
Marquee		•	Commercial uses in C-3, C-D, and C-V Districts
Memorial or Historic Event	•		Where a structure or lot is related to a historic person, event, structure, or site in all districts
Menuboard		•	Drive through facilities in all districts
Multiple Tenant Building Entryway	•		Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts
Noncommercial Message	•		All districts
Parking Lots and Structures	•		Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other circulation points in all districts
Projecting Signs		•	Commercial districts
Real Estate Activity	•		When a structure or lot is offered for sale, lease, or rent in all districts
Roof Sign		•	C-D District
Wall Sign		•	Non-residential uses in all districts
Window Sign	•		Nonresidential uses

12.8 S-IC DISTRICT SIGN MASTER PLAN

A. In the S-IC District, educational facilities and hospital campuses have unique sign needs that may need to depart from the requirements of this Chapter. In such cases, the Zoning Administrator may approve such sign standards for temporary and permanent signs through the approval of a Sign Master Plan. The Sign Master Plan must be submitted and approved in conjunction with a sign permit.

B. A Master Sign Plan may be applied for by an educational facility or hospital campuses in the S-IC District a minimum of two acres in size. In calculating the area, the entire area does not have to be contiguous and may be separated by rights-of-way or by individual parcels not owned by the institution. However, the entire area must function as a connected campus.

C. A comprehensive sign plan must be submitted to the Zoning Administrator. The comprehensive sign plan must describe the planned signs for the campus, including all exceptions to the requirements of this Chapter. The sign plan may be more permissive than the standards of this section. Directional signs within the campus may be described generally by sign area and height, and general locations.

D. In no case may a Master Sign Plan allow for off-premise signs.

CHAPTER 13. ORDINANCE ADMINISTRATORS

13.1 CITY COUNCIL
13.2 PLAN AND ZONING COMMISSION
13.3 ZONING BOARD OF ADJUSTMENT
13.4 ZONING ADMINISTRATOR
13.5 DESIGN REVIEW BOARD

13.1 CITY COUNCIL

The City Council has the following specific powers pursuant to this Ordinance:

A. To make final decisions on zoning text and map amendment applications.

B. To make final decisions on planned unit development applications.

C. To make final decisions on appeals of design proposal and building demolition decisions.

D. To make final decisions on the adoption of or amendment to the Comprehensive Plan.

13.2 PLAN AND ZONING COMMISSION

The Plan and Zoning Commission has the following powers pursuant to this Ordinance:

A. To make recommendations to the City Council on zoning text and map amendment applications.

B. To make recommendations to the City Council on preliminary plans for planned unit development applications and final decisions on final plans for planned unit development.

C. To hear and report on such matters as may be referred to it by the City Council.

D. To make recommendations to the City Council on the adoption of or amendment to the Comprehensive Plan.

13.3 ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment has the following powers pursuant to this Ordinance:

A. To make final decisions on special use applications.

B. To make final decisions on hardship variance applications.

C. To make final decisions on zoning appeals.

D. To hear and report on such matters as may be referred to it by the City Council.

13.4 ZONING ADMINISTRATOR

The Director of Community Planning and Economic Development, or his/her designee, is considered the Zoning Administrator. The Zoning Administrator may designate one or more City staff persons to act as the Zoning Administrator; however, a zoning decision may only be rendered once. The Zoning Administrator has the following powers pursuant to this Ordinance:

A. To make final decisions on administrative exception applications.

B. To make final decisions on zoning interpretation applications.

C. To receive and forward zoning applications as required by this Ordinance to the Design Review Board, Plan and Zoning Commission, Zoning Board of Adjustment, City Council, or City official, as appropriate.

D. To make final decisions on design proposal decisions where the Design Review Board has granted authority to the City staff.

13.5 DESIGN REVIEW BOARD

The Design Review Board also has the following powers pursuant to this Ordinance:

A. To make final decisions on design proposal decisions.

B. To make final decisions on building demolition decisions.

C. To make recommendations on applications for encroachments into and over the public right-of-way.

CHAPTER 14. ZONING APPLICATIONS

14.1 APPLICATION
14.2 NOTICE
14.3 PUBLIC HEARING
14.4 ZONING TEXT AND MAP AMENDMENT
14.5 SPECIAL USE
14.6 HARDSHIP VARIANCE
14.7 ADMINISTRATIVE EXCEPTION
14.8 PLANNED UNIT DEVELOPMENT
14.9 SITE PLAN REVIEW
14.10 DESIGN REVIEW
14.11 SIGN PERMIT
14.12 ZONING INTERPRETATION
14.13 ZONING APPEALS
14.14 HEALTH SERVICES AND CONGREGATE LIVING PERMIT

14.1 APPLICATION

A. Filing and Pre-Application Conference

1. All zoning applications must be filed with the Zoning Administrator. The application must be on forms provided by the City and filed in such quantity as required by the instructions.

2. Prior to formal submittal of an application, a pre-application conference with the Zoning Administrator is required. The purpose of the pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the application. Certain applications may require specific submittals at the pre-application conference.

B. Completeness

1. The application must include all information, plans, and data as specified in the application requirements. Any required plans must be at a scale sufficient to permit a clear and precise understanding of the proposal, unless specifically required to be at a set scale.

2. The Zoning Administrator will examine all applications within five working days of filing to determine completeness. If the application does not include all the submittal requirements for the application, the Zoning Administrator will reject the application and provide the applicant with the reasons for the rejection. The Zoning Administrator will take no further steps to process the application until all deficiencies are remedied.

3. After an application is determined to be complete, any substantive change made by the applicant to the application requires resubmittal of the entire application and a new completeness review. However, such revisions do not require an additional payment of fees. However, once the application is under consideration by the appropriate body, additional information or revisions requested during review do not constitute a change to the application.

C. Fees

Each application must be accompanied by the required filing fee. The failure to pay such fee when due is grounds for refusing to process the application and renders the application incomplete. If an application is submitted by any board, commission, or official of the City, then fee requirements are waived.

D. Withdrawal of Application

An applicant has the right to withdraw an application at any time prior to the final decision on the application by a board or official, including the ability to withdraw the application if it has been tabled. The applicant must submit a request for withdrawl in writing. There will be no refund of fees.

E. Consideration of Successive Applications

1. Within one year of the date of denial, a subsequent application for the same zoning approval will not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or of fact affected the prior denial.

2. If the application is resubmitted earlier than one year from the date of denial, the subsequent application must include a detailed statement of the grounds justifying its consideration.

3. The Zoning Administrator will make a determination as to whether the subsequent application is appropriate for resubmittal prior to the expiration of the one year wait requirement. If the Zoning Administrator finds that there are no new grounds for consideration of the subsequent application, he/she will summarily, and without hearing, deny the request.

14.2 NOTICE

A. Required Notice

Table 14-1: Required Notice indicates the types of notice required for public hearings on the zoning applications. Certain applications may contain additional notice requirements within their specific provisions.

Table 14-1: Required Notice

	Type			
Zoning Application	Published Notice	Mailed Courtesy Notice	Mailed Required Notice	Posted Notice
Zoning Text Amendment	•			
Zoning Map Amendment	•	•		•
Special Use	•	•		•
Hardship Variance	•			•
Planned Unit Development	•	•		•
Administrative Exception			•	
Zoning Appeals	•			

** Design review notice is described in Section 15.7*

B. Published Notice

When published notice is required, the Zoning Administrator will publish notice in a newspaper of general circulation within the City. The notice must include the date, time, and location of the hearing/decision, description of the application, the name of the applicant, and the address or locational description if address is not available of the subject property. Notice must be published as follows:

1. Hearing before the Plan and Zoning Commission or Zoning Board of Adjustment: No less than four days and no more than 20 days in advance of the scheduled hearing date.

2. Hearing before the City Council: No less than seven days and no more than 20 days in advance of the scheduled hearing date.

C. Mailed Notice

1. General Notice Requirements

a. The city will mail notice.

b. The notice must include the date, time, and location of the hearing/decision, description of the application, the name of the applicant, and the address or locational description if address is not available of the subject property.

c. Nothing in this section prevents the applicant from giving additional notice as he/she may deem appropriate.

2. Mailed Courtesy Notice

The City will follow the following standards when mailing courtesy notices per Table 14-1. Courtesy notice is not required. If notice does not meet these standards or is not mailed, it does not invalidate, impair, or otherwise affect the public hearing or any subsequent approval following the public hearing.

a. Courtesy notice will be mailed to all property owners within 200 feet of the lot line of the subject property.

b. Courtesy notice will be mailed as follows:

i. Hearing before the Plan and Zoning Commission or Zoning Board of Adjustment: No less than four days and no more than 20 days in advance of the scheduled hearing date.

ii. Hearing before the City Council: No less than seven days and no more than 20 days in advance of the scheduled hearing date.

c. When a zoning map amendment is proposed by the City, notification will also be mailed to the owner of the subject property.

3. Mailed Required Notice

Per Table 14-1, administrative exceptions require mailed notice.

a. Notice will be mailed to properties abutting the subject property as well as the property located directly across the street.

b. Notice will be mailed no less than four days and no more than 20 days in advance of the date the Zoning Administrator may render a decision.

D. Posted Notice

1. When posted notice is required, the City will post notice on the subject property.

2. The sign must be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to pedestrians and motorists. Properties with more than one street frontage are required to post one sign visible on each street frontage.

3. The required posting period must be no less than four days and no more than 20 days in advance of the scheduled hearing date.

4. Any sign knocked down after posting before a public hearing does not invalidate, impair, or otherwise affect any subsequent approval following the public hearing.

5. The applicant is responsible for removal of a sign within ten days of the issuance of a decision.

14.3 PUBLIC HEARING

A. Pre-Hearing Examination

Once required notice is given, any person may examine the application and material submitted in support of or in opposition to the application during normal business hours, subject to the exceptions set forth in the Freedom of Information Act. Upon reasonable request, any person is entitled to copies of the application and related documents. A fee may be charged for such copies.

B. Conduct of the Public Hearing

The public hearing must be conducted in accordance with all applicable requirements of Iowa law and the rules and regulations of the body conducting the hearing.

C. Continuances

The body conducting the hearing may continue a public hearing. No new notice is required to reopen the public hearing if the hearing is continued to a date specific, provided that a public announcement of the future date, time, and place of the continued hearing is made at the current hearing and recorded in the minutes. If the hearing is adjourned, rather than continued to a date specified, in order to reopen the hearing all notice must be given that would have been required for the initial public hearing.

14.4 ZONING TEXT AND MAP AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Ordinance may be amended from time to time in accordance with this section. This process for amending the Zoning Ordinance text or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party. Zoning map amendments are also called "rezonings."

B. Initiation

1. The City or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment.

2. A map amendment may be proposed by multiple interested property owners. Such application must be signed by the owners of 50% of the area of all the real estate included within the boundaries of the tract of real estate described in the application.

C. Authority

The City Council, after receiving a recommendation from the Plan and Zoning Commission, will take formal action on requests for zoning text or map amendments.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Plan and Zoning Commission. Amendments initiated by a City Council, commission, or official also require an application, but are exempt from fees.

1. Required Neighborhood Meeting

a. The applicant must conduct a neighborhood meeting prior to the Plan and Zoning Commission public hearing for the purpose of sharing the details of the application, answering questions, and receiving feedback.

b. The City will mail notification of the meeting to all property owners within the 200 feet of the subject property. The City may expand the notification of the neighborhood meeting if deemed warranted.

c. The applicant must provide the City with a list of attendees following the neighborhood meeting.

2. Action by the Plan and Zoning Commission

a. After receipt of a complete application, the Plan and Zoning Commission will consider the proposed zoning amendment at a public hearing. If, in the Plan and Zoning Commission's judgment, the application does not contain sufficient information to enable proper review and consideration, the Plan and Zoning Commission may request additional information from the applicant and the public hearing may be continued.

b. Within 30 days of the close of the public hearing, the Plan and Zoning Commission must forward its recommendation to the City Council, unless an extension is agreed to by the applicant. If no decision is made in 30 days, or within the agreed upon extension of time, the application is deemed to have a recommendation of approval and forwarded to the City Council.

c. The Plan and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Plan and Zoning Commission must recommend approval, approval with conditions, or denial of the application.

3. Action by the City Council

a. The City Council must hold a public hearing on the application within 60 days of receipt of the Plan and Zoning Commission recommendation.

b. Following the public hearing, the City Council must take action in the form of approval, approval with conditions, or denial on applications. The City Council may also refer the application back to the Plan and Zoning Commission for further consideration.

c. If the recommendation of the Plan and Zoning Commission on a proposed amendment is denial or if a protest against a proposed map amendment is signed by 20% or more of the area of the lots included in such proposed change or by owners within 200 feet of the exterior boundaries of such proposed map amendment, it may only be approved by a favorable 3/4 vote of the City Council

E. Approval Standards

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

b. The compatibility with the zoning of nearby property.

c. The compatibility with established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

f. The extent to which the proposed amendment creates nonconformities.

2. Approval Standards for Text Amendments

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

b. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

c. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

d. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.

e. The extent to which the proposed amendment creates nonconformities.

14.5 SPECIAL USE

A. Purpose

This Ordinance is based upon the division of the City into districts. Within each district the use of land and structures are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be permitted in a particular district or districts without individual consideration of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may file an application to use his/her land for one or more of the special uses authorized within the zoning district. A property owner may only propose a special use for property under his/her control.

C. Authority

The Zoning Board of Adjustment will take formal action on special use applications.

D. Procedure

An application for a special use must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Zoning Board of Adjustment.

1. Action by the Zoning Board of Adjustment

a. After receipt of a complete application, the Zoning Board of Adjustment will consider the special use at a public hearing. If, in the Zoning Board of Adjustment's judgment, the application does not contain sufficient information to enable proper review and consideration, the Zoning Board of Adjustment may request additional information from the applicant and the public hearing may be continued.

b. The Zoning Board of Adjustment will evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Zoning Board of Adjustment must make a decision of approval, approval with conditions, or denial of the special use within 30 days of the close of the public hearing, unless an extension is agreed to by the applicant.

2. Conditions on Special Uses

The Zoning Board of Adjustment may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary for the protection of the public health, safety, and welfare.

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

F. Modifications to Approved Special Uses

1. Administrative Modifications

The Zoning Administrator may approve the following administrative modifications to an approved special use when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved special use. Any changes considered a major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification.

a. A change of business name.

b. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, or structural safety.

c. Modifications that do not increase the building footprint, gross floor area, or height.

d. Changes in building design, including building materials that continue to meet the requirements of this Ordinance and any conditions of the approval.

e. Any additions or enlargements to a structure that are in conformance with this Ordinance where the floor area devoted to a special use is increased by less than 10%.

f. The modification of existing accessory structures or the addition of new accessory structures related to the special use when in conformance with the requirements of this Ordinance. This does not include the addition or modification of any outdoor service components of the special use.

h. The modification of existing signs or the addition of new signs related to the special use when in conformance with the requirements of this Ordinance.

2. Major Modifications
The Zoning Board of Adjustment may approve any other changes to an approved special use that do not qualify as an administrative modification. The Zoning Board of Adjustment will process the modification as a special use application to consider such major modifications.

G. Expiration
A special use approval expires if any one of the following conditions occurs and no request for an extension of the special use approval is pending.

1. When an approved special use is changed to another use.

2. For special uses tied to new construction or additions or enlargements to an existing structure, the special use approval expires within 180 days of the date of approval if a building permit has not been issued, unless an extension has been approved by the Zoning Board of Adjustment. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

3. For special uses within existing structures or on lots where no structure is planned, the special use approval expires within 180 days of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained.

14.6 HARDSHIP VARIANCE

A. Purpose
The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.

B. Initiation
A property owner in the City, or person expressly authorized in writing by the property owner, may file an application for a hardship variance. A property owner, or his/her designee, may only propose a hardship variance for property under his/her control.

C. Authority

1. The Zoning Board of Adjustment will take formal action on hardship variance applications. However, the Zoning Administrator is authorized to grant certain administrative exceptions, as described in Section 14.4.

2. Hardship variances to allow uses that are not allowed within a zoning district are prohibited.

D. Procedure
All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Zoning Board of Adjustment.

1. After receipt of a complete application, the Zoning Board of Adjustment will consider the proposed hardship variance at a public hearing. If, in the Zoning Board of Adjustment's judgment, the application does not contain sufficient information to enable proper review and consideration, the Zoning Board of Adjustment may request additional information from the applicant and the public hearing may be continued.

2. The Zoning Board of Adjustment must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section.

3. The Zoning Board of Adjustment must approve, approve with conditions, or deny the hardship variance within 30 days of the close of the public hearing, unless an extension is agreed to by the applicant.

4. The Zoning Board of Adjustment may impose conditions and restrictions upon the hardship variance as deemed necessary for the protection of the public health, safety, and welfare. The Zoning Board of Adjustment may grant a hardship variance that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the hardship variance application.

E. Approval Standards

The Zoning Board of Adjustment decision must make findings to support each of the following:

1. The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

4. The hardship variance, if granted, will not alter the essential character of the locality.

F. Expiration

An approved hardship variance will expire one year from the date of approval unless a building permit is obtained or construction has begun prior to the end of the one year period. The Zoning Board of Adjustment may grant an extension for a period of validity longer than one year as part of the original approval. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

14.7 ADMINISTRATIVE EXCEPTION

A. Purpose

The purpose of the administrative exception is to provide relief from carrying out a requirement of this Ordinance that may cause a minor practical difficulty.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may file an application for an administrative exception. A property owner, or his/her designee, may only propose an administrative exception for property under his/her control.

C. Authority

The Zoning Administrator is authorized to grant certain administrative exception, as defined below. Only those items listed below are eligible for an administrative exception; all other requests for relief are considered hardship variances (Section 14.3).

1. A modification to any dimensional standard in this Ordinance of no more than 10%.

2. Minor modifications to the design standards of this Ordinance, but may not waive them in entirety.

3. A reduction of required off-street parking spaces by no more than 10% of that required or two spaces, whichever is greater.

4. A reduction in required bicycle parking of no more than 30%.

5. Minor modifications to the required landscape or a reduction in required plant materials.

6. A modification that allows additional materials for sign construction that are not listed as permitted.

D. Procedure

1. All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will consider an application for an administrative exception. The Zoning Administer may decide that an application for an administrative exception, even if it meets the thresholds established in this section, is a hardship variance that must be decided by the Zoning Board of Adjustment. In such case, the Zoning Administrator will resubmit the application to the Zoning Board of Adjustment as a hardship variance. No additional fees are required.

2. The Zoning Administrator must review and evaluate the complete administrative exception application, pursuant to the standards of this section.

3. The Zoning Administrator must render a decision within 15 days of the date listed on the required notice as the date a decision can be rendered, and either approve, approve with conditions, or deny the application.

4. If the Zoning Administrator fails to act within 15 days of the date listed on the required notice, the administrative exception will be resubmitted to the Zoning Board of Adjustment as a hardship variance, in accordance with the requirements of Section 14.3. No additional fees are required.

5. If an objection is lodged against the administrative exception in writing, prior to the date indicated on the notice that the Zoning Administrator may render a decision, the application must be resubmitted as a hardship variance, in accordance with the requirements of Section 14.3. No additional fees are required.

6. The Zoning Administrator may impose conditions and restrictions upon the administrative exception as may be deemed necessary for the protection of the public health, safety, and welfare. The Zoning Administrator may grant an administrative exception that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the application.

E. Approval Standards

The decision of the Zoning Administrator must make findings to support each of the following conclusions:

1. The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

4. The administrative exception, if granted, will not alter the essential character of the locality.

F. Expiration

An approved administrative exception will expire one year from the date of approval unless a building permit is obtained. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

G. Appeal

The decision of the Zoning Administrator may be appealed to the Zoning Board of Adjustment within 30 days of the date of the decision.

14.8 PLANNED UNIT DEVELOPMENT

A. Purpose

Planned unit developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City. The underlying zoning district dimensional, design, and use regulations apply to a PUD unless specifically modified through the approval process. Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.

2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.

3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.

4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.

5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.

6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affective flooding, soil, drainage, and other natural ecologic conditions.

7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

B. Initiation

The entire property proposed for the planned unit development must be in single ownership or under unified control. All owners of the property must be included as joint applicants on all applications and all approvals will bind all owners.

C. Authorization

A planned unit development is authorized in all zoning districts.

D. Exceptions From District Regulations

1. A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zone Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.

2. Exceptions from district regulations may be granted for planned unit developments, if the exceptions:

a. Enhance the overall merit of the planned unit development.

b. Promote the objectives of both the City and the development.

c. Enhance the quality of the design of the structures and the site plan.

d. Will not cause excessive adverse impact.

e. Are compatible with adopted City land use policies.

f. Provide a public benefit to the City, as described below.

3. The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

a. Community amenities including plazas, malls, formal gardens, and pedestrian facilities.

b. Preservation of existing environmental features.

c. Preservation of historic features.

d. Open space and recreational amenities such as recreational open space, including accessory buildings, jogging trails and fitness courses, and playgrounds, dog parks, skate parks, and similar recreational features.

e. Reduction of impervious surface throughout the development below the threshold required by the district.

f. Adaptive reuse of existing buildings.

g. Provision of public car and/or bike share facilities

h. Affordable housing set-asides.

E. Procedure

The following procedures, requirements, restrictions, and conditions are required. The approval of a planned unit development includes a pre-application consultation, preliminary plan approval, and final plan approval.

1. Pre-Application Consultation

a. Prior to formal submittal of an application, a pre-application conference with the Zoning Administrator is required.

b. At a pre-application consultation, the applicant must provide:

i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.

ii. A summary of the public benefits and amenities and any anticipated exceptions to this Ordinance.

iii. A written statement containing a general explanation of the planned unit development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.

c. The purpose of such pre-application consultation is to make advice and assistance available to the applicant before preparation of the preliminary plan, so that the applicant may determine whether the proposed planned unit development is in compliance with this Ordinance and other applicable regulations, and whether the proposed planned unit development aligns with the adopted land use policies of the City.

d. The pre-application conference does not require formal application, fee, or filing of a planned unit development application. Any opinions or advice provided by the Zoning Administrator are in no way binding with respect to any official action that may be taken on the subsequent formal application. No decision will be made on the application.

2. Preliminary Plan

An application for a preliminary plan for a planned unit development must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Plan and Zoning Commission.

a. Action by the Plan and Zoning Commission

i. After receipt of a complete application, the Plan and Zoning Commission will consider the preliminary plan at a public hearing.

ii. Within 30 days of the close of the public hearing, the Plan and Zoning Commission must forward its recommendation to the City Council, unless an extension is agreed to by the applicant.

iii. The Plan and Zoning Commission must evaluate the preliminary plan based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Plan and Zoning Commission must recommend approval, approval with conditions, or denial of the preliminary plan.

b. Action by City Council

The City Council will review the preliminary plan upon receipt of the Plan and Zoning Commission recommendation, and must approve, approve with conditions, or deny the preliminary plan.

c. Conditions

The Plan and Zoning Commission may recommend and the City Council may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned unit development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be reflected in the final plan.

d. Approval Standards

The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met.

i. The proposed planned unit development meets the purpose of a planned unit development.

ii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.

iii. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.

iv. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.

v. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

e. Expiration

i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within one year after the date the City Council grants preliminary plan approval. As part of the approval of the preliminary plan, the City Council may extend this period of time including approval of a phasing plan where the validity period is longer than one year for the planned unit development.

ii. An extension of this one year period may also be granted by the City Council if the applicant requests an extension in writing prior to the expiration date of the approval. A public hearing for an extension of time of a preliminary plan is not required.

3. Final Plan

Following the approval of the preliminary plan, an application for a final plan for a planned unit development must be filed with the Zoning Administrator.

a. Action by Zoning Administrator

The Zoning Administrator will review the final plan upon receipt of the complete final plan application and take the following action:

i. If the final plan is in substantial compliance with the approved preliminary plan, the Zoning Administrator will recommend approval of the final plan to the Plan and Zoning Commission. The Zoning Administrator will certify to the Plan and Zoning Commission that the final plan is in substantial conformance with the previously filed preliminary plan.

ii. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator must inform the applicant as to specific areas found not to be in compliance, and the applicant must resubmit the final plan to the Zoning Administrator with changes to those areas found not to be in substantial compliance and the validity of the preliminary plan remains in effect. If the revised final plan remains noncompliant with the preliminary plan, the applicant may request that the Zoning Administrator render a decision to be forwarded to the Plan and Zoning Commission. In such case, the Zoning Administrator will recommend to the Plan and Zoning Commission that the final plan be denied and the plan and recommendation will be forwarded to the Plan and Zoning Commission.

b. Action by Plan and Zoning Commission

Upon receipt of the Zoning Administrator recommendation, the Plan and Zoning Commission must review the final plan. The Plan and Zoning Commission must approve or deny the final plan. If denied, the applicant may reapply by submitting a new final plan and the validity of the preliminary plan remains in effect. Alternatively, the applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.

c. Effect of Approval

After final plan approval, the final plan will constitute the development regulations applicable to the subject property. The planned unit development must be developed in accordance with the final plan, rather than the zoning district regulations otherwise applicable to the property. Violation of any condition is a violation of this Ordinance and constitutes grounds for revocation of all approvals granted for the planned unit development.

d. Expiration

i. The final plan approval expires if a building permit has not been issued within two years after the date of final plan approval. As part of the Plan and Zoning Commission approval of the final plan, the Plan and Zoning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than two years for the PUD.

ii. An extension of this two year validity period may be granted by the City Council prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

F. Modifications to Approved Final Plans

No adjustments may be made to the approved final plan, except upon application to the City in accordance with the following.

1. Administrative Modifications

The Zoning Administrator may approve the following administrative modifications to an approved final plan when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved final plan. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. The Zoning Administrator, at his/her sole discretion, may choose to classify a modification that meets the criteria of this section as a minor modification to be approved by the Plan and Zoning Commission. No notice is required for an administrative modification.

a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation, to be confirmed by the City Engineer.

b. Changes in building location of no more than ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

c. Changes in the location of walkways, vehicle circulation ways, and parking areas of up to ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

d. Changes to a structure that do not increase the building footprint, gross floor area, or height.

e. Changes in building design, including building materials, that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.

f. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.

g. Modifications to the approved landscape plan that do not result in a reduction of the total amount of plant material required and conform with all landscape requirements of this Ordinance.

h. Modification of existing signs or the addition of new signs when in conformance with sign regulations.

2. Minor Modifications

The Plan and Zoning Commission may approve the following minor modifications to an approved final plan when it is determined by the Plan and Zoning Commission that such changes are in general conformance with the approved final plan. Any changes considered a major modification, as defined in this section, cannot be approved as a minor modification. The Plan and Zoning Commission, at its sole discretion, may choose to classify a modification that meets the criteria of this section as a major modification to be approved by the City Council. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number.

a. An increase or decrease in building height of up to 10%.

b. An increase or decrease in building coverage up to 10%.

c. A change of in the location of walkways, vehicle circulation ways, and parking areas over ten and up to 20 feet.

d. An increase or decrease in the number of parking spaces of up to 20 parking spaces.

e. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Ordinance.

f. Altering any final grade by no more than 20% of the originally planned grade.

3. Major Modifications

a. The City Council may approve any other changes to an approved final plan that do not qualify as an administrative or minor modification. In addition, any of the following are considered major modifications:

i. Any request for an extension of time of the approved final plan.

ii. Changes to any conditions imposed as part of the approved final plan.

iii. Reductions or alterations in the approved public benefit and amenities to be provided.

iv. Any development action that does not comply with zoning district regulations.

b. All major modifications to the final plan must be approved by the City Council in a public hearing. The City Council may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned unit development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted City land use policies.

c. Upon review of the proposed major modifications, the City Council may determine that the proposed modifications constitute a new planned unit development and the final plan must be resubmitted as a preliminary plan and follow the procedures of approval in this Section. The applicant may submit the final plan as a new preliminary plan at the preliminary plan stage.

14.9 SITE PLAN REVIEW

A. Purpose

The site plan review process is intended to promote orderly development and redevelopment in the City, and to assure that such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with City's adopted land use policies, and promotes the public health, safety, and welfare of the City. This section provides standards by which to determine and control the physical layout and design to achieve compatibility of uses and structures, efficient use of land, minimization of traffic and safety hazards, and incorporation of stormwater management and sustainable design techniques.

B. Authority

The Zoning Administrator reviews and issues final approval of site plans. The Zoning Administrator may convene a technical review committee, comprised of City staff, as he/she deems appropriate.

C. Required Site Plan Review

1. Site plan review and approval is required for the following developments. Site plan review and approval is not required for planned unit developments.

a. New townhouse, multi-family, nonresidential, and mixed-use development, including construction of additional principal buildings on a developed site.

b. Additions to townhouse, multi-family, nonresidential, and mixed-use development that increase the gross floor area by 3,000 square feet or more.

c. Parking lots of 15 or more spaces.

d. Drive-through facilities.

2. The following are exempt from site plan review:

a. Planned unit developments (site plan review is conducted as part of the PUD process).

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator. The Zoning Administrator may convene a technical review group comprised of City staff to review the application.

2. The Zoning Administrator must begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator Development must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the site plan.

3. Site plan approvals are applicable as follows:

a. When no other approvals are required, the site plan approval must occur before a building permit is issued. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must be revised to include those conditions.

b. When a special use approval is required, the site plan must be approved by Zoning Administrator prior to the hearing on the special use approval. The approved site plan would be forwarded with the application and the staff recommendation on the approval. The approving body would be allowed to impose additional conditions on the site plan. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions.

c. When a variance or administrative exception is required, the variance or administrative exception must be approved prior to final approval of the site plan. Once the variance or administrative exception is approved, the site plan may be submitted for review and approval. If the approving body imposed additional conditions as part of the variance or administrative exception approval, the site plan must include such conditions. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions and any conditions of the variance or administrative exception.

E. Approval Standards

The following will be evaluated in the review of site plans:

1. Conformity with the regulations of this Ordinance and other applicable regulations of the Municipal Code, and the Comprehensive Plan and adopted land use policies.

2. The location, arrangement, size, design, and general site compatibility of all structures, lighting, and signs to ensure:

a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities, and infrastructure.

b. Compatibility with and mitigation of any potential impact upon adjacent property.

c. Lighting designed and installed to minimize adverse impact on adjacent properties.

d. Signs in conformance with the Ordinance.

3. Landscape and the arrangement of open space or natural features on the site should:

a. Create a desirable and functional open space environment for all site users.

b. Preserve unique natural resources, including measures to preserve and protect existing healthy plantings.

c. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.

d. Utilize native and naturalized plant materials suitable to withstand the climatic conditions of the City and microclimate of the site.

e. Use of screening to minimize the impact of the development on adjacent uses and mitigate impacts between incompatible uses, creating a logical transition to adjoining lots and developments.

4. Circulation systems and off-street parking designed to:

a. Provide adequate and safe access to the site for motor vehicles as well as other modes of transportation, including pedestrians and bicyclists.

b. Minimize potentially dangerous traffic movements.

c. Minimize curb cuts, including the use of cross-access easements and shared parking.

d. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces, and structures that is safe, visible, and identifiable.

F. Modifications to Approved Site Plans

1. An application for a modification to an approved site plan must be submitted to the Zoning Administrator. Modification applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the approved site plan.

2. The Zoning Administrator may approve the following minor modifications to approved site plans. Only those elements of the site plan being modified need to be submitted for review.

a. Minor changes required during construction, as related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation.

b. Exterior renovations to a building facade when in conformance with the requirements of this Ordinance.

c. The modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.

d. The construction of additional bicycle or parking spaces.

e. The addition of any open space.

f. A reduction in the amount of bicycle or parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Ordinance.

g. Modifications to the approved landscape plan that does not result in a reduction of the total amount of plant material required and remains in conformance with all landscape requirements.

h. The modification of existing signs or the addition of new signs when in conformance with the requirements of the Ordinance.

3. Any modification not considered a minor modification requires resubmittal of a full site plan.

G. Expiration

The site plan approval expires if a building permit has not been issued or construction has not begin within one year after the date of site plan approval. An extension of this one year validity period may be granted by the Zoning Administrator prior to the expiration date of the approval, if the applicant requests an extension in writing prior to the expiration date of the approval.

14.10 DESIGN REVIEW

A. Purpose

The purpose of design review is to ensure that the buildings, improvements, signs, landscape design, and siting complies with the adopted performance standards and design guidelines, including City of Davenport's adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan.

B. Initiation

Any person with an interest in the property may file and application for design approval.

C. Authority

The Design Review Board issues final design approval. Design review approval is required prior to site plan review approval. If site plan is not required, design review approval is required prior to issuance of a building permit.

D. Required Design Review Board Approval

1. Design Review Board Approval is required in the C-D, C-V, and C-E Districts for the following:

a. New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.

b. Installation of any sign or action related to a sign.

c. New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.

d Streetscape elements within the right-of-way.

e. Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval. Alternately, the City Fire Marshal and/or the Chief Building Official may order the partial or complete demolition of a structure because it possesses an immediate, definite and serious threat to the life, health and safety of the general public. In such cases, the Design Review Board review is limited to reviewing the design, construction, and/or condition of any shared party wall made visible by the demolition.

2. The following are exempt from Design Review Board approval:

a. Properties listed on the Davenport Register of Historic Places, which are subject to the review authority of the Historic Preservation Commission.

b. The Zoning Administrator is authorized to approve design proposals as determined by the Design Review Board.

E. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Design Review Board.

1. **Action by the Design Review Board**

   a. After receipt of a complete application, the Design Review Board will consider the application at a public meeting. If, in the Design Review Board's judgment, the application does not contain sufficient information to enable proper review and consideration or achieve consistency with Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan, as applicable, the Design Review Board may request additional information from the applicant or an alteration and the public meeting may be continued. The Design Review Board may continue any application a maximum of three regularly schedule consecutive meetings unless the applicant request additional continuances.

   b. The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

F. Approval Standards for Design Review
Application will be reviewed for consistency with the adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan, as applicable.

G. Expiration
An approved design review will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.

14.11 SIGN PERMIT

A. Purpose
No sign, unless specifically identified as exempt by this Ordinance, may be erected, constructed, altered, or relocated without first obtaining approval of a sign permit in accordance with the following. A sign permit is intended to ensure that all signs are installed in compliance with this Ordinance.

B. Authority
Davenport Public Works issues sign permits.

C. Application
A complete application for a sign permit is required and accompanied by all required submittals, unless waived by Davenport Public Works. When a sign permit applicant proposes to install a sign on property not owned by the applicant, written permission from the property owner or his/her authorized agent must be submitted as part of the sign permit application.

D. Process
Upon the filing of a complete application for a sign permit, Davenport Public Works will examine the plans and specifications for the proposed sign and will issue a sign permit if the plans comply with the requirements of this Ordinance and other applicable City codes and ordinances.

E. Fees
All fees must be paid to receive a permit. No permit will be issued without full payment of required fees.

F. Expiration
If the work authorized under a sign permit is not completed within 180 days of issuance of the permit, unless Davenport Public Works has allowed a longer time period of validity at the issuance of the sign permit, the sign permit expires and becomes null and void.

14.12 ZONING INTERPRETATION

A. Purpose
The interpretation authority is intended to recognize that the provisions of this Ordinance, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, this zoning interpretation authority is not intended to add or change the essential content of the Ordinance.

B. Initiation
The City Council, the Plan and Zoning Commission, Zoning Board of Adjustment, or a property owner in the City, or person expressly authorized in writing by the property owner, may request a zoning interpretation. All interpretation requests must be for the purpose of furthering some actual development.

C. Authority
The Zoning Administrator will review and make final decisions on written requests for zoning interpretations.

D. Procedure
All applications for interpretations must be filed with the Zoning Administrator. The Zoning Administrator must review a written request for an interpretation and render the interpretation in writing within a reasonable time. The Zoning Administrator may request additional information prior to rendering an interpretation.

14.13 ZONING APPEALS

A. Purpose
The zoning appeals process is intended to provide appropriate checks and balances on the administrative authority of the Zoning Administrator

B. Initiation
A property owner in the City, or person expressly authorized in writing by the property owner, that is directly affected by a determination of the Zoning Administrator may file an appeal of the Zoning Administrator's decision on an administrative exception, zoning interpretation, temporary use permit, or other administrative decision related to this Zoning Ordinance.

C. Authority
The Zoning Board of Adjustment will take formal action on zoning appeal applications.

D. Procedure
All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Zoning Board of Adjustment.

1. After receipt of a complete application, the Zoning Board of Adjustment will consider the proposed zoning appeal at a public hearing. If, in the Zoning Board of Adjustment's judgment, the application does not contain sufficient information to properly review and consider the application, the Zoning Board of Adjustment may request additional information from the applicant and the public hearing may be continued.

2. Within 30 days of the close of the public hearing, the Zoning Board of Adjustment must either confirm or overturn the Zoning Administrator's decision.

E. Limitations on Zoning Appeals
A decision of the Zoning Administrator may only be appealed if an application is filed within 30 days of the date of notice of the Zoning Administrator's decision.

14.14 HEALTH SERVICES AND CONGREGATE LIVING PERMIT

A. Purpose
Certain uses related to health services and congregate living require a health services and congregate living permit to ensure that such facilities have address issues of public safety for both the populations served and those in the surrounding area. A health services and congregate living permit is only required when the use identified in Table 8-1 requires such a permit.

B. Initiation

A property owner in the City, or person expressly authorized in writing by the property owner, may initiate a health services and congregate living permit application.

C. Authority

The Zoning Administrator will review and make final decisions on health services and congregate living permit applications.

D. Procedure

1. All applications for health services and congregate living permit must be filed with the Zoning Administrator. The Zoning Administrator must render a decision on the health services and congregate living permit within 30 days of the date the application is deemed complete. The Zoning Administrator must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

2. If the use is also a special use, per Table 8-1, approval of a health services and congregate living permit does not constitute a special use approval. The Zoning Administrator will forward the health services and congregate living permit's approval or denial to the Zoning Board of Adjustment for final decision.

E. Submittal Requirements

Application for a health services and congregate living permit requires the following:

1. Description of principal and accessory uses on-site.

2. Description of the target clientele population to be served.

3. The size of the facility (maximum number of beds or persons permitted to be served by the facility).

4. Name and phone number of person acting as 24-hour contact.

5. Designation of a manager who will serve as a point of contact for the public and the City.

6. A management plan detailing operation of the use, number and professional qualifications of staff, management of volunteers, and policy for client conduct and violent clients.

7. A neighborhood communication policy. This is not required for a domestic violence shelter or a children's home.

8. A security plan to ensure safety for staff and clients.

9. Evidence that all required governmental licenses to operate lawfully have been obtained.

10. Evidence that the licensee has a clean criminal background check, to be verified annually by the Davenport Police Department. Licensee must pay the cost of providing the criminal background check.

11. The manager contact information must be printed legibly and posted in such a way as to be conspicuous and readable from the exterior of each building to a person at the front entrance of a building. The posting must contain the address of the property, the name of the manager of the property, and the phone number of the manager. This is not required for a domestic violence shelter.

CHAPTER 15. NONCONFORMITIES

15.1 GENERAL APPLICABILITY
15.2 NONCONFORMING USE
15.3 NONCONFORMING STRUCTURE
15.4 NONCONFORMING LOT OF RECORD
15.5 NONCONFORMING SITE ELEMENTS
15.6 NONCONFORMING SIGNS

15.1 GENERAL APPLICABILITY

A. Authority to Continue

Any use, structure, lot, or site element that legally existed as a nonconformity as of the effective date of this Ordinance, and any use, structure, lot, or site element that has been made nonconforming as of the effective date of this Ordinance, and any subsequent amendments, may continue subject to the provisions of this Chapter so long as it remains otherwise legal. A use, structure, lot, or site element that is illegal as of the effective date of this Ordinance, remains illegal.

B. Burden on Property Owner

The burden of establishing the legality of a nonconformity under the provisions of this Ordinance is the responsibility of the property owner of the nonconforming use, structure, lot, or site element, or the operator of the use.

C. Safety Regulations

All police power regulations enacted to promote public health, safety, and welfare including, but not limited to, all building, fire and health codes apply to nonconformities.

15.2 NONCONFORMING USE

A. Definition

A nonconforming use is the use of a structure or land that at one time was an allowed use within a zoning district, but because of subsequent amendments to the Ordinance is no longer allowed.

B. Expansion

A nonconforming use of a structure or land cannot be expanded, extended, enlarged, or increased in intensity. Such prohibited activity includes additions or enlargements of any structure devoted entirely to a nonconforming use, and any expansion, extension, or relocation of a nonconforming use to any other structure, any portion of the floor area, or any land area currently not occupied by such nonconforming use.

C. Relocation

A nonconforming use of a structure or land cannot be relocated, in whole or in part, to any other structure or location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

D. Change of Use

A nonconforming use can only be changed to a use allowed within the zoning district where it is located. When a nonconforming use has been changed, in whole or in part, to an allowed use, the whole or part that conforms cannot be changed back to a use that is not allowed in the district. A change of use occurs when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of this Ordinance is deemed an abandonment of the previously existing nonconforming use.

E. Discontinuation or Abandonment

If a nonconforming use is discontinued or abandoned for a continuous period of one year, the nonconforming use is terminated. Any subsequent use or occupancy of such land or structure must comply with all regulations of the zoning district in which the structure or land is located. A period of discontinuance caused by acts of god are not included in calculating the length of discontinuance or abandonment for this section. When a nonconforming use is offered for sale, such sale period of up to one additional year is not included in calculating the length of discontinuance or abandonment for this section; however, all equipment, building design, and similar use infrastructure must be maintained in working condition during the sale period.

F. Damage or Destruction

1. In the event that any structure that is devoted in whole or in part to a nonconforming use is structurally damaged or destroyed through no fault of the property owner or tenant, the nonconforming use may be re-established provided that no new nonconformities are created and the degree of the previous nonconformity is not increased.

2. If the structure containing the nonconforming use is a nonconforming structure, the structure may only be rebuilt, restored, repaired, or reconstructed in accordance with Section 15.3.

3. However, if a building permit is not obtained within one year of the date of damage or destruction, then the nonconforming use may not be reestablished unless it conforms to all regulations of the zoning district in which it is located, including use. This time period to obtain a building permit may be extended based on evidence showing good reason for the delay.

15.3 NONCONFORMING STRUCTURE

A. Definition

A nonconforming structure is a principal or accessory structure that at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Ordinance no longer conforms to applicable dimensional regulations.

B. Maintenance

Normal maintenance and repair may be performed on any nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the previously existing nonconformity.

C. Structural Alterations

Structural alterations are permitted only in the following situations:

1. When the alteration is required by law or is necessary to restore the structure to a safe condition upon the order of any official charged with protecting public safety.

2. When the alteration will eliminate the nonconformity.

3. When the alteration will not create any new nonconformity or increase the degree of any existing nonconformity. For example, if a structure is nonconforming in terms of the required front setback (i.e., does not meet the required minimum), the structure may add a rear addition if it meets all other dimensional regulations of the district.

D. Relocation

A nonconforming structure cannot be relocated, in whole or in part, to any other location on the same lot unless such relocation would make the structure conforming. A nonconforming structure may be relocated to another lot if the structure conforms to all regulations of the zoning district where it is relocated.

E. Damage or Destruction

1. Nonresidential, Townhouse and Multi-Family Nonconforming Structures

Nonresidential, townhouse, and multi-family nonconforming structures are subject to the following:

a. In the event that any nonresidential nonconforming structure is damaged or destroyed by an act of god to the extent of 50% or more of its replacement value at the time, then the structure may not be restored or rebuilt unless the structure, including foundation, conforms to all regulations of the zoning district in which it is located.

b. When a nonresidential nonconforming structure is damaged or destroyed by an act of god to the extent of less than 50% of the replacement value at the time, it may be repaired and reconstructed provided that no new nonconformities are created and that the existing degree of the nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction. In the event that the building permit is not obtained within one year, then the structure cannot be restored unless it conforms to all regulations of the district in which it is located. This

time period to obtain a building permit may be extended based on evidence showing good reason for the delay.

c. The replacement value of the structure is based on: 1) assessed value or an appraisal within the last two years or, if that is not available; 2) the amount for which the structure was insured prior to the date of the damage or destruction; or, 3) an alternative method determined acceptable by the City.

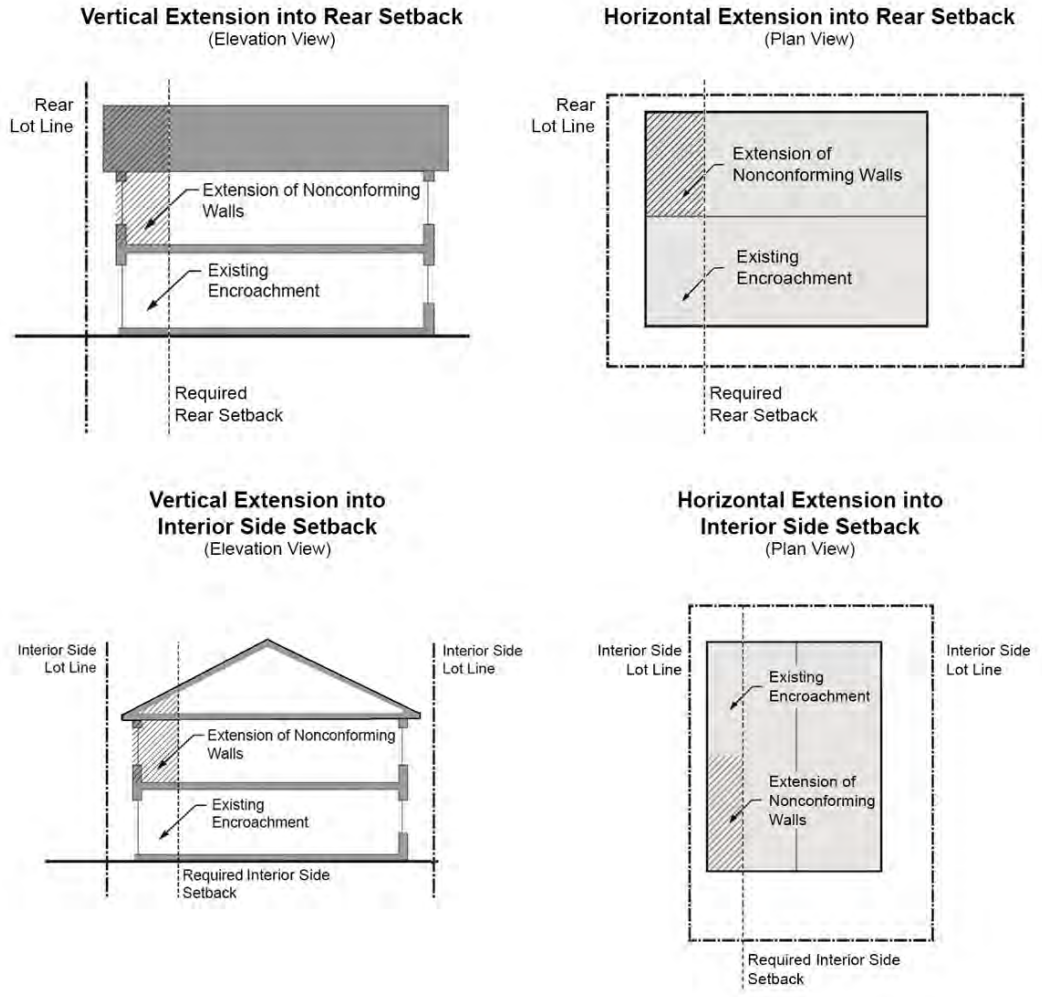
2. Nonconforming Single-Family and Two-Family Structures

If a nonconforming single-family or two-family structure is destroyed or damaged, regardless of the percent of damage, it may be rebuilt to its original condition before such casualty or loss. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction. In the event that the building permit is not obtained within one year, then the structure cannot be restored unless it conforms to all regulations of the district in which it is located. This provision also applies to any nonconforming single-family and two-family dwelling use in a nonresidential district. This time period to obtain a building permit may be extended based on evidence showing good reason for the delay.

F. Extension of Walls for Nonconforming Single-Family and Two-family Dwellings

Where a single-family or two-family dwelling is deemed nonconforming because of encroachment into a required rear or interior side setback, the structure may be enlarged or extended horizontally or vertically along the same plane as the existing perimeter walls, so long as the resulting structure does not violate any other district regulation.

EXTENSION OF NONCONFORMING WALLS



15.4 NONCONFORMING LOT OF RECORD

A. Definition
A nonconforming lot of record is a lot of record that at one time conformed to the lot dimension requirements of the zoning district in which it is located, but because of subsequent amendments to the Ordinance no longer conforms to the applicable lot dimensions.

B. Use
A nonconforming lot of record may be used for a permitted or special use allowed within the zoning district.

C. Development
Development of a nonconforming lot of record must meet all applicable dimensional regulations of the district in which it is located with the exception of that lot dimension requirement that renders it nonconforming.

D. Lot Division
No division of a nonconforming lot is permitted that creates a nonconforming lot and/or renders a lot or lots remaining nonconforming.

E. Common Ownership Limitation
If two or more lots with contiguous street frontage are held in common ownership that have historically been used as a single development site, and one or more of the lots does not meet the requirements for lot width or lot area as established by this Ordinance, the land is considered to be a single zoning lot for the purposes of this Ordinance. No portion of the lots may be used, transferred, or conveyed if it does not meet the lot width and lot area requirements of this Ordinance. No division of the lot may be made which leaves the remaining lot or lots with lot width or lot area below the minimum requirements of this Ordinance without approval of a variation. No building permit may be issued for the use of any lot or portion of a lot transferred or conveyed in violation of this section.

F. Building Permits
No building permit will be issued for the use of any lot or portion of a lot, transferred or conveyed in violation of this Chapter.

15.5 NONCONFORMING SITE ELEMENTS

A. Definition
A nonconforming site element is a site development element, such as landscape or lighting, that at one time conformed to the requirements of this Ordinance, but because of subsequent amendments, has been made nonconforming.

B. Maintenance
Normal maintenance and incidental repair to a nonconforming site element may be performed. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the previously existing nonconformity.

C. Required Conformance

1. General
All nonconforming site elements must be brought into conformance when the following occurs:

a. A new principal building is constructed on a site. This includes construction of a second principal building on the site.

b. An existing principal building is increased in building footprint square footage by 25% or more.

2. Nonconforming Parking Lot Landscape
When a parking lot of 15 or more spaces does not conform to required parking lot landscape requirements, it must be brought into conformance when such parking lot is fully reconstructed or expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion).

a. Resealing or re-striping of an existing parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other paving material, is not considered reconstruction.

b. If such action would result in creating a parking area that no longer conforms to the parking regulations of this Ordinance, such existing parking lot is not required to install all or a portion of the required landscape. The applicant is required to show that landscape cannot be accommodated on the site.

c. If only certain requirements are able to be accommodated on the site, those elements are required. The Zoning Administrator will make the determination that all or a portion of required landscape does not have to be installed.

3. Nonconforming Exterior Lighting

For exterior lighting, when 25% or more of exterior lighting fixtures are replaced, all exterior lighting on the site must be brought into conformance. This is calculated as installation of new lighting posts and/or non-post mounted lighting fixtures based on the total lighting installed by the type of mounting. For example, if over 25% of the wall-mounted fixtures are to be replaced, all wall-mounted fixtures must be brought into conformance while nonconforming freestanding fixtures may remain.

15.6 NONCONFORMING SIGNS

A. A nonconforming permanent sign and sign structure may remain in use so long as it remains otherwise lawful and has not been damaged or destroyed to the extent of less than 50% of its value prior to the damage. A nonconforming permanent sign and sign structure that is damaged or destroyed to the extent of 50% or more of its value prior to the damage, or if it the sign and/or sign structure has been removed, cannot be restored or repaired unless it conforms to all applicable regulations for the district. Sign owners must supply the Zoning Administrator with a repair cost estimate of the damaged sign and an estimate of the cost of a new identical sign.

B. All temporary nonconforming signs must be removed or brought into conformance within 30 days of the effective date of this Ordinance.

C. The sign face of an existing nonconforming permanent sign may be replaced, but the structure cannot be altered to accommodate such change. A change of a sign face requires a sign permit.

D. No nonconforming sign and sign structure may be relocated, in whole or in part, to any other location on the same or other lot, unless the entire sign and sign structure conforms to all regulations applicable to the lot where the sign is relocated.

E. No nonconforming sign can be altered or enlarged in a way that increases the nonconformity of the sign or sign structure. This does not include normal maintenance and cleaning, or changing of the sign face.

F. An existing electronic message sign that does not conform to the require illumination standards of Section 12.6.C must come into conformance with such standards within 30 days of the effective date of this Ordinance.

CHAPTER 16. ENFORCEMENT

16.1 ENFORCEMENT OFFICIAL
16.2 APPLICATION OF PENALTIES
16.3 FINES

16.1 ENFORCEMENT OFFICIAL

This Ordinance is enforced by the Neighborhood Services Director of Davenport Public Works. The Neighborhood Services Director may secure the assistance of the City Attorney to seek an injunction, abatement, or other appropriate actions to enjoin, abate, or stop any violation of this Ordinance. At times, the aid of the Police Department may be sought to enforce this Ordinance. The property owner charged with the violation may be held responsible for any legal expenses incurred by the City.

16.2 APPLICATION OF PENALTIES

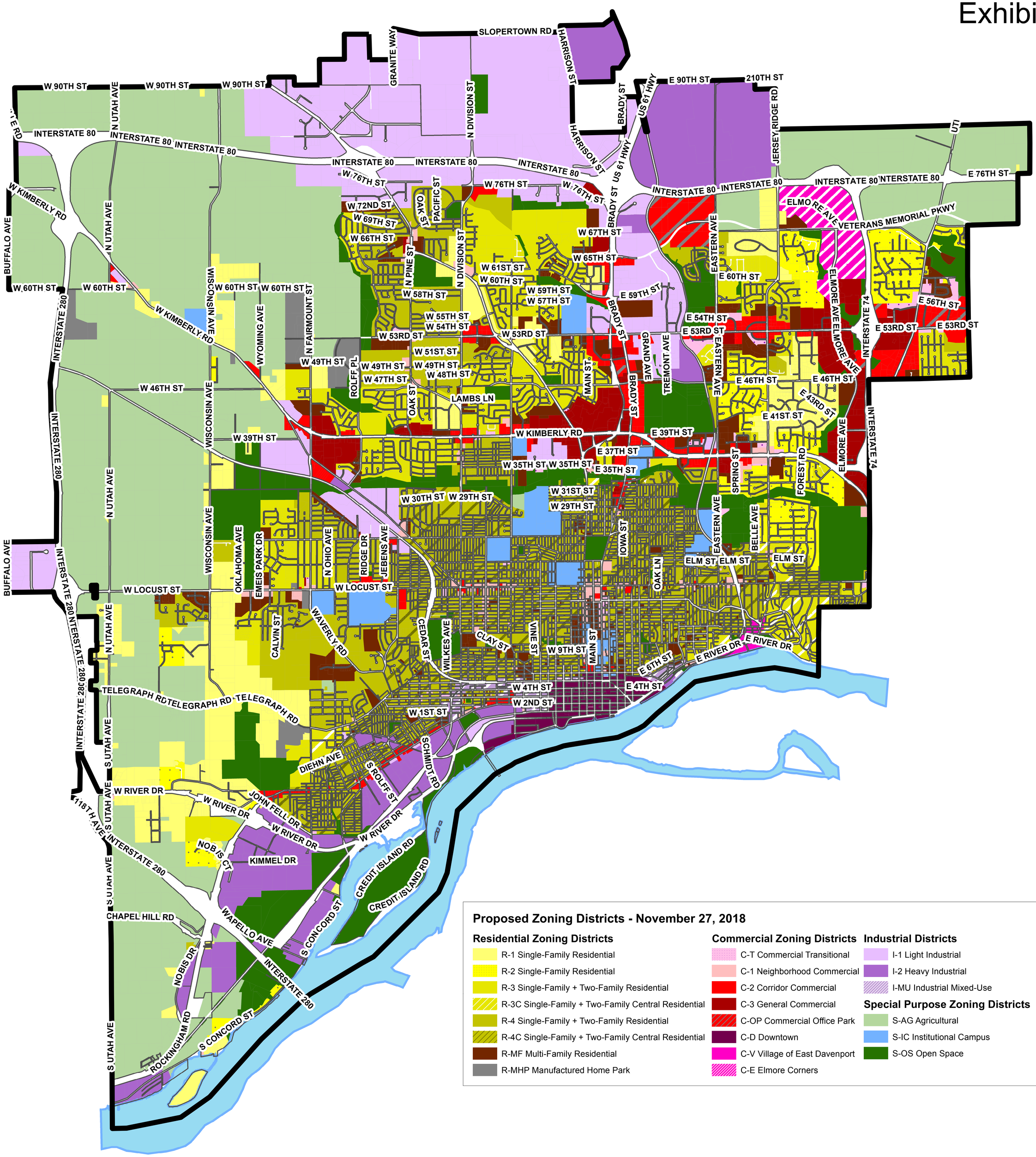
Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance, upon conviction, will be fined for each offence. Each day that a violation continues constitutes a separate offense for the purposes of the penalties and remedies available to the City. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, ceases upon correction of the violation.

16.3 FINES

Each violation, and each day that such violation continues, is subject to a fine as established in the Municipal Code.

Section 2: That a new zoning map, attached to this Ordinance as Exhibit “A”, is hereby adopted; and

Exhibit A



Proposed Zoning Districts - November 27, 2018

Residential Zoning Districts

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Single-Family + Two-Family Residential
- R-3C Single-Family + Two-Family Central Residential
- R-4 Single-Family + Two-Family Residential
- R-4C Single-Family + Two-Family Central Residential
- R-MF Multi-Family Residential
- R-MHP Manufactured Home Park

Commercial Zoning Districts

- C-T Commercial Transitional
- C-1 Neighborhood Commercial
- C-2 Corridor Commercial
- C-3 General Commercial
- C-OP Commercial Office Park
- C-D Downtown
- C-V Village of East Davenport
- C-E Elmore Corners

Industrial Districts

- I-1 Light Industrial
- I-2 Heavy Industrial
- I-MU Industrial Mixed-Use

Special Purpose Zoning Districts

- S-AG Agricultural
- S-IC Institutional Campus
- S-OS Open Space

Section 3: That the following sections of Title 2 of the Davenport Municipal Code, entitled, “Administration and Personnel” are hereby amended to read as follows:

2.63 Design Review Board

2.63.010 Creation
The design review board of the city of Davenport is hereby established. The word "board", when used in this chapter, means the design review board.

2.63.020 Eligibility
All members of the board shall be legal residents of the city of Davenport or own a property within the C-D Downtown Zoning District, C-V Village of East Davenport Zoning District or C-E Elmore Corners Zoning District.

2.63.030 Composition
The board shall consist of eleven members. Members shall demonstrate positive experience or interest in urban planning, urban design and city development. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.63.040 Compensation
Members shall serve without compensation.

2.63.050 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.63.060 Terms
Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the board, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.63.070 Forfeiture of Appointment
A member shall forfeit his or her appointment to the board if he or she changes their legal residence to outside the city's corporate limits, no longer owns a property within the C-D Downtown Zoning District, C-V Village of East Davenport Zoning District or C-E Elmore Corners Zoning District or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.63.080 Meetings

Meetings shall be held at regularly scheduled times and location as determined by the board. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the board. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the board. All meetings shall be in accordance with Iowa Open Meetings Law, *Iowa Code*, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the board. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.63.090 Quorum

The presence of a majority of the official members of the board shall constitute a quorum to legally transact board business.

2.63.100 Powers and duties

The board shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The board shall hold public meetings and make final decisions on design approvals, demolitions within the C-D Downtown Zoning District and C-V Village of East Davenport Zoning District and to make recommendations on applications for encroachments into and over the public right-of-way.

The board shall adopt its own rules of procedure not in conflict with this Chapter or with the *Iowa Code.*

2.63.110 City officers and employees to assist

It shall be the duty of all City officers and employees of the City to provide assistance to the board and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the board, upon its request, records, documents, other information which the board may need for its consideration in connection with its duties.

Chapter 2.64 Plan and Zoning Commission

2.64.010 Creation

The plan and zoning commission of the city of Davenport is hereby established. The word "commission", when used in this chapter, means the plan and zoning commission.

2.64.020 Eligibility
All members of the commission shall be legal residents of the City of Davenport.

2.64.030 Composition
The commission shall consist of eleven members. Members shall exhibit strong, positive experience or interest in urban planning, urban design and city development. Members shall include, but are not limited to, architects, urban designers, urban planners or landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.64.040 Compensation
Members shall serve without compensation.

2.64.050 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.64.060 Terms
Members shall serve terms of five years, provided however that all members shall hold their position until successors are appointed and approved. Appointments shall be staggered such that no more than five members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.64.070 Forfeiture of Appointment
A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the city's corporate limits or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.64.080 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, *Iowa Code*, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.64.090 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.64.100 Powers and duties
The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The commission shall hold public hearings, when required by law, and provide a final report with its recommendation to the City Council on zoning text and map amendments, planned unit developments, preliminary and final subdivision plats, public right-of-way and public easement vacation (abandonment) and comprehensive plan text and map amendments.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the *Iowa Code.*

2.64.110 City officers and employees to assist
It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Chapter 2.65 Historic Preservation Commission

2.65.01 Creation
The historic preservation commission of the city of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.02 Eligibility
All members of the commission shall be legal residents of the city of Davenport or own a property within the city of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.03 Composition
The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.04 Compensation
Members shall serve without compensation.

2.65.05 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.65.05 Terms
Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.06 Forfeiture of Appointment
A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the city's corporate limits, no longer owns a property within the city of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.65.07 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, *Iowa Code*, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.65.08 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.090 Powers and duties
The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and

such other powers and duties as may from time to time be conferred by or imposed upon it by law.

The historic preservation commission shall have the following powers and duties:

A. To adopt its own administrative and procedural guidelines; and
B. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for local designation. The commission may initiate the nomination process and shall respond to a petition by the owner(s) of record for local landmark or historic district designation and placement onto the local register; and
C. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for the National Register of Historic Places. The commission may initiate the nomination process, and review and comment on a petition for nomination from any person, group or association for the National Register of Historic Places. This subsection is not to be interpreted as meaning that all structures, sites, objects and districts identified as eligi-ble for the National Register of Historic Places shall be automatically approved by the city council and accepted onto the local register; and
D. To recommend to the city council for consideration and adoption, ordinances designating architecturally and historically significant structures and areas as local landmarks and historic districts; and
E. To maintain records of all studies and in-ventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic districts by the city council. This latter list will be known as the Davenport Register of Historic Properties; and
F. To hold public meetings to consider any action officially before the commission; and
G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and
H. To call upon city staff and/or outside experts for technical advice; and
I. To promote and conduct public education and interpretive programs on local history, including the city's inventory of architecturally and historically significant structures and districts; and
J. To periodically review and make recommendations to the city council proposed revisions to the Historic Preservation chapter of the city's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and
K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use or applications for zoning variances; and

L. To develop and recommend to the city council for adoption, individual design guidelines for designated landmarks and historic districts in addition to the guidelines contained in the historic preservation ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and

M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and

N. To make recommendations to the city council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the *Iowa Code.*

2.65.100 City officers and employees to assist

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

2.66 Zoning Board of Adjustment

2.66.01 Creation

The Zoning Board of Adjustment of the city of Davenport is hereby established. The word "board", when used in this chapter, means the zoning board of adjustment.

2.66.020 Eligibility

All members of the board shall be legal residents of the city of Davenport.

2.66.030 Composition

The board shall consist of five members. All members shall exhibit strong, positive experience or interest in urban planning, urban design and city development.

2.66.030 Compensation

Members shall serve without compensation.

2.66.040 Method of Appointment

Members shall be appointed by the mayor, with the approval of the city council.

2.66.050 Terms
Members shall serve terms of five years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than one member is appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the board, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.66.060 Forfeiture of Appointment
A member shall forfeit his or her appointment to the board if he or she changes their legal residence to outside the city's corporate limits or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.66.070 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the board. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, *Iowa Code*, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.66.080 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.66.090 Powers and duties
The board shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The board shall hold public hearings and make final decisions on special use, hardship variance and zoning appeal applications.

The board shall adopt its own rules of procedure not in conflict with this Chapter or with the *Iowa Code.*

2.66.100 City officers and employees to assist

It shall be the duty of all City officers and employees of the City to provide assistance to the board and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the board, upon its request, records, documents, other information which the board may need for its consideration in connection with its duties.

Section 4: That Title 14 of the Davenport Municipal Code, entitled, “Reserved”, is hereby renamed, “Historic Preservation” and moving said provisions from Title 17 to Title 14 to read as follows:

14 Historic Preservation

14.010 Short title.

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.020 Purpose

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the city of Davenport by:

A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the city's cultural, social, economic, political and architectural heritage; and
B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the city's historic structures, sites, objects and districts; and
C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and
D. Preserving and enhancing the city's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the city's economy; and lastly,
E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the city's neighborhoods and to prevent future urban blight.

14.030 Definitions.

A. "Alteration" means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.

B. "Appurtenant fixture" means something that belongs to or is attached to something else, either physically or legally.

C. "Architectural feature" means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials, windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

D. "Architectural significance" means a structure possessing any of the following characteristics is said to have architectural significance:

1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or
2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or
3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or
4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or
5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

E. "Building" means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.

F. "Certificate of appropriateness" means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.

G. "Certificate of economic hardship" means a certificate issued by the historic preservation commission, or by the city council upon appeal, based on financial

and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.

H. "Certificate of public hazard" means a certificate issued by the historic preservation com-mission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.

I. "Compatible" means to coexist with harmony and consistency.

J. "Construction" means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.

K. "Demolition" means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.

L. "Design criteria" means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.

M. "Designated" means the status officially assigned to a structure or district by the city council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.

N. "Designated property" means the short term for a designated landmark, a designated district or a structure located within a designated district.

O. "District" means an area of historical significance designated by ordinance of the city council, as provided in Chapter 303.34 of the Iowa State Code.

P. "Exterior architectural appearance" means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.

Q. "Historical significance" means structures or districts which possess any of the following traits are said to have historical significance:

1. Are significant in American history, architecture, archaeology and culture; and/or
2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or
3. Are associated with events that have been a significant contribution to the broad patterns of our history; or
4. Are associated with the lives of persons significant in our past; or
5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and
6. Have yielded, or may be likely to yield, in-formation important in prehistory and history.

R. "Improvement" means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.

S. "Improvement parcel" means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.

T. "Infill development" means new construc-tion and/or other physical improvement of vacant land within a designated historic district.

U. "Integrity" taken as a whole, means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.

V. "Local landmark" means a structure or district identified by the historic preservation commission and designated by the city council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".

W. "Local register" means the short term for the Davenport Register of Historic Properties.

X. "Nominated property" means a structure and/or district that is officially before the historic preservation commission and the city council for review of eligibility for designation.

Y. "Nuisance" means a building or structure found to be in substantial violation of city building, fire and/or housing codes.

Z. "Owner(s) of record" means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.

AA. "Rehabilitation" means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.

BB. "Relocation" means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.

CC. "Repair" means any maintenance of a structure that does not require a building permit.

DD. "Replacement-in-kind" means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appear-ance.

EE. "Restoration" means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.

FF. "Scale" in a structure, is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and land-scape features.

GG. "Structure" means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gaze-bos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

14.040 Commission designation process.

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for des-ignation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the informa-tion needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems neces-sary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or
2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and

the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real prop-erty within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide suf-ficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed his-toric district, when owners of more than thirty-three and one-third percent of the proposed dis-trict's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial de-nial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the pro-posed district; and
2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
3. An inventory of the significant exterior architectural features and property improve-ments that should be protected from inappropriate alterations; and
4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, park-ing regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immedi-ate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial viola-tion of the city's building, fire and/or housing codes before the date this chapter is adopted.

14.050 Designation by city council.

A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 14.040G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the city council's determination. The notification letter shall be postmarked no later than fifteen business days after the date of the city council's ruling on said designation.

If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same pro-cedure utilized for the original designation.

14.060 Certificate of appropriateness review process.

A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application pro-cess. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appear-ance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the city.

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the com-mission meeting at which the application will be considered.

The commission secretary shall also post the commission's agenda on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full considera-tion the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.040C.
   1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
   2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and

3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within sixty calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved.

If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the city council pursuant to Section 14.040I.

F. Notification of determination. The commission secretary shall notify the owner(s) of record within fifteen business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building

or sign permit not be issued for said work unless an appeal to the city council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the city clerk's office within thirty calendar days, the commission's determination shall be the final action by the city.

H. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner at the time of filing a written appeal to said determination with the city clerk.

I. Appeal criteria. The city council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:
   1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
   2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The city council shall, by simple majority of the members pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 14.040I.

14.070 Commission's demolition review process.

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the city may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the city council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.090 of this chapter.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and
2. The assessed value of the land and improvements thereon according to the two most recent assessments; and
3. The real estate taxes paid during the previous two years; and
4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and
5. Any listing of the property for sale or rent, price asked and offers received, if any; and
6. All building, fire and housing code violations which have been listed on the property for the past two years; and
7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and
8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for re-use; and
9. If the property is income-producing;
    a. Annual gross income from the property for the previous two years; and
    b. Itemized operating and maintenance expenses for the previous two years; and
    c. Annual cash flow, if any, for the previous two years; and
    d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the city building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within sixty days after the receipt of a complete application.

E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within fifteen business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be

instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.080 Appeal of commission's decision on demolition.

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the city clerk's office within thirty calendar days of the commission's decision.

B. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner to the city clerk at the time of filing a written appeal.

C. Notification of appeal. The city clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the city council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the city council meeting scheduled to hear the appeal. The city council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor city hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The city council, within thirty calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's de-termination. In considering the commission's determination, the city council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the city council's decision within fifteen business days. The office of construction code enforcement shall be notified within two business days of the city council's decision. The publishing of the city council meeting minutes shall serve as notice to the general public. The city council's decision shall be the final city action.

14.090 Exclusions.

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

B. Conflict with other regulations. The clauses and sections in other city council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the city's legal, fire, housing or building officials determine that a structure or portion there-of is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.100 Historic structure demolition review process.

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall di-rect the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demoli-tion activity shall stop, if started, until after the commission or the city council acts on the matter. The commission secretary shall place the demoli-tion request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the city council for designa-tion as a local landmark, the commission shall con-sider the criteria as stated in Section 14.070B. of this chapter. The commission, by a three-fourths vote of its members present may request the city council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been desig-nated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the city council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the city council that the building is presently on the Na-tional Register of Historic Places, that the criteria for designation as a local landmark as listed in Sec-tion 14.040 have been met and that the provisions of Section 14.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The city council shall give appropriate no-tice that a public hearing will be held on the demo-lition application and nomination for landmark designation.

At the public hearing, the city council shall hear all written and oral statements of the interested parties. The city council shall base its decision on all relevant evidence presented at the public hearing, including whether Section 14.090 of the chapter is applicable.

The city council shall determine by a majority of the entire council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is ap-proved the owner shall not be issued a demolition permit by the city.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The city council shall act either allowing the structure to be demolished or designating it a local landmark within one hundred twenty days from the date of the commission's first public hearing.

14.110 Penalty.

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the city shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be

guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The city's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

EFFECTIVE DATE. This ordinance shall be in full force and effective upon final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on Tuesday, November 13, 2018

Changes since City Council's first consideration of Case ORD18-05

Title 2: Administration and Personnel

2.63.100 Powers and duties (of the Design Review Board)

- Amended erroneous language.

2.65.090 Powers and duties (of the Design Review Board)

- Deleted redundant language;
- Removed Plan and Zoning Commission within J;
- Removed permits from special use permits with K;
- Amended this to the historic preservation within L; and
- Corrected formatting.

2.66.030 Composition (of the Zoning Board of Adjustment)

- Amended erroneous language.

Chapter 14: Historic Preservation

- Amended code references from Title 17 to Title 14.

14.030 Definitions.

- Deleted I, J and Z.

Title 17: Zoning Ordinance:

Table 8-1: Use Matrix

- Added Dwelling – Multi-Family and Dwelling – Townhouse to the list of permitted uses in the I-MU – Industrial Mixed Use District.

Page 8-7: L. Dwelling – Accessory Dwelling Unit

- Deleted the word not.

Zoning Map:

- 624 West 5th Street, 630 West 5th Street and 511 Gaines Street – Changed from R-4C – Single-Family and Two-Family Central Residential Zoning District to CT – Commercial Transitional.
- 3200 West Kimberly Road – Changed from R-3 - Single-Family and Two-Family Zoning District to C-2 – Corridor Commercial District.

City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

November 7, 2018

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 6, the Davenport Plan and Zoning Commission considered Case ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City. [All Wards]

On a unanimous vote of 9-0, the Plan and Zoning Commission recommends approval of the Case along with the listed findings.

Findings:

1. The new Zoning Ordinance and Map implements Davenport's Comprehensive Plan
2. The New Zoning Ordinance and supports the City Council Goals of:
    - Welcoming Neighborhoods
    - High Performance Government
    - Fiscal Vitality

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

NOTICE OF PUBLIC HEARING

DAVENPORT COMMITTEE OF THE WHOLE
TUESDAY, NOVEMBER 20, 2018, 5:30 PM
COUNCIL CHAMBERS
DAVENPORT CITY HALL
226 WEST 4TH STREET
DAVENPORT, IOWA 52801

Case No. ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

Copies of the proposed zoning ordinance and map are available for review at the following locations during normal business hours:

- Davenport City Hall, 226 West 4th Street, CPED Offices, 2nd Floor
- Davenport Public Works Center, 1200 East 46th Street
- Davenport Public Library Fairmont Street Branch, 3000 N. Fairmont Street
- Davenport Public Library Eastern Avenue Branch 6000 Eastern Avenue
- Hilltop Campus Village Offices 122 E 15th Street

The documents are available on the project website: www.davenportzoning.com

In addition, changes to Titles 2 and 14 of the Davenport Municipal Code are also proposed as follows:

Request of the City of Davenport to amend Title 2 of the Davenport Municipal Code, entitled, "Administration and Personnel" by creating Section 2.63, entitled "Design Review Board", creating the design review board and creating rules for how the design review board functions; by amending Section 2.64, entitled "Plan and Zoning Commission" by removing and revising outdated language; by creating Section 2.65, entitled "Historic Preservation Commission", creating the historic preservation commission and creating rules for how the historic preservation commission functions; by amending Section 2.66, entitled "Reserved" to "Zoning Board of Adjustment", creating the zoning board of adjustment and creating rules for how the board of adjustment functions; by amended Title 14, entitled "Reserved" to "Historic Preservation" and establishes the historic preservation ordinance, which was relocated from Section 17.23 of the Davenport Municipal Code. [Wards All]

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section ???

2.63 Design Review Board

2.63.010 Creation
The design review board of the city of Davenport is hereby established. The word "board", when used in this chapter, means the design review board.

2.63.020 Eligibility
All members of the board shall be legal residents of the city of Davenport or own a property within the C-D Downtown Zoning District, C-V Village of East Davenport Zoning District or C-E Elmore Corners Zoning District.

2.63.030 Composition
The board shall consist of eleven members. Members shall demonstrate positive experience or interest in urban planning, urban design and city development. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.63.040 Compensation
Members shall serve without compensation.

2.63.050 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.63.060 Terms
Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the board, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.63.070 Forfeiture of Appointment
A member shall forfeit his or her appointment to the board if he or she changes their legal residence to outside the city's corporate limits, no longer owns a property within the C-D Downtown Zoning District, C-V Village of East Davenport Zoning District or C-E Elmore Corners Zoning District or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.63.080 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the board. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the board. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the board. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the board. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.63.090 Quorum
The presence of a majority of the official members of the board shall constitute a quorum to legally transact board business.

2.63.100 Powers and duties
The board shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The board shall hold public hearings, when required by law, and provide a final report with its recommendation to the City Council on designating historic recourses as local landmarks and historic districts and design guidelines for local landmarks and historic districts. The board shall hold public meetings and make final decisions on certificate of appropriateness, certificate of economic hardship and certificate of public hazard applications.

The board shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.63.110 City officers and employees to assist
It shall be the duty of all City officers and employees of the City to provide assistance to the board and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the board, upon its request, records, documents, other information which the board may need for its consideration in connection with its duties.

Chapter 2.64 Plan and Zoning Commission

2.64.010 Creation
The plan and zoning commission of the city of Davenport is hereby established. The word "commission", when used in this chapter, means the plan and zoning commission.

2.64.020 Eligibility
All members of the commission shall be legal residents of the City of Davenport.

2.64.030 Composition
All members shall exhibit strong, positive experience or interest in urban planning, urban design and city development. Members shall include, but are not limited to, architects, urban designers, urban planners or landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.64.040 Compensation
Members shall serve without compensation.

2.64.050 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.64.060 Terms
Members shall serve terms of five years, provided however that all members shall hold their position until successors are appointed and approved. Appointments shall be staggered such that no more than five members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.64.070 Forfeiture of Appointment
A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the city's corporate limits or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.64.080 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.64.090 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.64.100 Powers and duties
The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The commission shall hold public hearings, when required by law, and provide a final report with its recommendation to the City Council on zoning text and map amendments, planned unit developments, preliminary and final subdivision plats, public right-of-way and public easement vacation (abandonment) and comprehensive plan text and map amendments.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.64.110 City officers and employees to assist
It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties.

City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Chapter 2.65 Historic Preservation Commission

2.65.01 Creation

The historic preservation commission of the city of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.02 Eligibility

All members of the commission shall be legal residents of the city of Davenport or own a property within the city of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.03 Composition

The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.04 Compensation

Members shall serve without compensation.

2.65.05 Method of Appointment

Members shall be appointed by the mayor, with the approval of the city council.

2.65.05 Terms

Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.06 Forfeiture of Appointment

A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the city's corporate limits, no longer owns a property within the city of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.65.07 Meetings

Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.65.08 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.090 Powers and duties
The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The commission shall hold public hearings, when required by law, and provide a final report with its recommendation to the City Council on designating historic recourses as local landmarks and historic districts and design guidelines for local landmarks and historic districts. The commission shall hold public meetings and make final decisions on certificate of appropriateness, certificate of economic hardship and certificate of public hazard applications.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

The historic preservation commission shall have the following powers and duties:

A. To adopt its own administrative and proce-dural guidelines; and

B. To maintain an ongoing survey de-signed to identify structures and districts poten-tially qualifying for local designation. The commission may initiate the nomination process and shall respond to a petition by the owner(s) of record for local land-mark or historic district designation and placement onto the local regis-ter; and

C. To maintain an ongoing survey designed to identify structures and districts poten-tially qualify-ing for the National Register of Historic Places. The commission may initiate the nomination process, and review and com-ment on a petition for nomination from any person, group or association for the Na-tional Register of Historic Places. This subsection is not to be interpreted as meaning that all struc-tures, sites, objects and districts identified as eligi-ble for the National Register of Historic Places shall be automatically approved by the city council and ac-cepted onto the local regis-ter; and

D. To recommend to the city council for con-sideration and adoption, ordinances desig-nating ar-chitecturally and historically significant structures and areas as local land-marks and historic districts; and

E. To maintain records of all studies and in-ventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic

districts by the city council. This latter list will be known as the Dav-enport Register of Historic Properties; and

F. To hold public meetings to consider any action officially before the commission; and

G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public haz-ard; and

H. To call upon city staff and/or outside ex-perts for technical advice; and

I. To promote and conduct public education and interpretive programs on local history, includ-ing the city's inventory of architecturally and his-tor-ically significant structures and districts; and

J. To periodically review and make recom-mendations to the city council, in cooperation with the plan and zoning commission, proposed revi-sions to the Historic Preservation chapter of the city's comprehensive plan and to assist in the de-velopment of policies and procedures under the ordinance for Securing of Abandoned Buildings; and

K. To testify before all boards and commis-sions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use permits or applications for zoning vari-ances; and

L. To develop and recommend to the city council for adoption, individual design guidelines for designated landmarks and historic districts in addition to the guidelines contained in this ordi-nance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and

M. To provide information upon request to the owners of local landmarks or to residents in desig-nated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and

N. To make recommendations to the city council regarding the appropriate streetscape im-provements, with adequate technical and public in-put, for designated historic districts. This also in-cludes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

2.65.100 City officers and employees to assist

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

2.66 Zoning Board of Adjustment

2.66.01 Creation

The Zoning Board of Adjustment of the city of Davenport is hereby established. The word "board", when used in this chapter, means the zoning board of adjustment.

2.66.020 Eligibility
All members of the board shall be legal residents of the city of Davenport.

2.66.030 Composition
The board shall consist of five members. Members shall demonstrate a positive interest in historic preservation and/or cultural resource management issues and possess an interest, knowledge, competence or expertise in one or more of the following: architecture, history, archeology, historic preservation, urban planning, building rehabilitation, cultural resource conservation or real estate development.

2.66.030 Compensation
Members shall serve without compensation.

2.66.040 Method of Appointment
Members shall be appointed by the mayor, with the approval of the city council.

2.66.050 Terms
Members shall serve terms of five years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than one member is appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the board, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.66.060 Forfeiture of Appointment
A member shall forfeit his or her appointment to the board if he or she changes their legal residence to outside the city's corporate limits or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.66.070 Meetings
Meetings shall be held at regularly scheduled times and location as determined by the board. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the city of Davenport community planning and economic development department for public review.

2.66.080 Quorum
The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.66.090 Powers and duties

The board shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law. The board shall hold public hearings and make final decisions on special use, hardship variance and zoning appeal applications.

The board shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.66.100 City officers and employees to assist

It shall be the duty of all City officers and employees of the City to provide assistance to the board and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the board, upon its request, records, documents, other information which the board may need for its consideration in connection with its duties.

Section 3.

14 Historic Preservation

14.010 Short title.

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.020 Purpose

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the city of Davenport by:

A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the city's cultural, social, economic, political and architectural heritage; and

B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the city's historic structures, sites, objects and districts; and

C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and

D. Preserving and enhancing the city's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the city's economy; and lastly,

E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the city's neighborhoods and to prevent future urban blight.

14.030 Definitions.

A. "Alteration" means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.
B. "Appurtenant fixture" means something that belongs to or is attached to something else, either physically or legally.
C. "Architectural feature" means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials, windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

D. "Architectural significance" means a structure possessing any of the following characteristics is said to have architectural significance:
1. The structure is the work of or is associ-ated with a noted architect, builder, craftsman or architectural firm; and/or
2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or
3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or
4. The structure is one of a contiguous grouping that provide a sense of cohesiveness ex-pressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or
5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
E. "Building" means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related group-ing of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.
F. "Certificate of appropriateness" means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architec-tural appearance, material or character of a desig-nated landmark or a structure located within a des-ignated historic district through alteration, rehabili-tation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.
G. "Certificate of economic hardship" means a certificate issued by the historic preservation com-mission, or by the city council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.
H. "Certificate of public hazard" means a certificate issued by the historic preservation com-mission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.
I. "Commission" means the short term for the historic preservation commission created by this chapter in Section 17.23.040.
J. "Commission secretary" means the director of the community and economic development de-partment or his/her designee. This person shall be responsible for all administrative and staff support for the activities of the historic preservation com-mission.
K. "Compatible" means to coexist with har-mony and consistency.

L. "Construction" means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.
M. "Demolition" means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architec-tural feature of a local landmark or a structure within a designated historic district.
N. "Design criteria" means a standard of ap-propriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.
O. "Designated" means the status officially assigned to a structure or district by the city coun-cil, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.
P. "Designated property" means the short term for a designated landmark, a designated dis-trict or a structure located within a designated dis-trict.
Q. "District" means an area of historical sig-nificance designated by ordinance of the city coun-cil, as provided in Chapter 303.34 of the Iowa State Code.
R. "Exterior architectural appearance" means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, tex-ture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.
S. "Historical significance" means structures or districts which possess any of the following traits are said to have historical significance:
1. Are significant in American history, archi-tecture, archaeology and culture; and/or
2. Possess integrity of location, design, set-ting, materials, skill, feeling and association; and/or
3. Are associated with events that have been a significant contribution to the broad patterns of our history; or
4. Are associated with the lives of persons significant in our past; or
5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, rep-resent a significant and distinguishable entity whose components may lack individual distinction; and
6. Have yielded, or may be likely to yield, in-formation important in prehistory and history.
T. "Improvement" means any structure, ob-ject, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item consti-tuting a physical betterment of real property.
U. "Improvement parcel" means the unit of land, which may contain an improvement as de-fined in this section and which is treated as a single entity for the purpose of levying real estate taxes.
V. "Infill development" means new construc-tion and/or other physical improvement of vacant land within a designated historic district.
W. "Integrity" taken as a whole, means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.
X. "Local landmark" means a structure or district identified by the historic preservation commission and designated by the city council as satisfying the criteria as architecturally and/or his-torically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of His-toric Properties".
Y. "Local register" means the short term for the Davenport Register of Historic Properties.
Z. "Member" means the short term for a member of the historic preservation commission.

AA. "Nominated property" means a structure and/or district that is officially before the historic preservation commission and the city council for review of eligibility for designation.
BB. "Nuisance" means a building or structure found to be in substantial violation of city building, fire and/or housing codes.
CC. "Owner(s) of record" means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.
DD. "Rehabilitation" means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.
EE. "Relocation" means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.
FF. "Repair" means any maintenance of a structure that does not require a building permit.
GG. "Replacement-in-kind" means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replace-ment materials that replicate the previous historic feature in design, size, texture and visual appear-ance.
HH. "Restoration" means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a dis-trict and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.
II. "Scale" in a structure, is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and land-scape features.
JJ. "Structure" means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gaze-bos, fountains, statuary, advertising signs, bill-boards, backstops for tennis courts, radio and tele-vision antennas (including supporting towers and satellite dishes) and swimming pools.

14.040 Commission designation process.
A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for des-ignation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the informa-tion needed by the commission to adequately con-sider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submit-ted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real prop-erty owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems neces-sary, make a recommendation to the city council as to whether a nominated structure or

district quali-fies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or
2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commis-sion's intent to consider an application for designa-tion. It shall contain, at the minimum, the nomi-nated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter ex-plaining the proposed des-ignation shall be sent by regular mail to the owner(s) of record of real prop-erty within the pro-posed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the des-ignation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated prop-erty. The commission may also consider staff re-ports, and request and/or hear expert testimony.

E. Burden of documentation. The nomina-tor(s) shall have the burden of proof to provide suf-ficient evidence and documentation that the nomi-nated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed his-toric district, when owners of more than thirty-three and one-third percent of the proposed dis-trict's area, excluding public rights-of-way and other publicly-owned property, state their disap-proval in writing on an owner comment on desig-nation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be re-quired to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a prop-erty denied designation as part of a proposed his-toric district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial de-nial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:
1. A map showing the location of the nomi-nated structure and/or the boundaries of the pro-posed district; and
2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
3. An inventory of the significant exterior architectural features and property improve-ments that should be protected from inappro-priate alterations; and
4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, park-ing regulations and streetscape design or any other development issues affecting the physical ap-pear-ance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.
I. Nonapplicability. This section nor this chapter is in no way intended to and shall not pre-vent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immedi-ate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no ef-fect on and shall not prevent demolition of any building already documented as being in substantial viola-tion of the city's building, fire and/or housing codes before the date this chapter is adopted. (Ord. 99-562 §§ 2, 3: Ord. 97-318 §§ 1, 2: Ord. 95-453 § 2: Ord. 91-737 § 1 (part)).

14.050 Designation by city council.
A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 17.23.060G.
B. Notification of decision. The commis-sion secretary shall notify the nominator(s) by regular mail, of the city council's determination. The noti-fication letter shall be postmarked no later than fif-teen business days after the date of the city coun-cil's ruling on said designation.

If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The desig-na-tion of any landmark or historic district may be amended or rescinded through the same pro-cedure utilized for the original designation. (Ord. 99-562 § 4: Ord. 91-737 § 1 (part)).

14.060 Certificate of appropriateness review process.

A. Application for certificate of appropri-ate-ness. Upon application for a building or sign permit that involves a designated property, the of-fice of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriate-ness application pro-cess. A certificate of appropriateness must be ob-tained from the commission for any activity requir-ing a build-ing or sign permit, except demolition, that would change the exterior architectural appear-ance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within desig-nated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the city.
B. Notification about application. The com-mission secretary shall inform the owner(s) of record of the date, time and location of the com-mission meeting at which the application will be considered.

The commission secretary shall also post the commission's agenda on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

C. Commission review process - Standards for review. In considering an application for a cer-tificate of appropriateness, the commission shall be guided by the following general standards in addi-tion to any other standards or guidelines established by ordinance for a local landmark or historic dis-trict. In all cases, these standards are to be applied in a reasonable manner, taking into full considera-tion the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the pro-posed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recog-nized as a product and physical record of its time, place and use. Changes that create a false sense of his-torical development, such as adding conjectural ar-chitectural features shall be dis-couraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, con-struc-tion techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires re-placement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

Replacement of missing features shall be sub-stantiated by docu-men-tary, physical or pictorial evidence; and

7. Activities that cause deterioration of a designated property and its architectural fea-tures shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and

8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be under-taken; and

9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 17.23.080C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and

2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and

3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and

4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and

5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and

6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and

7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within sixty calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said

activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved.

If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the city council pursuant to Section 17.23.080(I).

F. Notification of determination. The com-mission secretary shall notify the owner(s) of record within fifteen business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the city council results in a reversal of the com-mission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the city clerk's office within thirty calendar days, the commission's determination shall be the final action by the city.

H. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner at the time of filing a written appeal to said determination with the city clerk.

I. Appeal criteria. The city council, after hearing all of the evidence, shall review the com-mission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The city council shall, by simple majority of the members pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.

14.070 Commission's demolition review process.

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the city may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits

shall be is-sued for local landmarks or properties within designated historic districts prior to the commission, or the city council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 17.23.110 of this chapter.

B. Criteria for demolition request. The com-mission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and
2. The assessed value of the land and improvements thereon according to the two most recent assessments; and
3. The real estate taxes paid during the previous two years; and
4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and
5. Any listing of the property for sale or rent, price asked and offers received, if any; and
6. All building, fire and housing code violations which have been listed on the property for the past two years; and
7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and
8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for re-use; and
9. If the property is income-producing;

a. Annual gross income from the property for the previous two years; and
b. Itemized operating and maintenance expenses for the previous two years; and
c. Annual cash flow, if any, for the previous two years; and
d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The com-mission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the city building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within sixty days after the receipt of a complete application.

E. Notification of determination. The com-mission secretary shall notify the owner(s) of record by regular mail within fifteen business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.080 Appeal of commission's decision on demolition.

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A writ-ten appeal must be submitted to the city clerk's office within thirty calendar days of the commission's decision.

B. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner to the city clerk at the time of filing a written appeal.

C. Notification of appeal. The city clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the city council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the city council meeting scheduled to hear the appeal. The city council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor city hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The city council, within thirty calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's de-termination. In considering the commission's determination, the city council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the city council's decision within fifteen business days. The office of construction code enforcement shall be notified within two business days of the city council's decision. The publishing of the city council meeting minutes shall serve as notice to the general public. The city council's decision shall be the final city action.

14.090 Exclusions.

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

B. Conflict with other regulations. The clauses and sections in other city council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the city's legal, fire, housing or building officials determine that a structure or portion there-of is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.100 Historic structure demolition review process.

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforce-ment shall not issue the permit but instead shall di-rect the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demoli-tion activity shall stop, if started, until after the commission or the city council acts on the matter. The commission secretary shall place the demoli-tion request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the city council for designa-tion as a local landmark, the commission shall con-sider the criteria as stated in Section 17.23.090 B. of this chapter. The commission, by a three-fourths vote of its members present may request the city council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been desig-nated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 17.23.060. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demoli-tion permit may be issued and the matter does not proceed to the city council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the city council that the building is presently on the Na-tional Register of Historic Places, that the criteria for designation as a local landmark as listed in Sec-tion 17.23.060 have been met and that the provi-sions of Section 17.23.110 of the chapter are not applicable, as well as forward any application ma-terial submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The city council shall give appropriate no-tice that a public hearing will be held on the demo-lition application and nomination for landmark designation.

At the public hearing, the city council shall hear all written and oral statements of the interested par-ties. The city council shall base its decision on all relevant evidence presented at the public hearing, including whether Section 17.23.110 of the chapter is applicable.

The city council shall determine by a majority of the entire council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is ap-proved the owner shall not be issued a demolition permit by the city.

Every effort shall be made by all parties to com-plete the designation process in the most timely fashion. The city council shall act either allowing the structure to be demolished or designating it a local landmark within one hundred twenty days from the date of the commission's first public hearing.

14.110 Penalty.

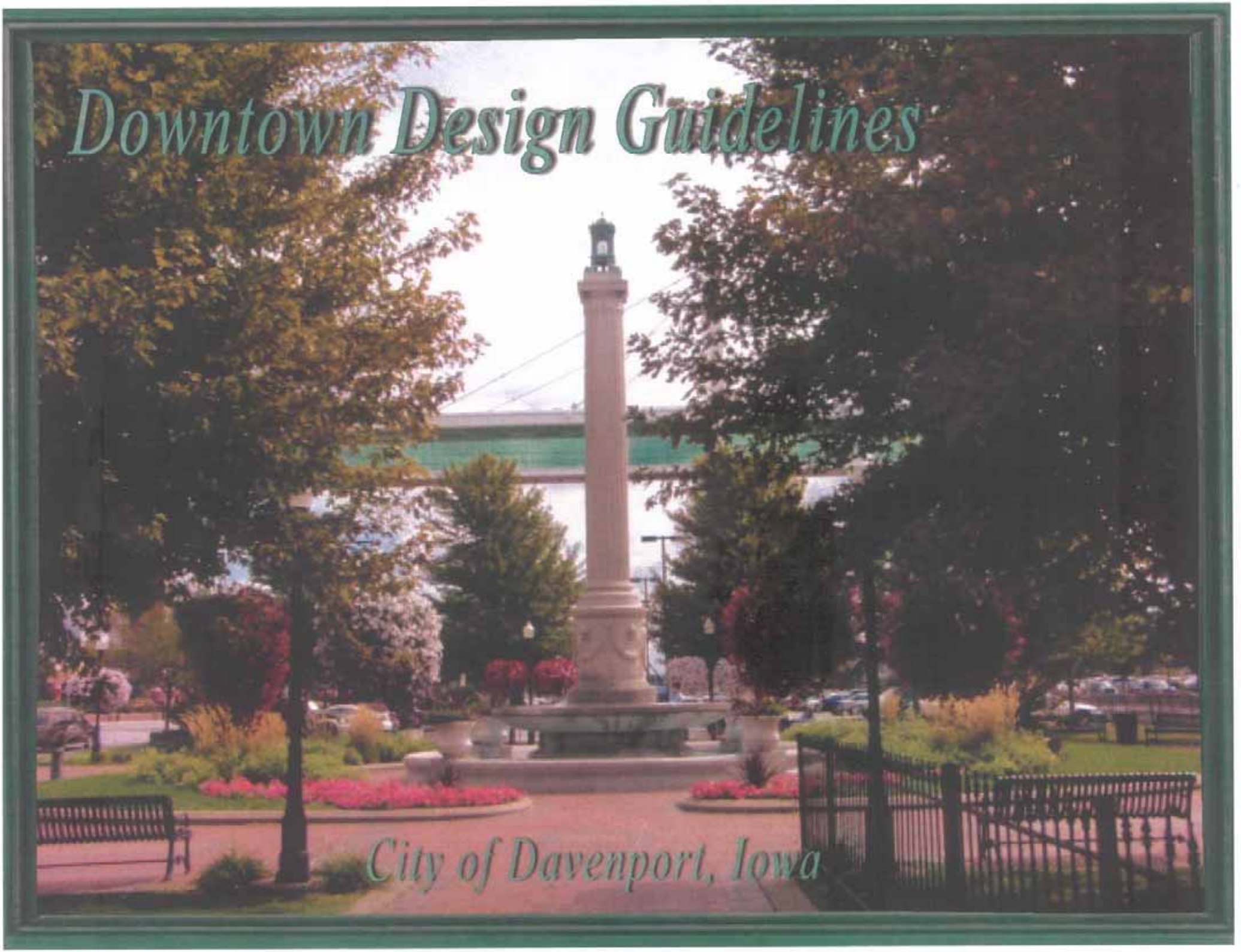
A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the com-mission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the city shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.
B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.
C. Enforcement. The city's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Tuesday, November 20, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

P.O. # 1906291


Downtown Design Guidelines
City of Davenport, Iowa

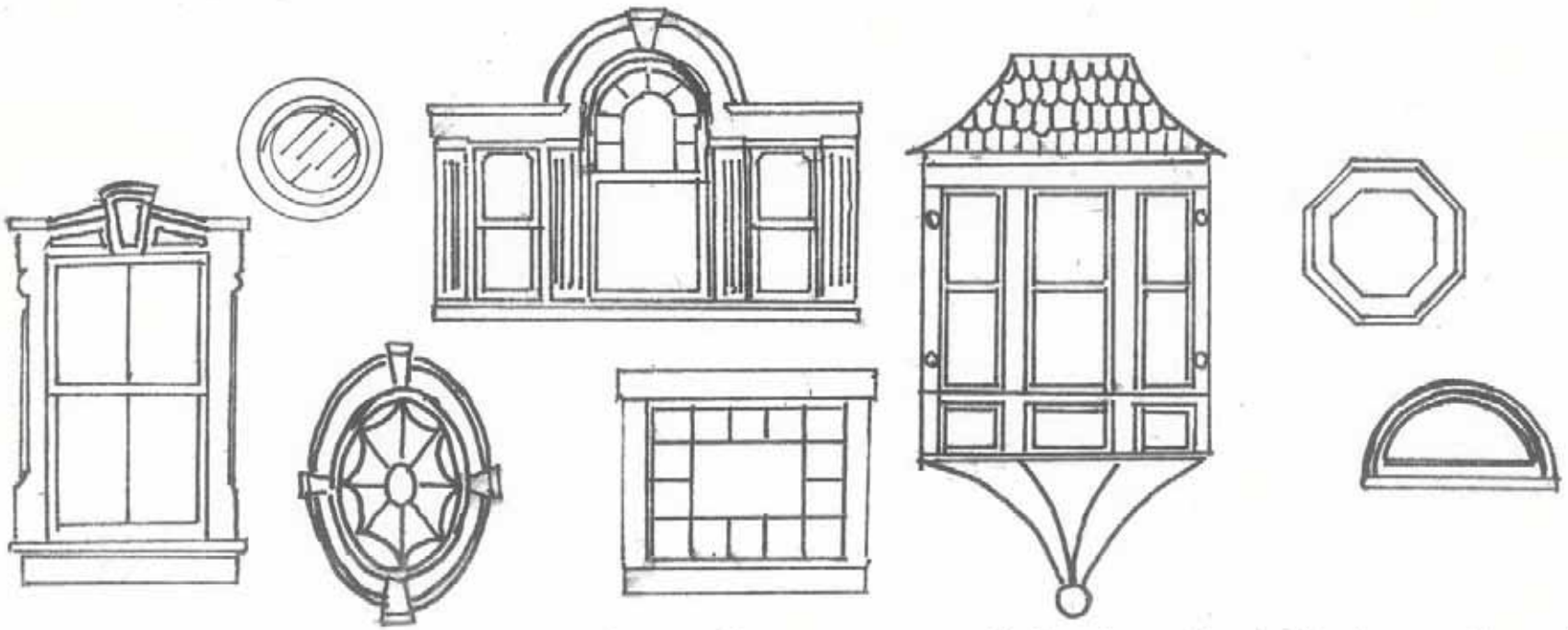
2. Design Guidelines for Downtown Davenport

Establishing Downtown Design Guidelines has the potential to improve the quality of life, economic vitality, and the visual image of the City of Davenport. These design guidelines are meant to encourage greater variety and creativity in the design of elements that together make up a development proposal. These elements include site design and organization, building design, and landscaping. The guidelines are intended to be flexible, practical, performance based, and an effective means of creating compatibility in the environment in building form, architectural treatment and overall function of both landscapes and structures.

The design guidelines are not in all cases requirements, but rather, on occasion, suggestions for innovative design solutions. They describe design alternatives that have contributed positively to successful urban downtown environments in other cities. The guidelines are a collection of ideas for making great places – they are concerned with the social fabric of urban environments, how people use spaces, and how to create an active, unique, and attractive downtown. The guidelines are intended to be educational, and are by no means comprehensive. As the city continues to search for creative design solutions to downtown issues, city staff welcomes feedback from planners, architects, landscape architects, and designers, as well as from the public.

Central to this effort is the recognition that city government cannot direct downtown development by guidelines alone. There are powerful economic forces that guide development. Private sector investment in downtown will continue to be driven by its ability to attract capital and if these guidelines stifle that economic principle, they will fail. It is therefore understood that the free market should play a substantial role in our city's revitalization. Wherever possible, downtown projects will be allowed the flexibility to accomplish City goals and values through their own innovative means.

Windows



Windows make an important contribution to the character of a building. Their size, shape, type and ornamentation reflect the building's style. The rhythm created by the placement of windows (either symmetrically or asymmetrically) enhances that architectural style.

Historically, windows served as a functional means of providing light and air circulation within a structure. Over time the development of the glass making process provided for larger panes (or lights) with a variety of hues and textures. During the Victorian era glass making graduated to a fine art. Fancy, beveled, etched, frosted, curved and art (stained) glass embellished many buildings.

The double hung sash is the most common window type. This window has two vertically-movable sections (sash) set in one frame and can feature one or several panes per sash. All windows need regular maintenance. Eventually age and use will make replacement necessary. Options for repair, rehabilitation or replacement reflect the degree of deterioration.

Often the condition of deteriorated wood windows looks worse than it really is. Years of use, water accumulation and insects can cause deterioration. Windows also often have broken sash cords or sashes that have been painted shut. (These problems can easily be repaired). Generally, the sill and lower rail are in the worst condition as they are the most impacted by water over time. Typically, replacement pieces can be spliced into the old. Also, there are modern epoxies that can repair rotted wood.

If the sashes (the movable parts of a window) are deteriorated but the balance of the window is sound consider just replacing the sash. Several manufacturers provide custom-sized replacement window sashes to match historic window sashes. This can be a very affordable alternative to replacing the entire window unit and maintains the character of the building.

3. Shared Values for Downtown

As stated previously, the city and, in particular downtown, is a community of people and not only of buildings. Staff believes that, for the City of Davenport, important shared values include: *A Sense of History, Unique Character, Authenticity, Density, Human Scale, Safety, Diversity, Economic Vitality, and Civic Art.* Although not necessarily exhaustive in scope, these shared values constitute the foundation for the guidelines that follow.

Sense of History

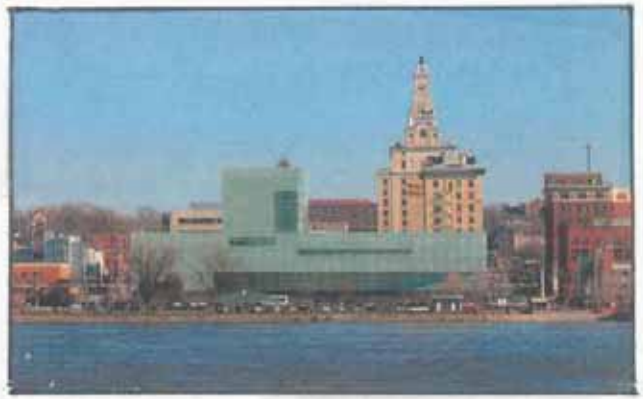
A sense of history is important to the protection of valuable resources and the continuity of our community. The human scale, high-quality materials, and rich architectural detailing of buildings constructed in the 19th and early 20th centuries are especially powerful identity building resources. Whether as significant landmark buildings or as supporting structures contributing to a recognizable sub-district character, older buildings add a sense of historic continuity and a link to the city's past achievements. Times of accelerated growth can cause the destruction of resources, the value of which are often realized too late, after the resources are gone. Much of the development which will occur downtown has the opportunity to protect and reveal the history and stories of the place, while responding to the needs of the present and the future. Downtown is more valuable to us when we sense this continuity throughout the past, the present and plans for the future.

Unique Character

Through the singularity of its landscape and the diversity of its people, the City of Davenport has built a character which is unique. A unique character has become increasingly rare and precious in a time when cities worldwide are becoming homogenous collections of buildings, highways and signs advertising similar lifestyles. Unique civic character succumbs to attack when cultural franchising is accepted as the most successful way to sell goods and promote services, buildings, businesses, food, clothing and entertainment. Downtown Davenport is not "the mall", nor should it strive to be like one.

Second Street, downtown Davenport 1908

Our city and downtown is a collection of what we find valuable in our region – special places, building types, styles, architectural details, and urban form, as well as the activities of commerce and special events. This sense of place is therefore a strong economic factor as well as a positive force in the creation of a healthy community. Topography, views and other natural assets are especially important in creating this sense of place. Downtown Davenport is especially fortunate in its location on the Mississippi River and the spectacular views and recreational assets it presents.



Authenticity

Because cities create, over time, a physical story of the life of a place and the people who live there, it is important that those who shape the City of Davenport do so with a sense of authenticity. This concept has value because a city shaped by it will be better able to create a sense of membership and community. The closer a city aligns itself with what is genuine about itself, and the real lives of the people who live there, the stronger the connection people can make between themselves, their identity, the history of the place and the physical environment, in other words, the when, why and how a city formed. People are less inclined to associate with or feel connected to a place or thing which is contrived, unnatural or generic.

When authenticity has played a role in the creation of a city, buildings and spaces accumulate meaning and significance naturally over time. Here, the story of the place can be told by the physical environment and people, by association, can relive the story of their own lives by moving through the city.

Safety

The creation of a safe downtown, free from danger, is a difficult but important objective. Downtown is a place filled with people one does not know and is inherently noisy and condensed. To attract people, it must also feel safe. We value safety because it frees people to fully engage themselves in chosen activities. A safe downtown provides a venue for these many activities. Making people feel safe among strangers and in the midst of such abundant activity can be facilitated by the design of streets, sidewalks and buildings, and by lighting and lines of sight. Public streets and other open places can help direct attention and promote the intuitive safety mechanism of observation.

Diversity

The support of diversity is a societal strength and one of the central principles of democracy. A diverse place for living ignites the imagination, capturing cultural and business pursuits. Diversity fosters inclusive ownership of private, public, and civic amenities. Diversity in our built environment applies to function, culture, style, and use. Development which is multiuse or diverse in other ways will result in a city that evolves into a rich and vibrant place to live, work, and play, and will support continued economic growth.

Human Scale

Human scale or character is of value because it is the basis for comfort in a built environment, and we are more inclined to live, shop, eat, or recreate in an environment that is physically and psychologically comfortable. The design of our downtown should demonstrate that the city center was built for people; it should foster a sense in inhabitants that this place was made for comfortable human living. Designers, developers and transportation engineers can move the physical nature of the city closer to an ideal habitat for people, while recognizing that this is a special and more concentrated area. In the same way, the use of materials, the scale of construction, human amenities, the mitigation of sunlight, the level of complexity, and the amount of plants and trees may all be manipulated to suggest that the city is for human use. This understanding will contribute to a sense of well being as we feel well matched to our surroundings – as we feel that they have been designed for us. It will also promote the use of our sidewalks and streets by pedestrians, increasing the activity level and economic viability of the city core.

The greatest risk to creating human scale in a downtown setting is the way that buildings can ignore functional considerations which contribute to the wellbeing of humans.

Density

Density refers to the concentration of people, buildings and activities downtown. With this concentration comes a greater efficiency and vitality. We value density because density facilitates commercial and social interaction by simply placing many people together in a relatively compact space. The positive accidental coincidence arising from this inevitable interaction is evident in all great cities of the world.

Economic Vitality

Economic vitality describes a condition where all sectors of the economic machinery are working well and are working together. It represents a sustainable return on investment for all measure of urban life. Without the energy and rigor of its economy, downtown revitalization is not possible.

Civic Art

A strong arts orientation, including the use of sculpture, fountains, and building graphics, can become one of the downtown's identifying themes. Art for public spaces signals the way in which the city honors not just sustenance, but spirit and soul. Such art in the City of Davenport's urban core creates a civic splendor that informs the inhabitants and the world of their commitment to the expression of community identity. Expressing this identity celebrates what is unique about the community, transforming the everyday, honoring and valuing the past, as well as expressing the community aspirations for the future.

Civic art stimulates the cultural life of the region. Civic art promotes economic development, cultural tourism, downtown and neighborhood revitalization, and an improved quality of life for a community.

4. A Vision for Downtown Davenport: Design Objectives

The nine shared values described in the previous section are broad concepts. A more specific list of goals or design objectives, follows. These goals were derived from the shared values, but hold a complex and indirect relationship with them, where the lines between goals and values frequently overlap. Each goal is stated and its main point briefly explained.

1) Promote an intuitive understanding of the layout of downtown Davenport.

A clear and simple development pattern within the downtown enables residents and visitors to understand how the area is organized and make their way around the city. This organizing structure is crucial to building an identity and special sense of place in the heart of the city.

2) Reinforce a sense of historical continuity.

This goal speaks to the preservation of historic buildings and other facilities and of historical layout of the downtown, but equally important, speaks to the relationship among buildings built over time – including those built in the present. While recognizing the importance of historic structures, it is also understood that the central business district, or downtown, is a dynamic place and over time some historic properties are going to be lost due to new development.

Second Street looking west circa 1940

3) Encourage Compactness.

To promote pedestrian activity, the central area of a city must be compact, creating a critical mass of activity easily accessible by foot. A major priority is to fill existing gaps in the urban fabric, especially at high-visibility locations in the downtown. Even relatively small gaps in the continuity of buildings can significantly inhibit the flow of pedestrians. If major anchors and activity centers are too far apart, or isolated from one another by surface parking lots or vacant storefronts, pedestrian activity and economic synergy can be reduced.

4) Provide for accessibility.

While vehicular access and parking must be convenient and efficient, it is important to give the pedestrian clear priority in order to encourage walking and enliven the streets. Sufficiently wide walkways and amenities to enhance the pedestrian experience are necessary if streets are to serve as linkages rather than barriers. A well-defined circulation pattern will insure a high quality pedestrian environment, efficient vehicular access, and access to mass transit (buses in the present, perhaps something else in the future).

5) Build a positive identity.

Downtowns require a positive identity to create a desirable and interesting place for people to interact. Retailing, cultural activities, entertainment, recreation and special events programming contribute to an image of the city center as an exciting place to be. Housing and the promotion of urban living also are important in shaping the city center's image as a safe, well-maintained, and livable environment.

6) Develop the public nature of downtown and reinforce the sense that downtown belongs to everyone.

The public nature of downtown is most apparent in public open space – plazas, sidewalks, streets and parks. These public spaces should be designed to be safe, comfortable and welcoming to all members of our diverse population. The design of the lower levels of buildings is also vital in promoting inclusion in the place that is downtown. Seasonal plantings can, through the use of repeated design elements, be used to pull diverse downtown design elements together and/or to create focal points.

7) Encourage a diversity of uses and activities.

A healthy city center should have a wide mix of uses that function in a mutually supportive fashion to establish a diverse and lively business and leisure environment. By offering people a wide variety of reasons to visit and stay in the heart of the city throughout the day and evening, cities can attract more people more frequently and for a longer period of time. The mix of uses should include office, civic, residential, and entertainment, as well as retail and restaurants.

8) Encourage public and private investment in the future of downtown Davenport.

Perhaps no other goal provides more opportunity to demonstrate the value we place on civic behavior than this one. Where those who have gone before us have been willing to invest in the future – to regard the value of their investment over a long period – we generally have bridges, buildings and other structures which have endured and which we now regard as important to our history.

9) Reinforce the unique character of the City of Davenport.

Developing a unique character for downtown – unlike any other downtown – should start with what is already unique about the City of Davenport.

10) Create a safe downtown.

All of the users of downtown – men, women, children, young and old, those with physical challenges, natives and visitors, customers and service personnel – should be considered when designing downtown. A safe downtown will foster social as well as economic activity.

11) Create a comfortable downtown.

Guaranteeing the physical and psychological comfort of pedestrians is paramount. Adequate walkway widths, shade, seating and a sense of protection from vehicular traffic are essential in creating a comfortable setting for pedestrians. Comfort includes shelter from harsh Midwest winters and summers. A reorientation of downtown away from a fast moving, automobile oriented place and to a slower moving, pedestrian-oriented population will increase the level of comfort.

12) Actively promote civic art and cultural activities downtown.

Civic art promotes economic development, cultural tourism, downtown and neighborhood revitalization, and an improved quality of life for a community. Art in a city's downtown describes the way in which the city honors spirit and soul. Public art can create a civic splendor that expresses community identity, myth and culture.

13) Encourage intense street level activity.

Cultural and entertainment facilities help to establish the downtown as a leisure and visitor destination and enhance a city's self-image and quality of life. These attractions can include refurbished historic theatres and centers for the performing arts such as the Capitol and Adler Theatres; sports venues such as John O'Donnell Stadium; studios and galleries, history, fine arts; and museums such as River Music Experience and the Figge. The street is a place for extra activities – sidewalk seating, vendors, people waiting for a bus. Activities that don't require enclosed spaces or are enhanced by being outside should be added to the activities that already happen outside to create intense street level activity.

14) Maintain a sense of connection to the natural environment.

The City of Davenport's natural environment is a primary attribute. Every economically feasible effort to preserve, maintain and enhance Davenport's natural environment, in particular, the magnificent Mississippi River, should be pursued.

15) Encourage architecture excellence.

Building design guidelines primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern.

16) Require the use of quality building materials.

Downtown should have a permanence to it that some other areas of the city do not require. Quality adds to the overall value of downtown and encourages further quality development as investors know that their investment will be protected from incompatible development of a lesser quality.

CITY OF DAVENPORT

Downtown Design Guidelines

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2) Reinforce a sense of historical continuity
3) Encourage compactness
4) Provide for accessibility
5) Build a positive identity
6) Develop the public nature of Downtown and reinforce the sense that Downtown belongs to everyone
7) Encourage a diversity of uses and activities

Streetscape downtown Davenport

17) Promote downtown residential uses.

A downtown residential component provides for 24-hour activity, a consumer base for retail activity, advocates for downtown, eyes and ears on the street, lowers the need for transportation for downtown workers, and provides a wider choice for our diverse population. Downtown living can be attractive to many, especially young adults and empty nesters.

18) Encourage variety and interest.

Just as it provides a range of uses and activities, the city center should be a rich, diverse, and complex environment offering a range of sensory stimuli. As a dynamic place, it should include elements that change frequently enough to keep the downtown fresh, interesting and exciting. Changes can range from new storefront displays to a roster of programmed activities and events.

19) Create an economically vibrant downtown.

None of the values can be promoted without the economic engine necessary to drive downtown redevelopment.

The Design Review Process

Discussion:

The City has established the Downtown Design Overlay District to improve the quality of development and the visual image of Downtown Davenport. All exterior construction requiring a building permit is to be reviewed and approved by the Downtown Design Review Board. This would include the construction of new buildings and additions to existing buildings. Building permits are also typically required for exterior items such as roofing, tuck pointing, the erection of signs, the installation of replacement windows, doors, etc. In addition certain items that may not require a building permit in other zoning districts do require permits within the district. Items of this nature include screening for dumpsters and mechanical equipment, fences, parking lot and landscape designs, paint colors and murals. The Board will also review "encroachment permits". Encroachment permits can be issued to allow privately owned objects such as landscape urns and planters, decorative clocks, benches, signs, tables and chairs associated with sidewalk cafes, etc. on the public right-of-way or sidewalk.

The Downtown Design Overlay District is intended to function as an overlay zoning district. The underlying zoning classification controlling land uses, etc. remains in place. An overlay, setting design standards to be met, has been placed on the land within the district in addition to the usual zoning requirements. Functionally this operates much like the Highway Corridor Overlay District in other locations within the City.

Exemption for Historic Properties regulated by the Historic Preservation Commission

Chapter 17.23 of the City of Davenport Municipal Code gives the City's Historic Preservation Commission the power and the responsibility of protecting historic structures that are listed on the Davenport Register of Historic Properties as City landmarks and/or City Historic Districts. The chapter, also known as the Historic Preservation Ordinance, also requires the Commission to review the demolition of structures listed on the National Register of Historic Places. It is not intended that the Downtown Design Review Board encroach on the powers of the Historic Preservation Commission. Nor is it intended that property owners that have a building listed on the Davenport Register of Historic Properties that also happens to be within the boundaries of the Downtown Design Overlay District seek approvals from two City Boards or Commissions. As such, properties falling within the responsibilities of the Historic Preservation Commission are exempted from review by the Downtown Design Review Board. (There are some activities, however, such as landscaping that the Historic Preservation Commission does not review. In instances of this nature, review by the Design Review Board of these otherwise unreviewed items is required.)

Pre-application Conference

The design review process typically begins at the initial contact between a project proponent and City staff. This usually happens at a pre-development meeting where the proponent describes what the expectations are for a particular project and the staff describes the approval process, identifies potential issues and answers questions. At the pre-development meeting, the proponent will be made aware of the downtown design guidelines. Since the pre-development meeting should occur early in the design process, the guidelines can serve their purpose of educating the designers of the desires of the community, and allowing the design guidelines to be incorporated into the design parameters of the project.

The Design Review process and time frame are as follows:

- A completed application for a Certificate of Design Approval and a work write-up accurately describing the work to be completed is required. Appropriate materials to be submitted will depend on the scale and type of work to be done. Relatively simple projects such as tuckpointing may need only photographs. Major projects, such as the construction of a new building or an addition to an existing building, may require architectural elevations and details, a materials board, a site plan and landscape plan. Additional materials may be necessary in some instances. Design reviews may be done separately or in conjunction with other City review processes. The design review application is to be submitted to City planning staff. Staff can also help applicants with decisions as to the appropriate materials to be included with any particular review request. (The Board, at its discretion may create a category of minor reviews that can be approved by staff to expedite the design review process. Staff will inform petitioners of any policies of that nature).

- The deadline for complete submittal of application and information is 14 days prior to the meeting at which review of the proposal is desired. (Staff, however, at its discretion, may add items to a Board agenda that have missed this deadline if the materials submitted are complete and staff feels that adequate time remains to prepare a staff review.) Staff may choose to make written comments to be made available at or before the Board meeting or alternately to make oral comments regarding the proposed design at the meeting. Any written comments will be provided to the applicant in a timely manner.

- At the meeting the proponent will be given an opportunity to present the proposal and address staff and/or Board concerns, if any.

- Board meetings shall be open to the public.

- After discussion, and depending upon the complexity of, and the adequacy of submitted materials to accurately portray the proposal, the Board will make a determination on the appropriateness of the design.

- Within 7 days, the staff will prepare a written summary regarding the Board's determination and recommended conditions, if any, to the petitioner.

- Should the petitioner not accept the Board's determination an appeal may be made to the City Council. Appeals must be filed with the City Clerk's office. Appeals must be filed within thirty (30) calendar days of the postmark date on the notification of determination.

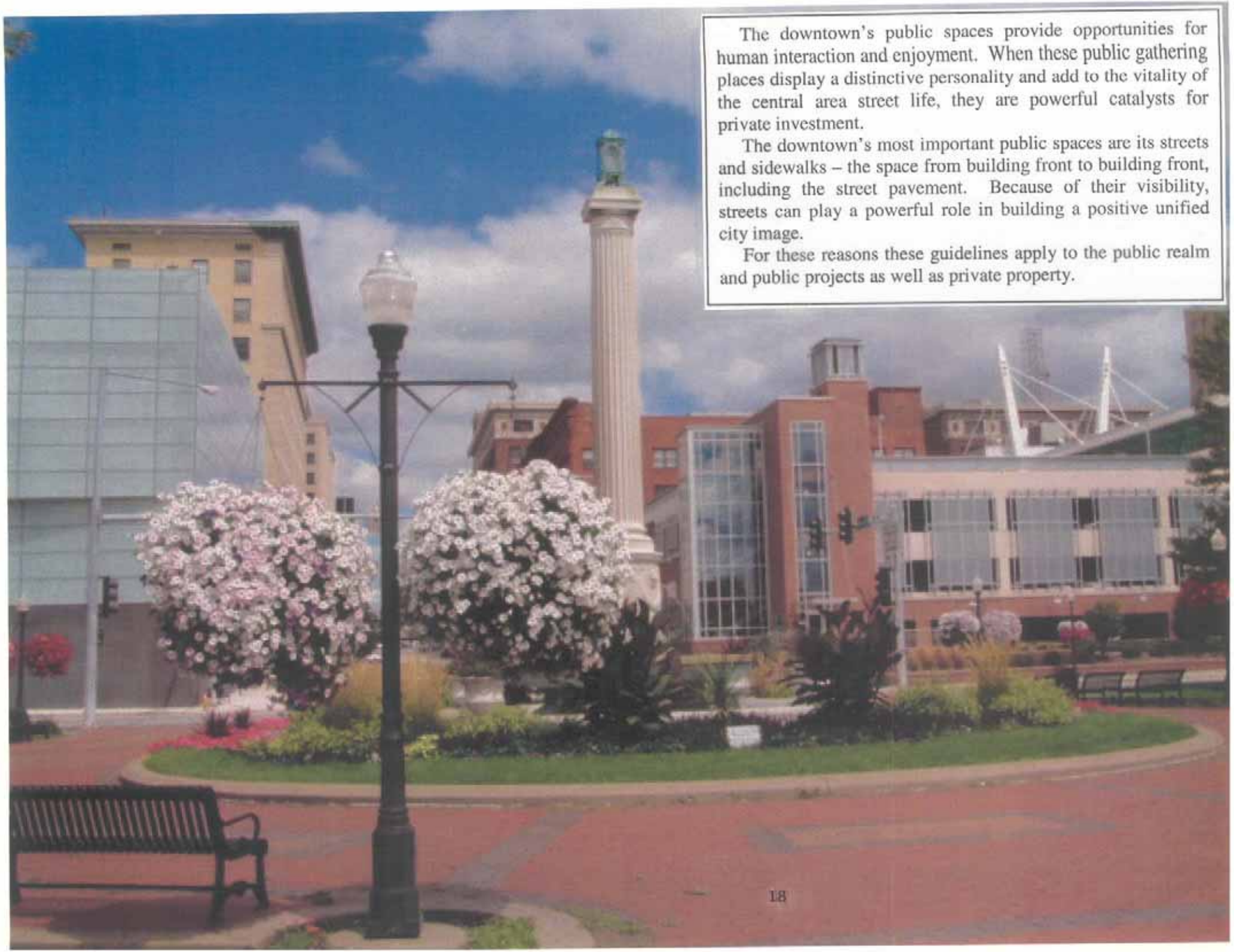
- Council decisions to uphold or deny an appeal will be determined by a simple majority vote of the members present.

How to Use the Design Guidelines

The Downtown Design Guidelines are for the use of the participants in downtown development. The guidelines help the property owner, project designer, and developer identify community preferred design objectives and various optional methodologies to attain those objectives. They also serve to provide citizens and other property owners with a degree of certainty about how a future project will look, function, and what impact it may have on their property and investment.

The City will use the guidelines to educate the public, project proponents and city officials about preferred design objectives, and as a tool for project evaluation and preparation of staff reports (written or oral). The guidelines give the members of the Downtown Design Review Board an evaluation tool and focal points for discussion with the project proponents.

Right: These guidelines are intended, through the use of proven design principles, to improve the visual image of downtown Davenport one project at a time.



The downtown's public spaces provide opportunities for human interaction and enjoyment. When these public gathering places display a distinctive personality and add to the vitality of the central area street life, they are powerful catalysts for private investment.

The downtown's most important public spaces are its streets and sidewalks – the space from building front to building front, including the street pavement. Because of their visibility, streets can play a powerful role in building a positive unified city image.

For these reasons these guidelines apply to the public realm and public projects as well as private property.

A visually appealing, comfortable, and secure physical environment will create confidence, commitment, and investment in the community over the long term. Accomplishing these goals requires a coordinated approach of cooperation and partnership between the City and the private entrepreneurs who drive development.

The before and after photographs to the right demonstrate some of the many design suggestions and requirements put forth in these guidelines. The guidelines only apply to exterior work requiring a building permit (permit requirements may be broader within the District), as well as landscaping and site design. The Board has no authority over interior work.

Gateways and Edges

Design Objectives:

Promote an intuitive understanding of the physical layout of Downtown Davenport

Reinforce the unique character of the City of Davenport

Discussion:

As major arterial streets approach the edge of the central core of a city they often pass through low-density fringe areas occupied by a mix of light industrial businesses, automobile repair shops, vacant land and parking lots and remnants of older residential neighborhoods. Because their visual image and environmental character often are deteriorated, these areas can create a negative image for the downtown rather than a positive one. The City of Davenport is no exception to this common problem.

These edge areas can play a more positive visual and functional role as a transition between the Downtown and its adjacent neighborhoods and as a gateway to the more intensively developed central business district.

The most important and most frequently used element in gateways and edges is landscaping. A continuous row of trees (preferably of the same species) on either side of the road, a planted median, fencing and/or a landscape buffer can all help define the corridor. Landscaping can also provide a sense of enclosure which accentuates the transition between the openness of the surrounding landscape and the density of Downtown.

A well-designed gateway signals to the pedestrians and motorists that pass by that they are entering a city with a strong sense of historical roots and architectural heritage.

To be successful, Gateways:

- should be located at major access routes into Downtown Davenport.
- should serve as focal points for the community.
- need to be designed and constructed at a scale that fits the location.
- should have design elements in common while being different in overall design.
- should be civic in nature and incorporate signage to announce the entrance into Downtown Davenport.
- should connect to both community and Iowa imagery. This can include the historic, cultural and/or natural underpinnings of the community.
- should be timeless.
- should be reasonable to maintain.

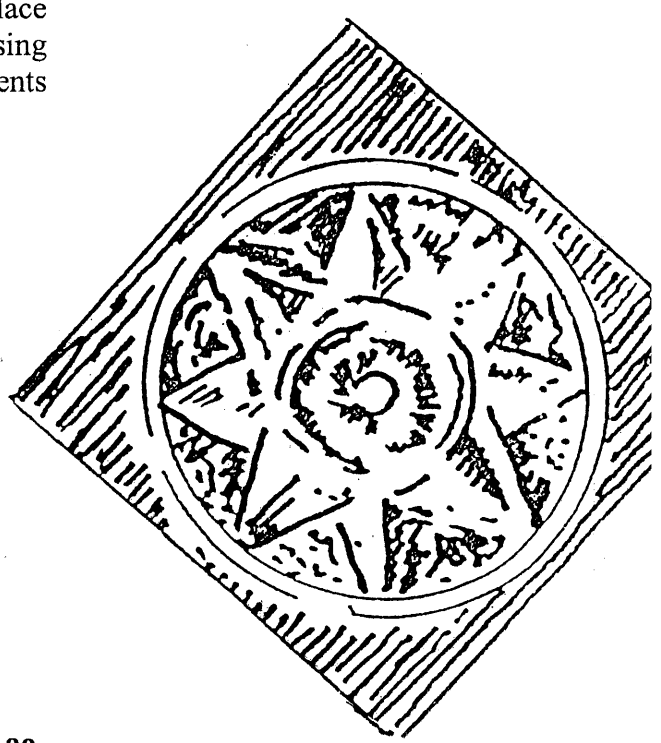
Staff envisions a total of six major gateways into the downtown. Two of these already exist -- The West Fourth Street - Quad City Times-Bix Beiderbeke gateway and the Centennial Bridge-Lady Germania gateway. A third, the Government Bridge gateway, is under construction. Over time, staff envisions additional gateways to be constructed on Brady, Main and Harrison Streets as they cross under the Iowa Interstate Railroad tracks.

Currently, the City of Davenport has a gateway for people entering downtown from the east. Although it was privately designed and constructed, the Bix Biederbecke sculpture and its landscaping serves as an excellent gateway celebrating a favorite son, Davenport's music and culture and a major yearly event and festival.

A second gateway for the foot of Centennial Bridge is also complete. This project design also focused on the City of Davenport's history by recreating a fountain sculpture ("Liberty" or "Lady Germania") that was constructed in Washington Square in 1898 (but lost over time). This "historic" (but waterless) design fits very well with the historic architecture of the adjacent German-American Heritage Center.

In many ways today's gateways can be seen as successors to the monuments of the early 20th Century City Beautiful movement which spurred the creation of numerous memorials, plazas, parks and grand boulevards in an effort to beautify and humanize the American city.

The new emphasis on gateways and corridors reflects a growing trend toward "place making" creating identifying landmarks that, in a national landscape grown increasing homogenous, help the traveler to distinguish one place from another and give residents and downtown businesses a renewed sense of pride.



8) Encourage public and private investment in the future of Downtown Davenport
9) Reinforce the unique character of the City of Davenport
10) Create a safe Downtown
11) Create a comfortable Downtown
12) Actively promote civic art and cultural activities downtown
13) Encourage intense street level activity
14) Maintain a sense of connection to the natural environment
15) Encourage architectural excellence
16) Require the use of quality building materials
17) Promote Downtown residential uses
18) Encourage variety and interest
19) Create an economically vibrant Downtown

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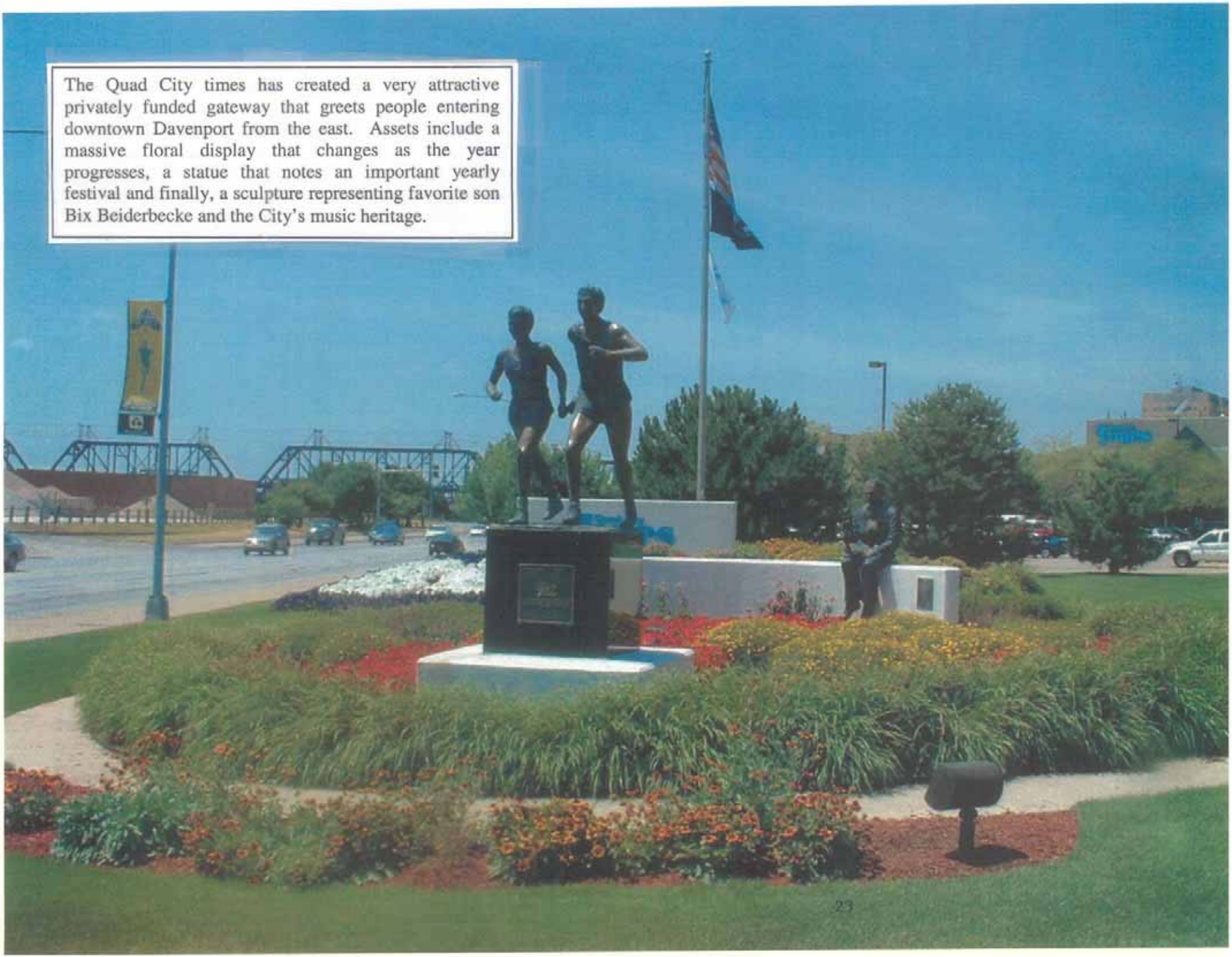
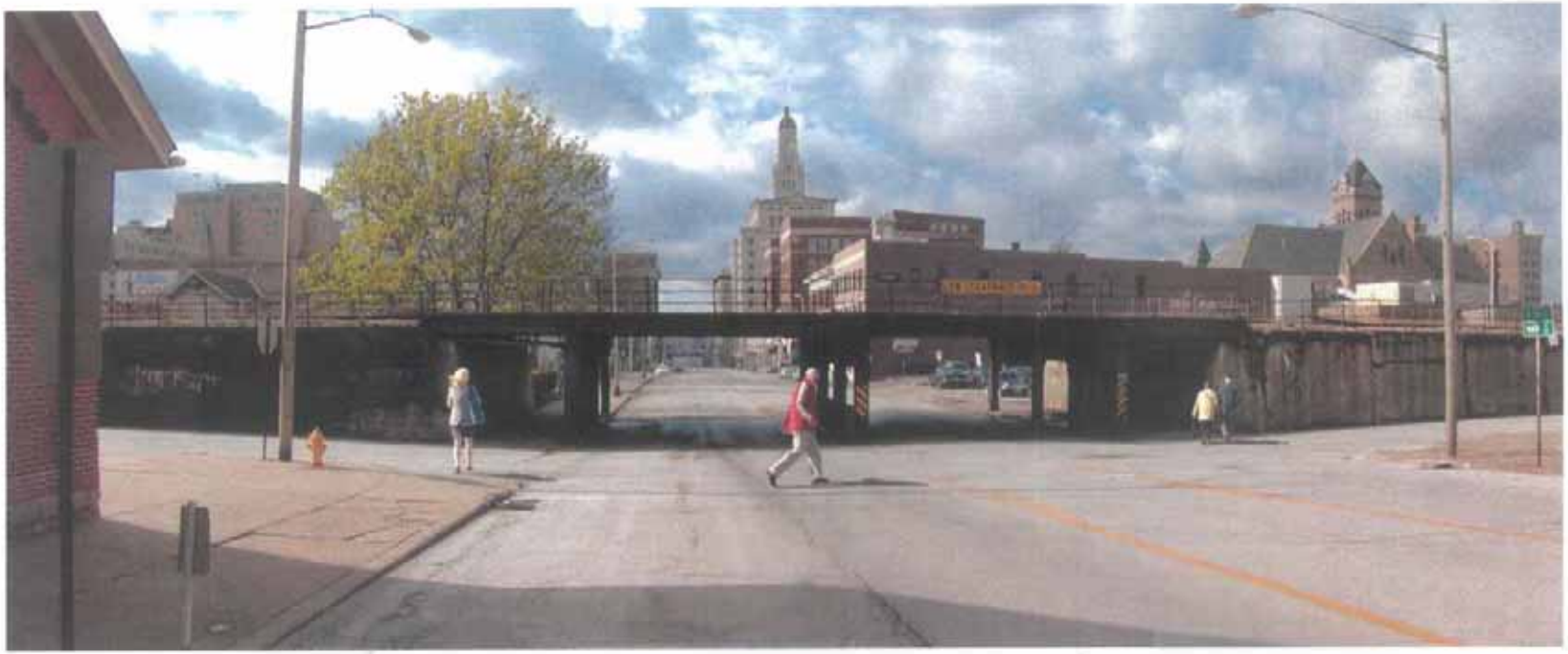
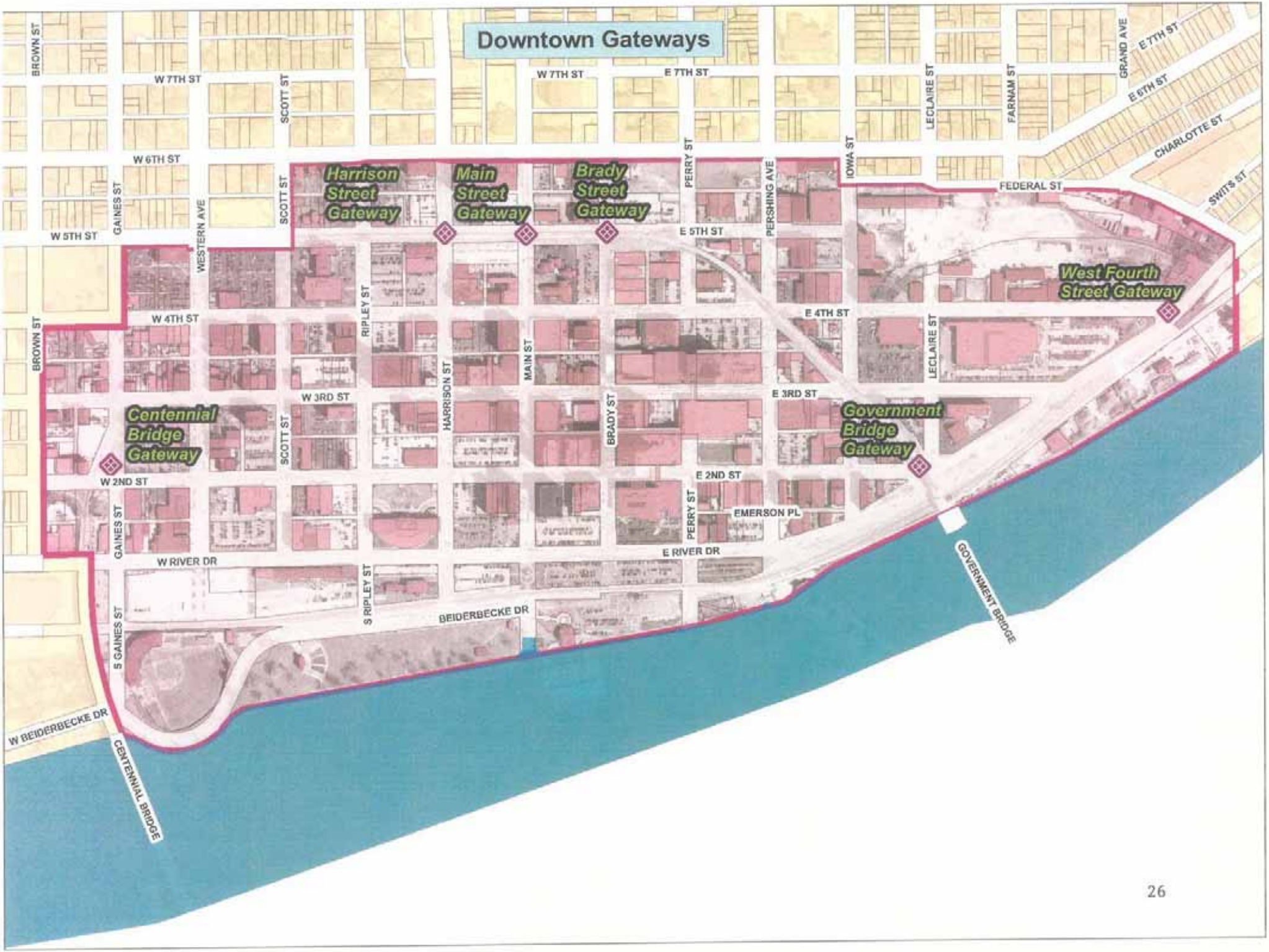


The Quad City times has created a very attractive privately funded gateway that greets people entering downtown Davenport from the east. Assets include a massive floral display that changes as the year progresses, a statue that notes an important yearly festival and finally, a sculpture representing favorite son Bix Beiderbecke and the City's music heritage.

Above: The design for the Centennial Bridge gateway into the City of Davenport. The word Davenport is supported by a colonnade which is turned towards the bridge to allow citizens coming off the bridge to easily read it. A row of trees provides a backdrop for the colonnade and the focal point of the design, the sculpture "Germania" which echoes the now lost Washington Square fountain.



A hypothetical gateway design for the Main Street – Iowa Interstate Railroad gateway. (Needless to say, a project of this nature could be many years into the future.)


Downtown Gateways
Harrison Street Gateway
Main Street Gateway
Brady Street Gateway
West Fourth Street Gateway
Centennial Bridge Gateway
Government Bridge Gateway
BROWN ST
W 7TH ST
SCOTT ST
E 7TH ST
LECLAIRE ST
FARNAM ST
GRAND AVE
E 6TH ST
CHARLOTTE ST
W 6TH ST
PERRY ST
IOWA ST
FEDERAL ST
SWITS ST
GAINES ST
W 5TH ST
WESTERN AVE
PERSHING AVE
E 5TH ST
W 4TH ST
RIPLEY ST
E 4TH ST
MAIN ST
HARRISON ST
W 3RD ST
BRADY ST
E 3RD ST
W 2ND ST
E 2ND ST
EMERSON PL
W RIVER DR
E RIVER DR
S RIPLEY ST
BEIDERBECKE DR
S GAINES ST
W BEIDERBECKE DR
CENTENNIAL BRIDGE
GOVERNMENT BRIDGE

Parking Facilities

Design Objectives:

Provide accessibility

Develop the public nature of downtown and reinforce the sense that downtown belongs to everyone

Create a safe downtown

Create a comfortable downtown

Encourage intense street level activity

Discussion:

Decisions about how to address parking are among the most important in making Downtown Davenport a high-quality destination for people. The downtown cannot have a pedestrian orientation, a concentrated diversity of uses, or a continuity of street-level activity if parking is not well-designed. Off-street surface parking in particular can create large gaps in the downtown streetscape and isolate key uses from one another.

Although it is crucial to supply an adequate amount of parking, it is also essential to minimize the land area necessary to do so.

- **Parking Design Considerations**

Downtown parking should be designed to improve the visual quality of the environment and to minimize the extent to which it disrupts pedestrian movement between retail uses and other downtown activity centers.

- **On-street Parking**

The perception that there is a shortage of convenient parking in the downtown often is based not on the actual supply of parking but rather a lack of awareness of its location and the absence of well-defined pedestrian connections between off-street or fringe parking areas and downtown destinations. Especially in smaller cities, shoppers tend to sense that the parking supply is inadequate and inconvenient unless they can find an on-street space in front of the store or in a surface lot in the store's immediate vicinity. Because the suburban mall's parking is free and highly visible, users often ignore the fact that the walking distance between the car and store entrance at the mall may be as great, or even greater than walking distances in the downtown.

While vehicular access and parking must be convenient and efficient, it is important to give the pedestrian clear priority in order to encourage walking and enliven streets. Sufficiently wide sidewalks and amenities to enhance the pedestrian experience are necessary if streets are to serve as links rather than barriers. Curb-cuts for driveway access and surface parking lots that directly abut the pedestrian realm should be minimized, preferably avoided.

To maximize the downtown's convenience and attractiveness as a retail or entertainment destination, priority should be given to short-term users, such as shoppers, over employees with daily parking needs. Signs (or a wayfinding system) helping shoppers to locate parking, as well as parking validation programs that reduce the cost to the consumer, can make downtown more competitive with suburban shopping centers. Certainly an adequate supply of long-term employee parking also must be made available. Parking for employees, however, can be further away and ideally should be in parking garages.

Although generally it is desirable for on-street parking to be available for the convenience of short-term uses, sometimes it must be eliminated to accommodate pedestrian amenities and streetscape improvements. In some cases, reducing the number of traffic lanes will make it possible to maintain on-street parking while creating a high quality pedestrian environment. As a general rule, downtown Davenport's streets are currently designed and constructed to meet the traffic engineering goal of moving vehicles through and around the downtown as quickly as possible. These design guidelines instead emphasize the comfortable movement of pedestrians rather than vehicles.

One of the highest priorities of these design standards is to improve the downtown as a place for pedestrians.

- **Surface Lots**

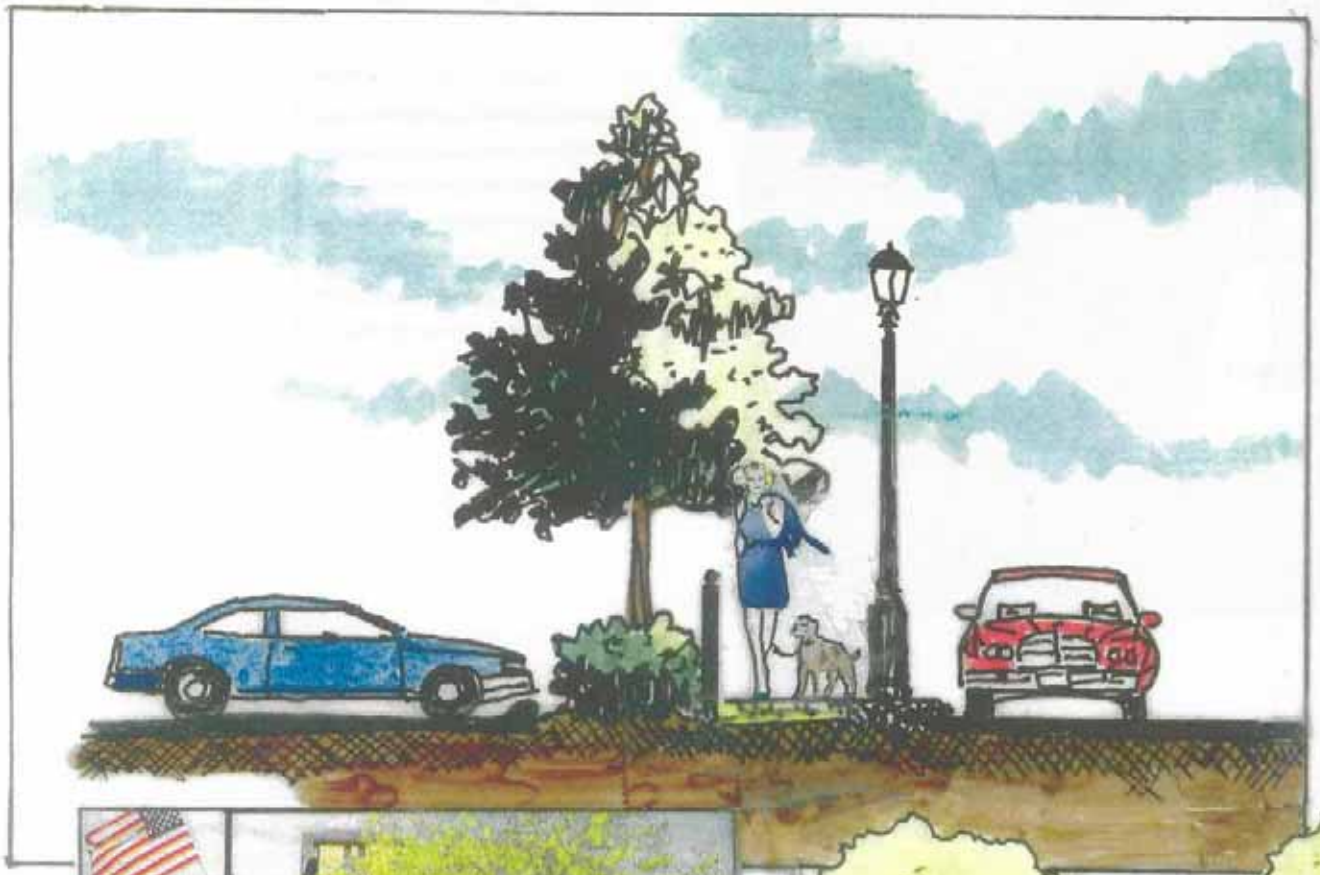
Surface parking lots create gaps in the development edges that otherwise provide spatial enclosure to the streets, as well as interrupt the activities that make the street a vital and interesting place for people. Expanses of pavement and parked cars create a visually harsh environment that harms the image of the central business district.

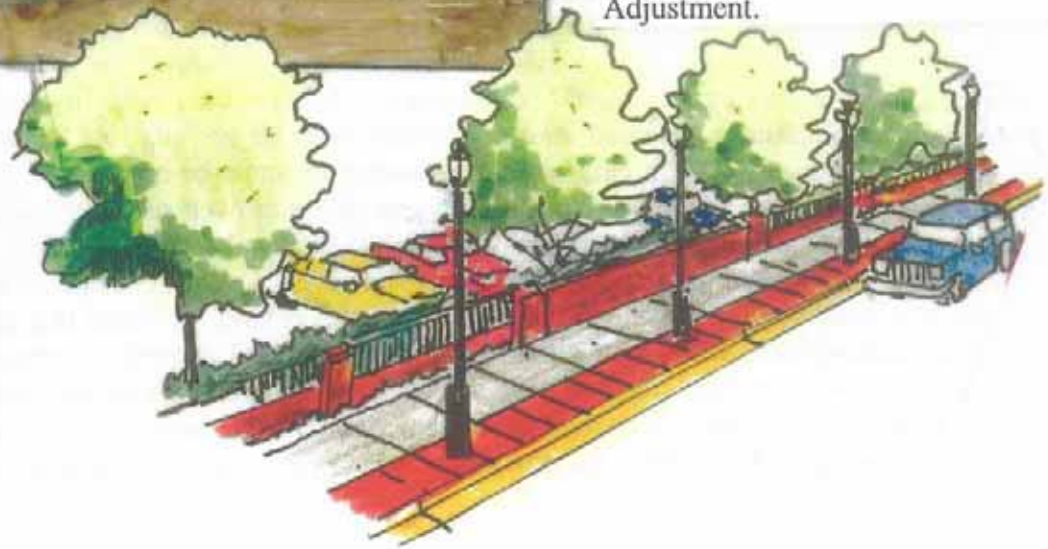
When needed, surface parking lots should be located to minimize their visibility from major arterials and pedestrian oriented streets. Relatively small parking lots located behind buildings are preferred. In cases where a parking lot must be adjacent to the public sidewalk a perimeter planting of shade trees can soften or even screen vehicles from view; a three-to-four foot-high screen wall or hedge may be needed to make parked cars less visible from the street. For security, however, a clear zone should be maintained, at a level between four and eight feet from the ground, to insure that the interior of the parking lot remains visible to the street. A knee wall of brick or dressed limestone topped by a wrought iron fence backed by canopy trees may be the ideal method of screening a parking lot from the street. Landscaped berms are not an appropriate screening method within the downtown due to the space they require and the suburban image they convey.

Screening Surface Parking Lots

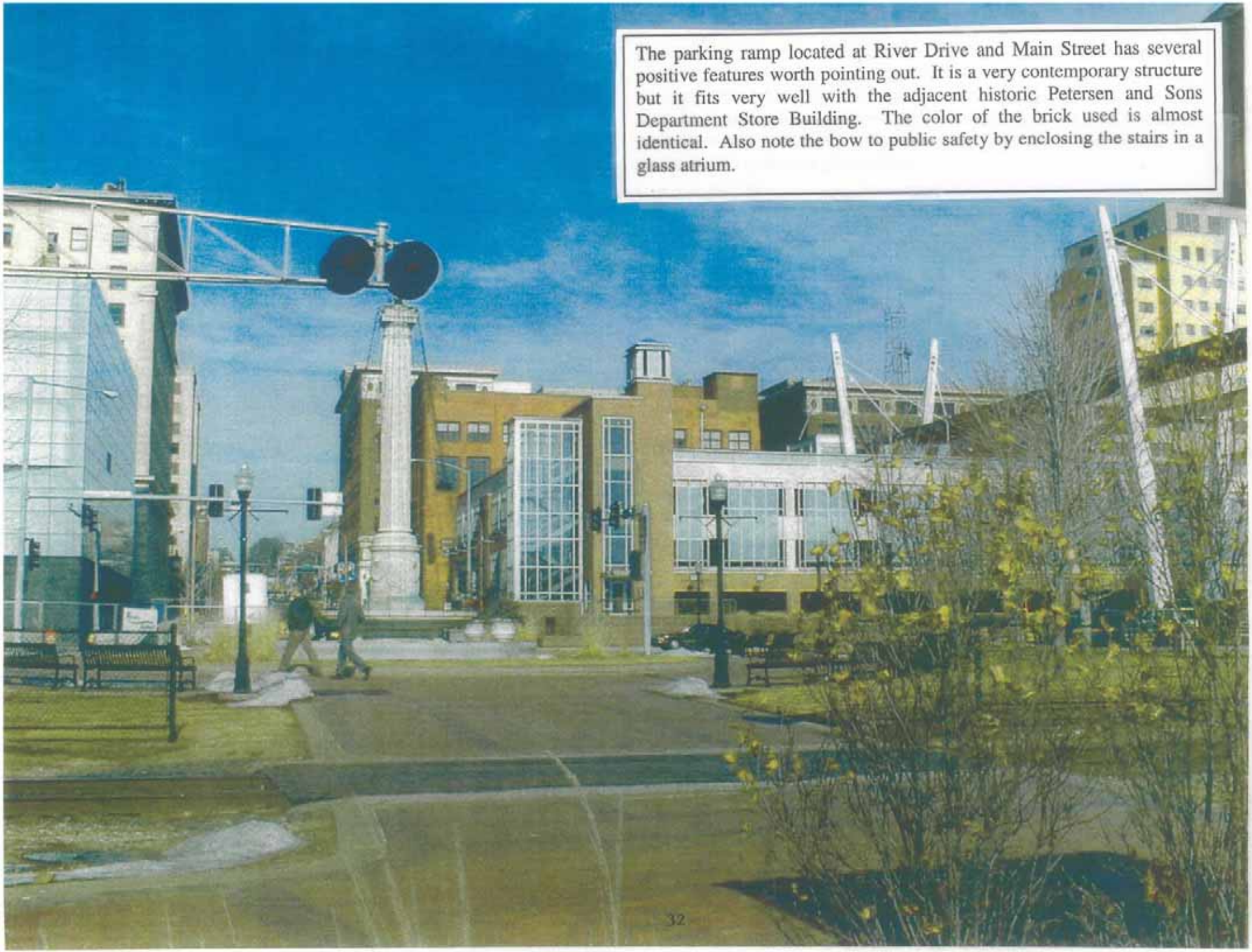
Expanses of pavement and parked vehicles can create a negative perception of the downtown as well as discourage pedestrian activity. Any new parking lots should have a minimum setback of five feet. If trees are being planted, an eight-foot buffer yard is strongly encouraged. The ideal screen would be brick and wrought iron or a wrought iron fence backed by a landscape hedge and canopy trees. Note that a clear zone between four and eight feet should be left for security purposes. Five per cent of every parking lot should consist of landscaped islands and peninsulas.

It is understood that parking lot dimensions may already be determined by existing buildings, and that the optimum setback cannot reasonably be achieved. In these situations a variance can be pursued with staff support from the Zoning Board of Adjustment.





City Planning staff is aware that downtown surface parking spaces are at a premium. If an existing parking lot does not allow room for landscaping short of removing an entire row of parking, consider giving up 1 or 2 spaces and using them for landscape walls, planters for flowering plants, etc. Much can be achieved even when working with small spaces. Existing parking lots will be reviewed in conjunction with major rehabilitation projects as required by the City's site plan ordinance, Chapter 17.56 of the City Municipal Code.



The parking ramp located at River Drive and Main Street has several positive features worth pointing out. It is a very contemporary structure but it fits very well with the adjacent historic Petersen and Sons Department Store Building. The color of the brick used is almost identical. Also note the bow to public safety by enclosing the stairs in a glass atrium.

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- Building design
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- Pedestrian friendly streets
- Respond to the neighborhood context
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- Building materials
- Continuity and compatability
- Façade organization
- Provide active-not blank-facades
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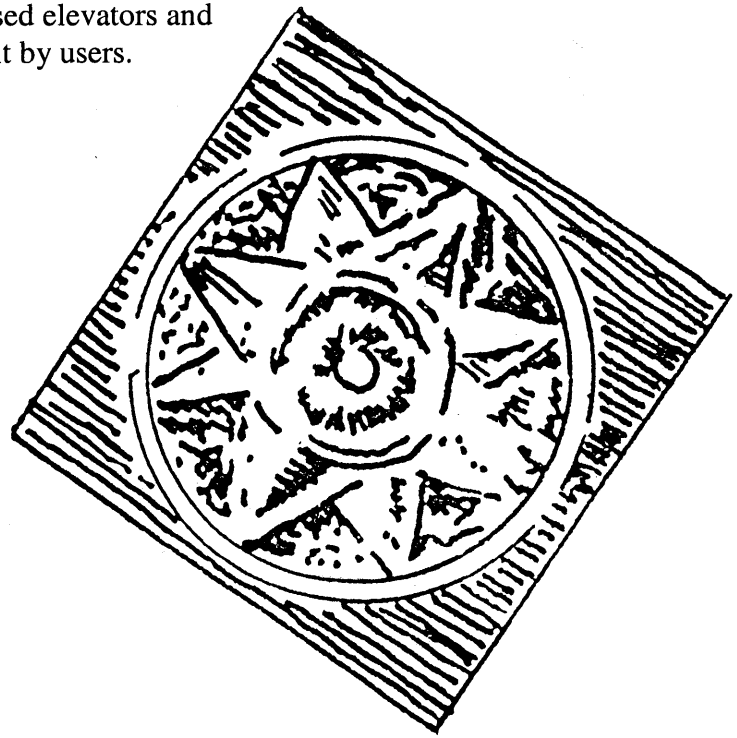
- **Parking Structures or Garages**

Parking structures require less land and can be screened from view more effectively than surface parking lots. They too, however, can lower the quality of the downtown if they are handled poorly.

The architecture of the parking garage should incorporate exterior finish materials of the same quality as those used on nearby buildings. The street façade of the parking structure should be designed to replicate the fenestration patterns of nearby buildings to help the structure blend into the downtown's architectural fabric. The design of a parking structure should not draw attention to itself unless the design is of exceptional merit.

It is desirable that a parking garage have retail, office and other uses on the first floor. If the demand for these uses is not present, other options such as art displays in windows should be considered.

Security concerns (perhaps more of a perception rather than reality) can discourage the use of parking garages. Open or glass enclosed stairwells, glass enclosed elevators and higher levels of illumination can enhance the psychological comfort felt by users.



Hardscape and Landscape

Design Objectives:

Develop the public nature of downtown and reinforce the sense that downtown belongs to everyone

Encourage public and private investment in the future of Downtown Davenport

Reinforce the unique character of the City of Davenport

Discussion:

Streets, walkway paving, buildings, and open spaces shape the downtown's urban design structure and image as a unique place. Many other design elements – street lights, paving, plantings, signs – complement this basic structure and contribute to the quality of the downtown environment. The overall form, appearance, and arrangement of these diverse elements must be organized to convey a unified image, a sense of vitality, and a comfortable and inviting setting for human activity.

Downtown Davenport's character as a place plays a key role in whether it succeeds as a market. The Downtown's design must encourage pedestrian movement, accommodate special activities, and promote social interaction. The more oriented toward people its environment is, the more the downtown will become an attractive focus for investment and renovation. How well its spaces and activities create a smoothly functioning whole will determine whether people will visit, shop at, or work in the downtown and whether they will keep coming back.

Public realm improvements dramatically influence people's perception and attitudes toward the downtown. Because the physical environment is a visible expression of the City's economic health and its progress toward regeneration, improvements to the physical setting can help attract potential users and new residents creating opportunities for new investment. An improved streetscape, better access, more convenient parking, or a public plaza that becomes a focal point can help to reawaken private investment in the downtown.

Streetscape Treatments

Because streets act as the foreground for people moving through the City center, the streetscape has the potential to establish a clear identity for the downtown through the consistent use of well-designed benches, light standards, street tree plantings and other streetscape elements. The use of special paving materials also can help to unify the downtown by visually bridging streets or changes in land use. All these elements need to be designed and blended into a coherent whole. The key to maximizing the potential of a streetscape is to create a sense of identity.

In Davenport's case, the City is well into the streetscape design process. A report entitled "Streetscape Master Plan Design Standards" was prepared by LDR International, Inc. in October 1996 for the Davenport Downtown Development Corporation (now Davenport One). This report was then adopted by the City as an amendment to the City's Comprehensive Plan. Finally, many of these proposed guidelines were incorporated into "The Standard Specification for Public Improvement" used by the Engineering Division of the City Public Works Department as optional construction specifications.

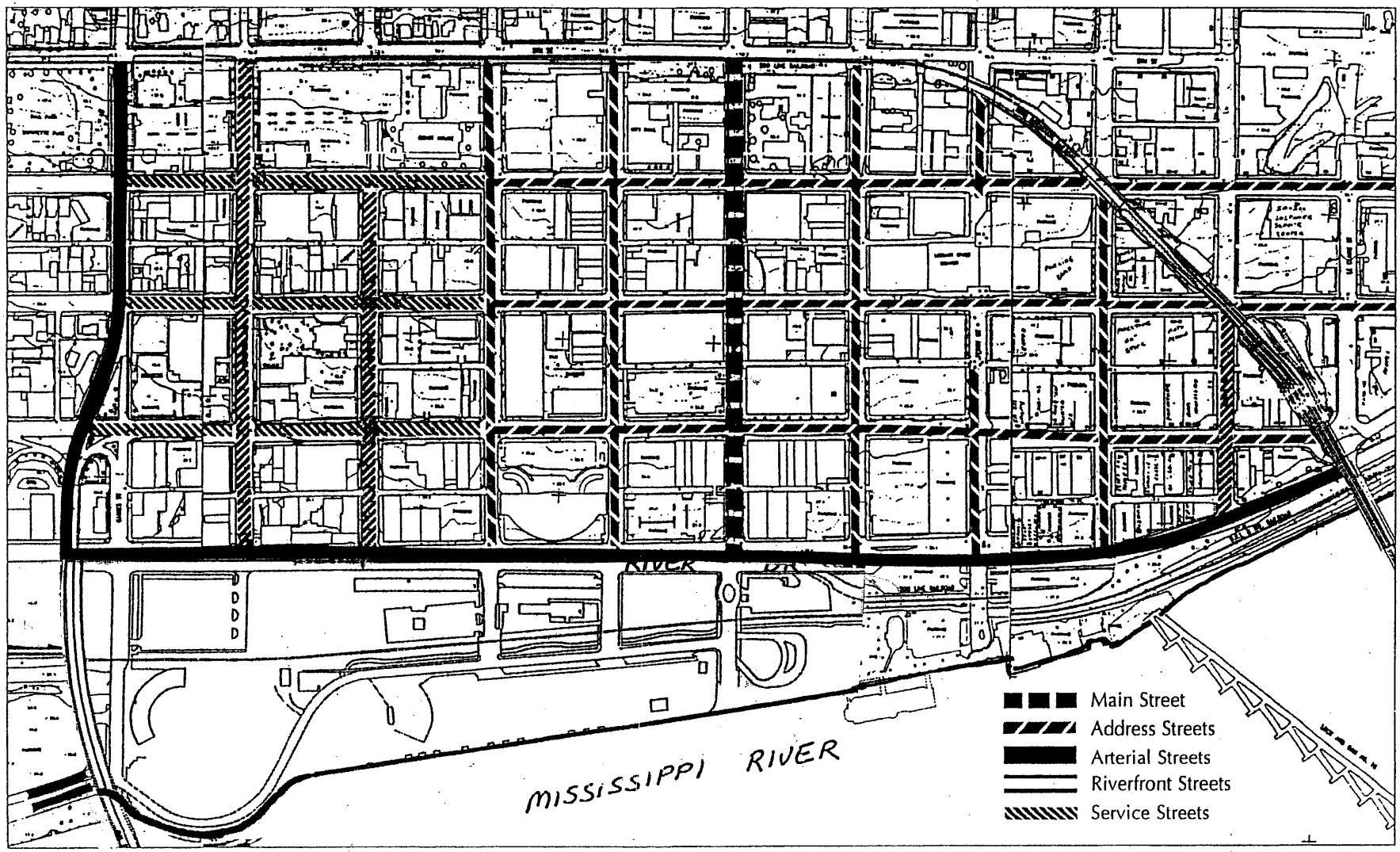
The Streetscape Master Plan and Guidelines proposed specific goals. These include goals that are very similar to the goals of these design guidelines:

- Improve the level of comfort, convenience and safety for all user groups within Davenport's downtown area.
- Create an environment which will encourage local businesses and private developers remain in or locate within the downtown.
- Provide a design which complements a diverse mix of uses and activities to help draw people back to the downtown.
- Minimize traffic conflicts between pedestrians and vehicles that move throughout the downtown area.
- Improve the visual and functional character for both vehicular and pedestrian movement.
- Achieve a dignified setting through simplicity of design and respect for tradition, and;
- Define overall maintenance requirements so that all streetscapes can be given equal attention.

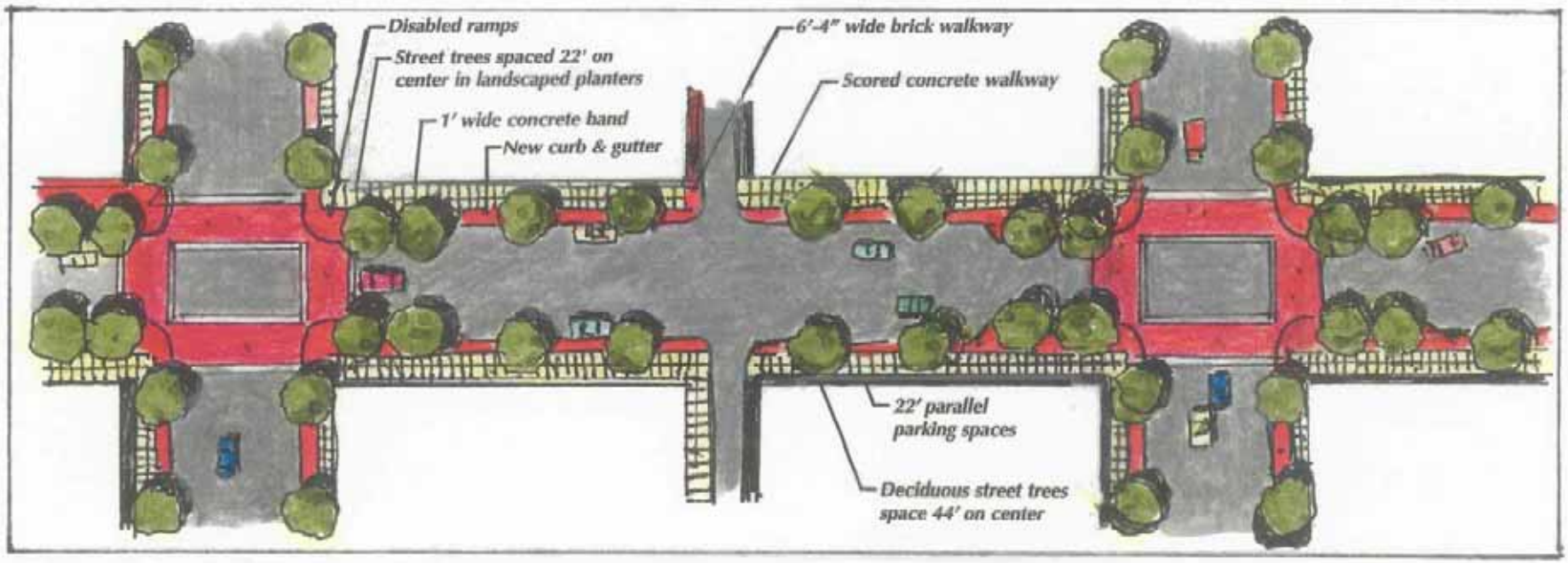
LDR's Streetscape Master Plan creates a hierarchy of public streets based on such things as circulation, function, existing and proposed uses. The plan proposes 5 types of downtown streets. They are:

Type A: Main Street serves as the traditional spine of the Downtown Core linking Downtown with the Mississippi River. This is the most prestigious street in Downtown deserving of the highest treatment.

The Streetscape Types Diagram is provided as a guideline location map for each of the proposed streetscape types. This plan outlines an approach which establishes a streetscape hierarchy while maintaining a consistent image for each of the street corridors, resulting in a legible environment for Downtown Davenport. When two varying types of streetscape meet at an intersection, it is intended that the higher quality streetscape be carried through the intersection for continuity and simplicity. It is understood that future Councils may choose to modify this planned system based on funding and priorities.

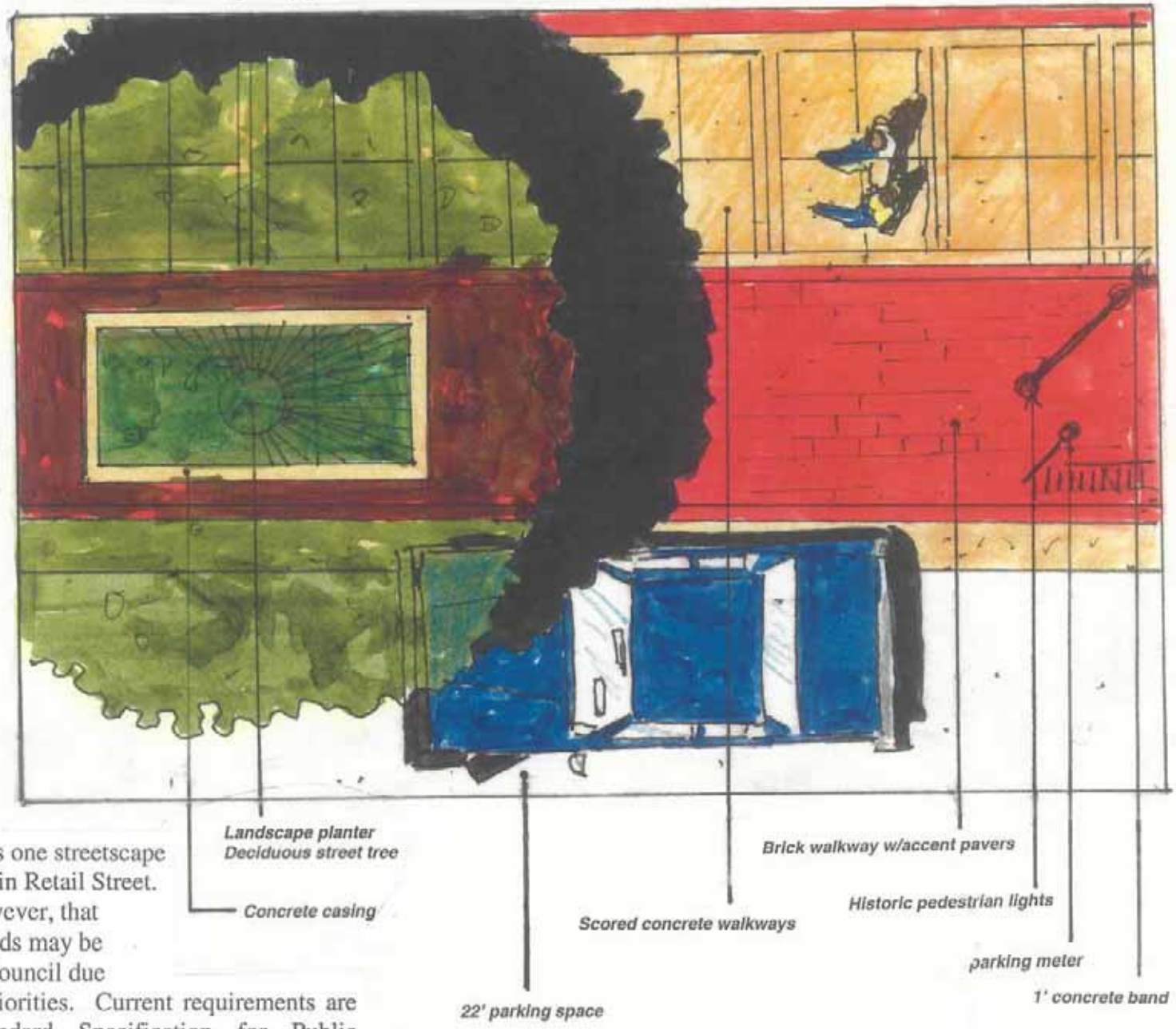


Streetscape Types Diagram

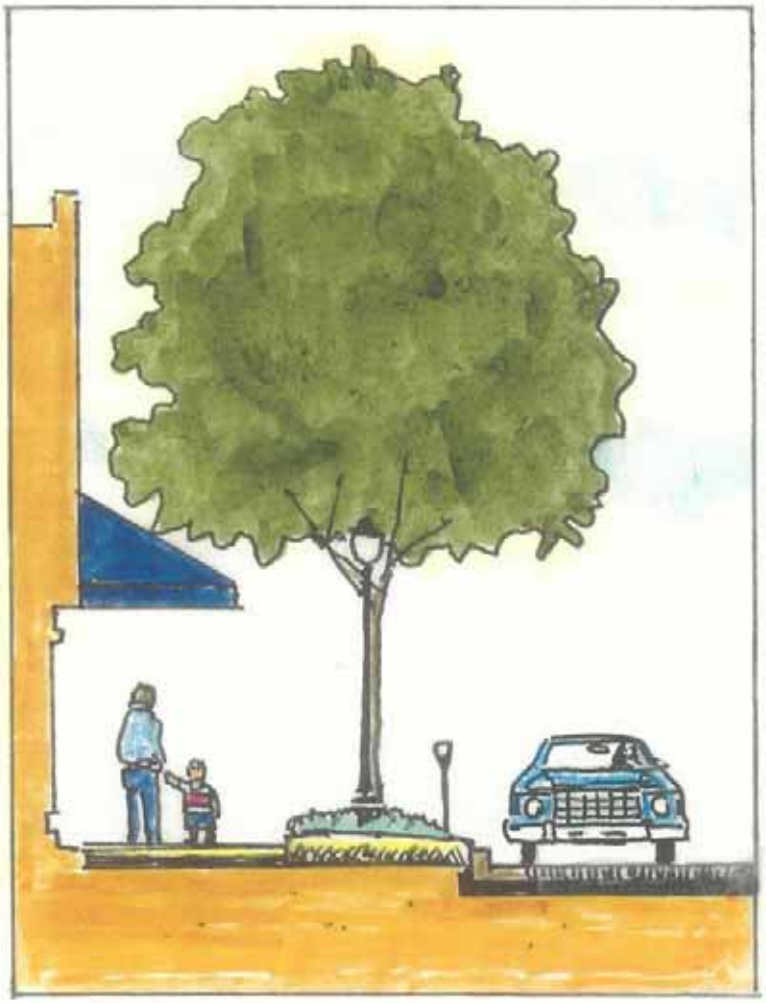


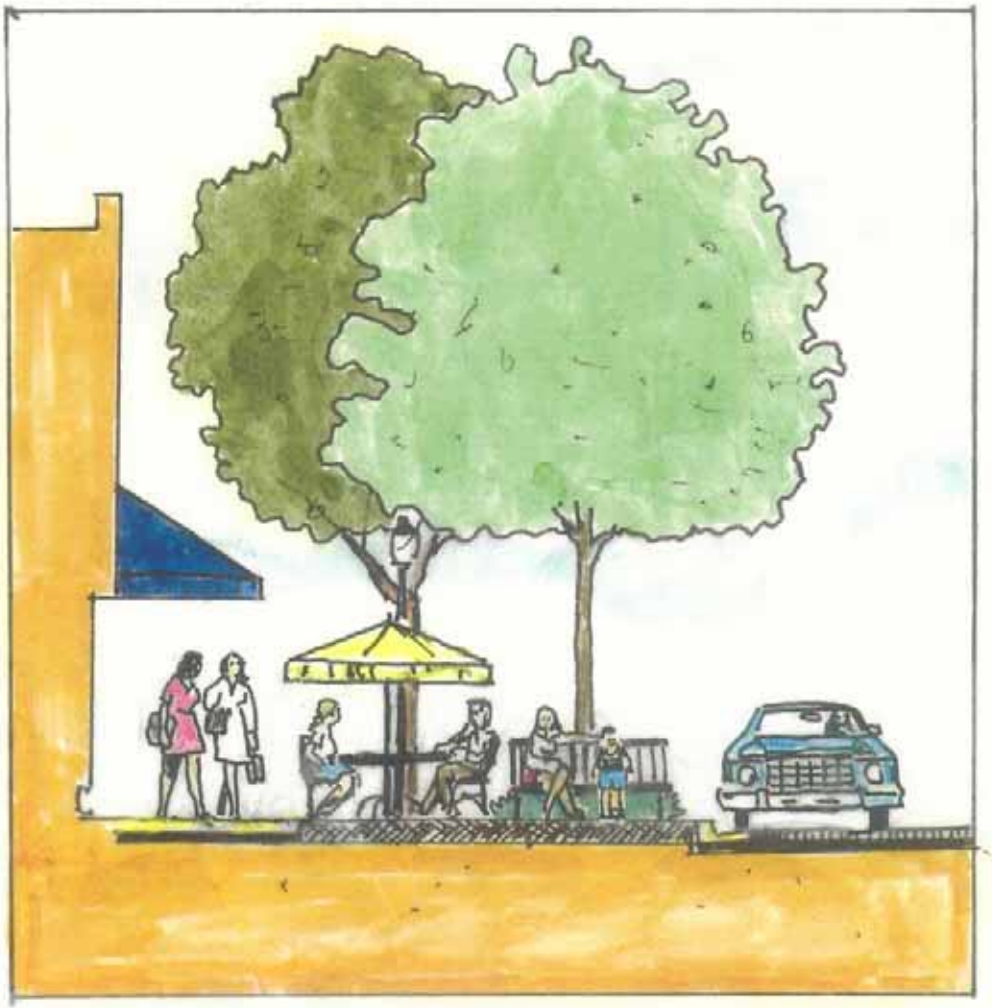
Above: Streetscape Type "A" Main Retail Street
Each streetscape type has its own set of requirements. Petitioners should refer to "The Standard Specification for Public Improvements" (for Downtown Davenport) to determine the appropriate streetscape requirements for their individual project. These specifications are available from the Engineering Division of the City of Davenport Public Works Department.

Detail: Streetscape Type A: Main Retail Street



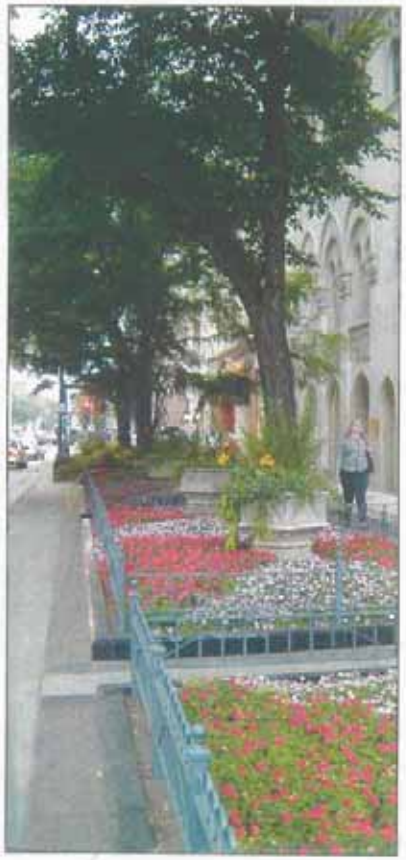
This drawing illustrates one streetscape type, the Type "A" Main Retail Street. It should be noted, however, that over time these standards may be amended by the City Council due to funding or other priorities. Current requirements are listed in "The Standard Specification for Public Improvements (for Downtown Davenport).





The illustrations above show the typical eight-foot sidewalk extension that would be used with Streetscape Type "A": A Main Retail Street. The extension creates a space large enough for an outdoor seating area.

Street Trees and Landscaping



The character of the Downtown and the pedestrian environment can be greatly enhanced by the quality and quantity of landscaping and street trees. The liberal use of landscape plantings creates a sense of human scale and amenity.

Large front lawns are not in keeping with the high intensity urban character of Downtown Davenport. Instead, character needs to be emphasized by a canopy of trees over sidewalks and buildings largely placed at the edge of sidewalks.

- **Street Trees**

  Not only are street trees attractive, they can improve air quality, add shading, catch the wind, reduce storm water runoff, reduce the "heat island" effect, provide a link to the seasons, and add to property values at a relatively low improvement cost. Street trees can create a continuous and regular street tree canopy. They define the pedestrian space along sidewalks, provide physical as well as psychological separation between the pedestrian zone and travel lanes in the street and generally improve the appearance of streets.

  Street trees in an urban area have to meet special conditions. To both functionally grow in an urban area and contribute to the street environment, urban street trees need to be carefully selected and maintained. Sunlight levels, canopy size, fall color and resistance to salt and disease should all be carefully planned and understood.

For purposes of these guidelines, street trees are to be planted with the construction of all new buildings. Street tree requirements are as follows:

1. Street trees shall be planted on all streets at 44 foot intervals (at the "head" or "tail" of parking space intervals) with the exception that the City of Davenport may waive this requirement if sidewalk widths are not sufficient to incorporate street trees or under sidewalk vaults or other conditions render the location impossible or extremely expensive to use for plantings.

2. Provide a minimum of 300 cubic feet of new soil, in a planting zone to allow for tree growth (also use structural soils under all public sidewalks to allow for root growth). Refer to the City of Davenport's "Standard Specification for Public Improvement" for complete specifications for the planting of street trees.

3. Consider the use of continuous street tree trenches to provide maximum soil area for roots to spread and water and air to penetrate.

4. Allow sufficient room for tree canopies to grow and develop without conflict with other building elements

5. Provide for adequate drainage for street trees. If an irrigation system is being installed for landscaping on private property, consider expanding it to include immediately adjacent street trees. (The use of irrigation for street trees is not required).

6. Tree grates are required for street trees to protect tree roots from damage.

- Painted wall signs
- Changing signs
- Monument or ground signs
- Signs on awnings
- Freestanding pole sign
- Neon and bare bulb signs
- Banner signs
- Lighted signs
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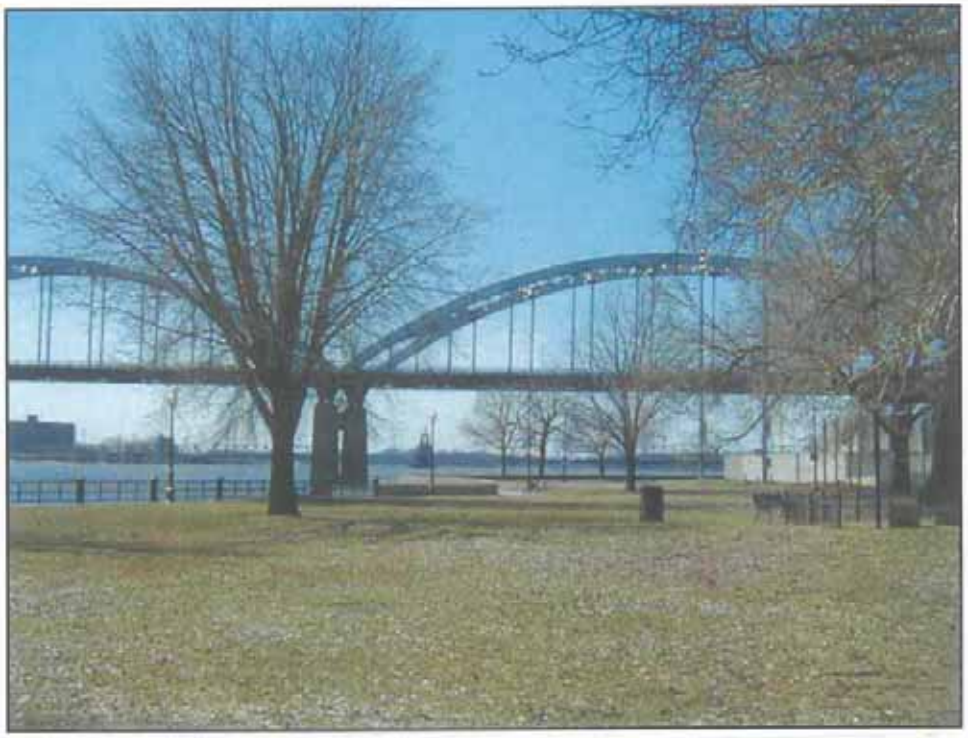
7. The City arborist has established a tree species list of trees that are appropriate for downtown Davenport. Typically these are trees that should do well in the downtown micro-climate. A contact with the city arborist, however, is encouraged prior to planting. One type of tree may be more appropriate in a specific location than another. Also, he would also be aware of any insect pest or disease that may have developed.



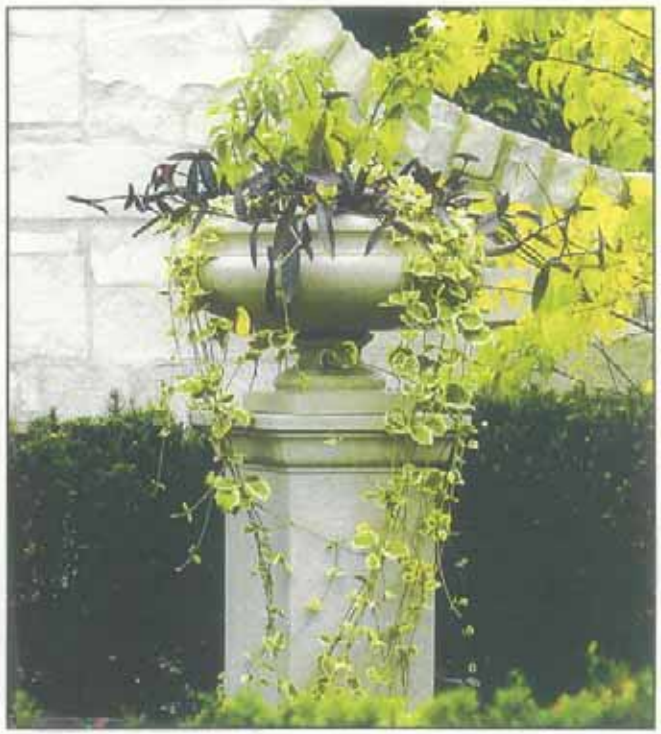
Street trees on Second Street

- **Landscape Plantings**

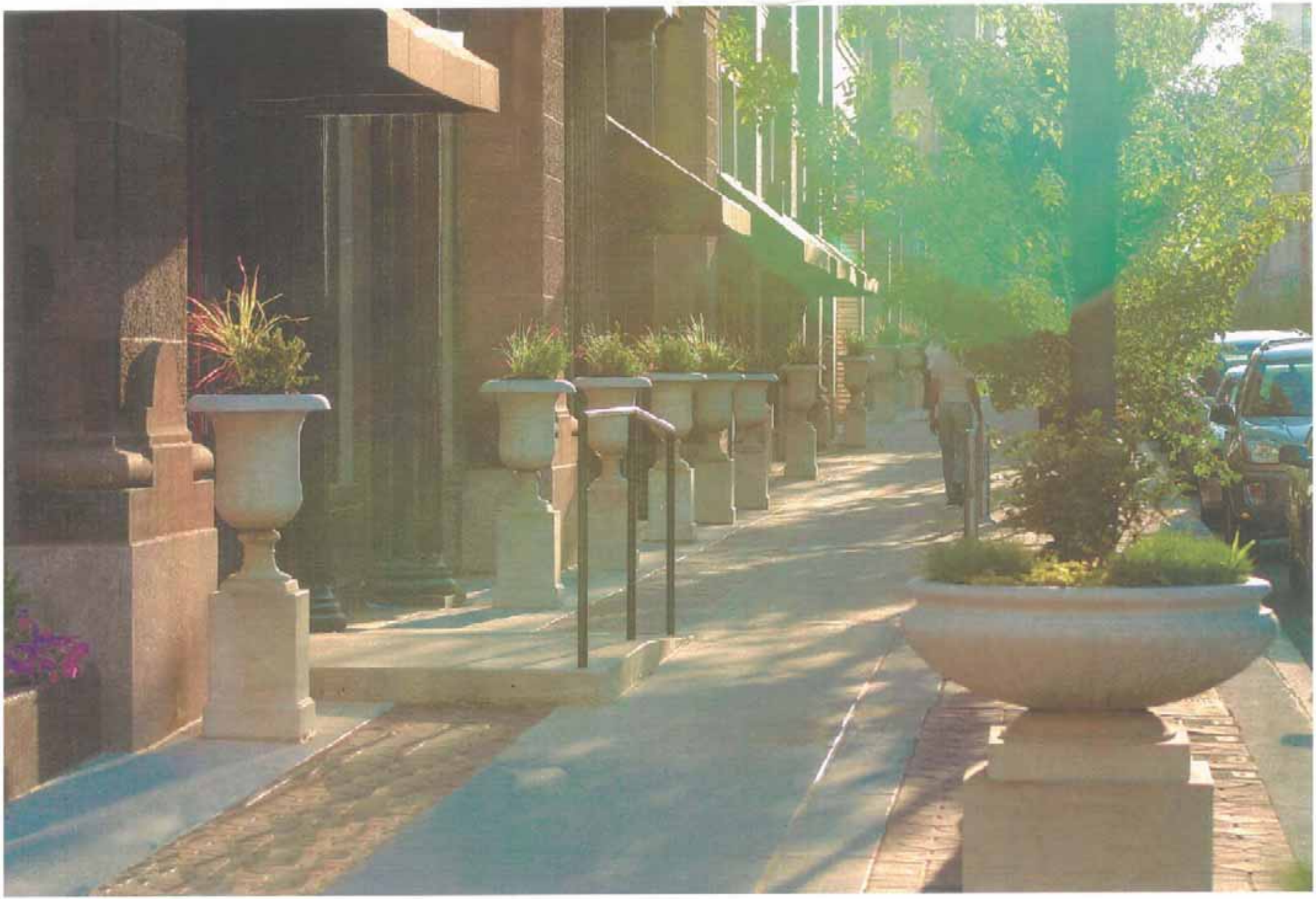
Plants provide an intimate connection to the natural world and a respite from the built interiors of office buildings, retail stores, apartments and condominiums. Groupings of plants can create urban oases. Flowers, flowering shrubs and vines provide a connection to the season through the use of color, texture and fragrance. Panels of turf provide green spaces which soothe the eye and invite relaxation.

New buildings downtown are encouraged to incorporate private/public spaces to enhance the pedestrian environment and reinforce the downtown open space network.

Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancement should be considered when designing and landscaping the resulting street frontage. In the downtown the primary function of any open space between the commercial building and the sidewalk is to provide access to the building but also opportunities for outdoor activities such as vending, resting, sitting or dining (assuming there is sufficient space).



Streetscaping in Downtown Davenport
In one sense flowers send a message that is exactly the opposite of graffiti. While graffiti sends a message that society is not completely in control, flowers demonstrate a pride or ownership and strict maintenance.



The "Washington Avenue Loft District" in downtown St. Louis, Missouri.
In this example landscaping is taken to the level of public infrastructure.

When creating private/public spaces consider the following:

1. Emphasize entries with special plantings in conjunction with decorative paving and/or lighting. Petitioners are encouraged to carry public sidewalk elements (such as brick) into private spaces for continuity.

2. Consider special features (where space permits) such as a courtyard, fountain or pool.

3. Incorporate planters and planter walls into the architecture of a new building. (Planters are also encouraged on public property if sidewalk width is sufficient). City staff will review an encroachment permit before approving planters, urns, etc., in the public right-of-way.

4. Distinctively landscape areas created by building setbacks.

5. The provision of spaces allowing public art is encouraged.

6. Use plants to shape and delineate outdoor spaces such as a small outdoor café.

7. Soften a new building by screening blank walls by terracing retaining walls, etc. (where space permits).

8. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

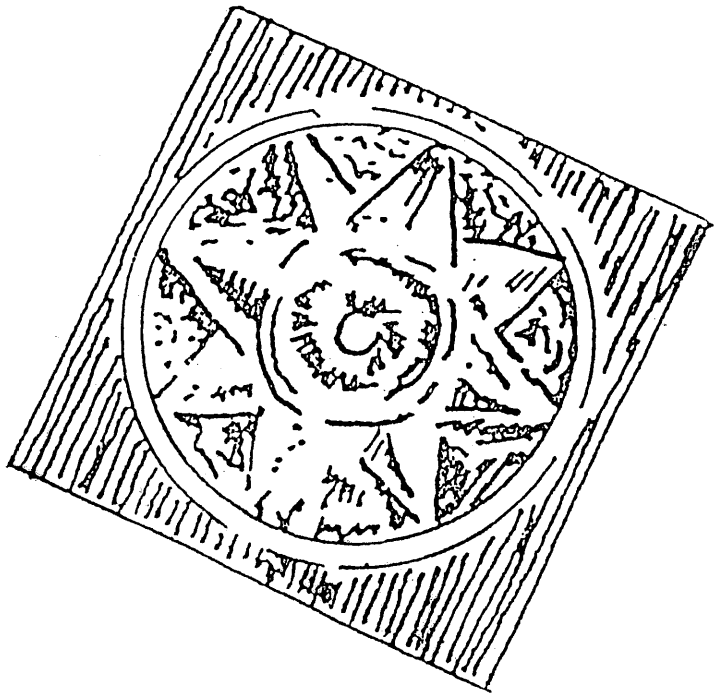
9. Barrier free access from the public sidewalk to any private open space should be provided.

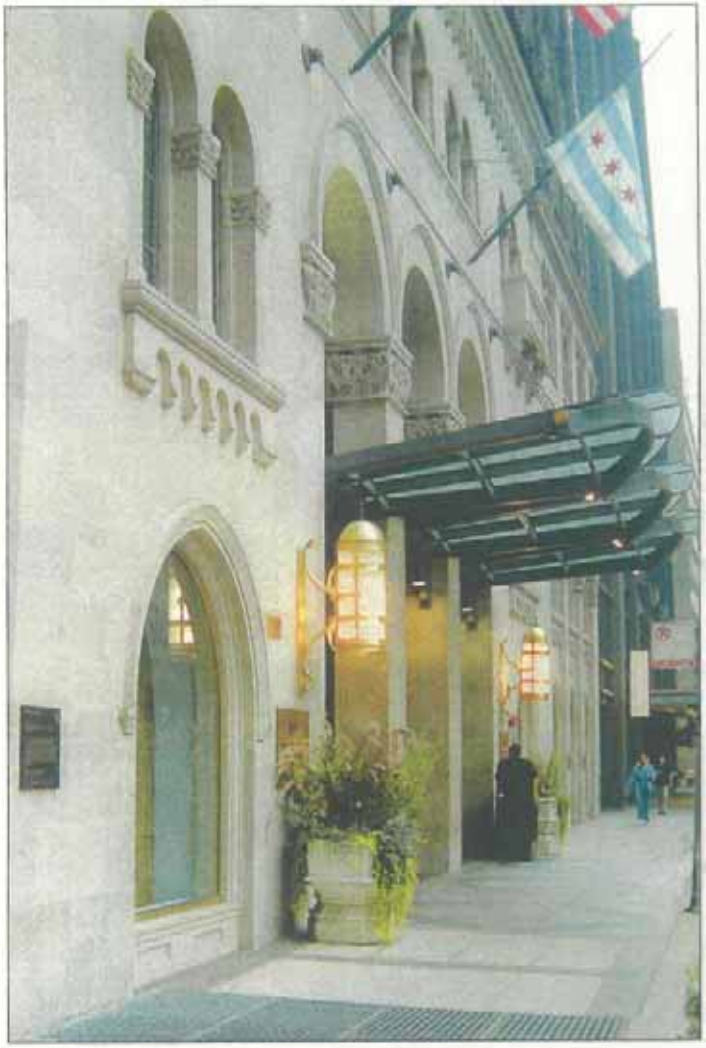
10. Provide seating areas that allow people watching.

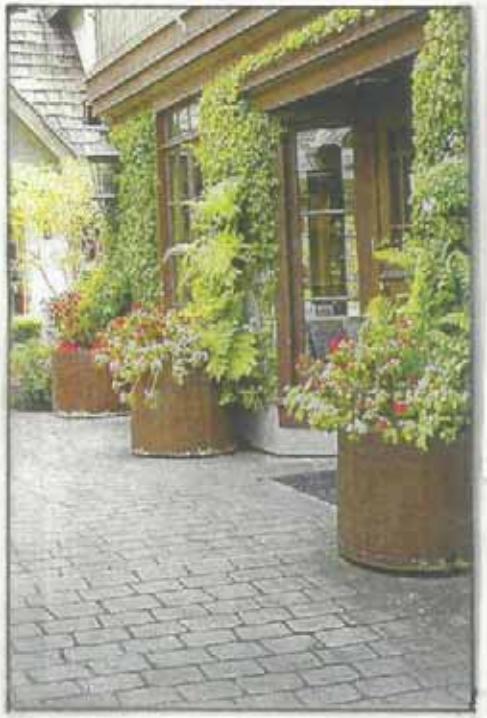
11. The use of water features is always welcome.

When creating residential open space, the following should be considered:

1. If possible create courtyards or common gardens.
2. Enhance entries with landscaping beds, planters, etc.
3. Encourage landscaping on balconies and upper level terraces.
4. If possible, locate outdoor spaces to take advantage of sunlight.
5. Create play areas for children if they are a significant portion of the residents.

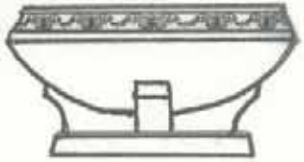


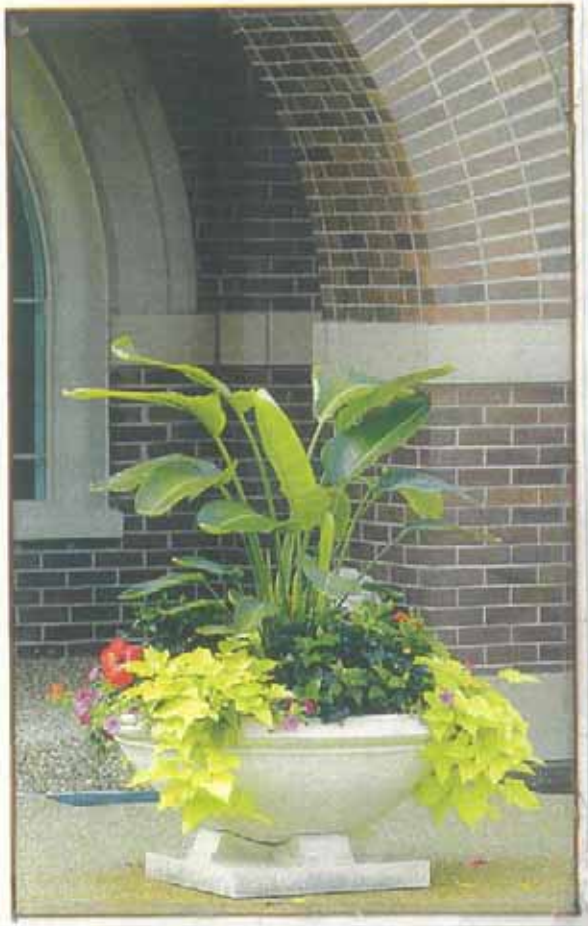


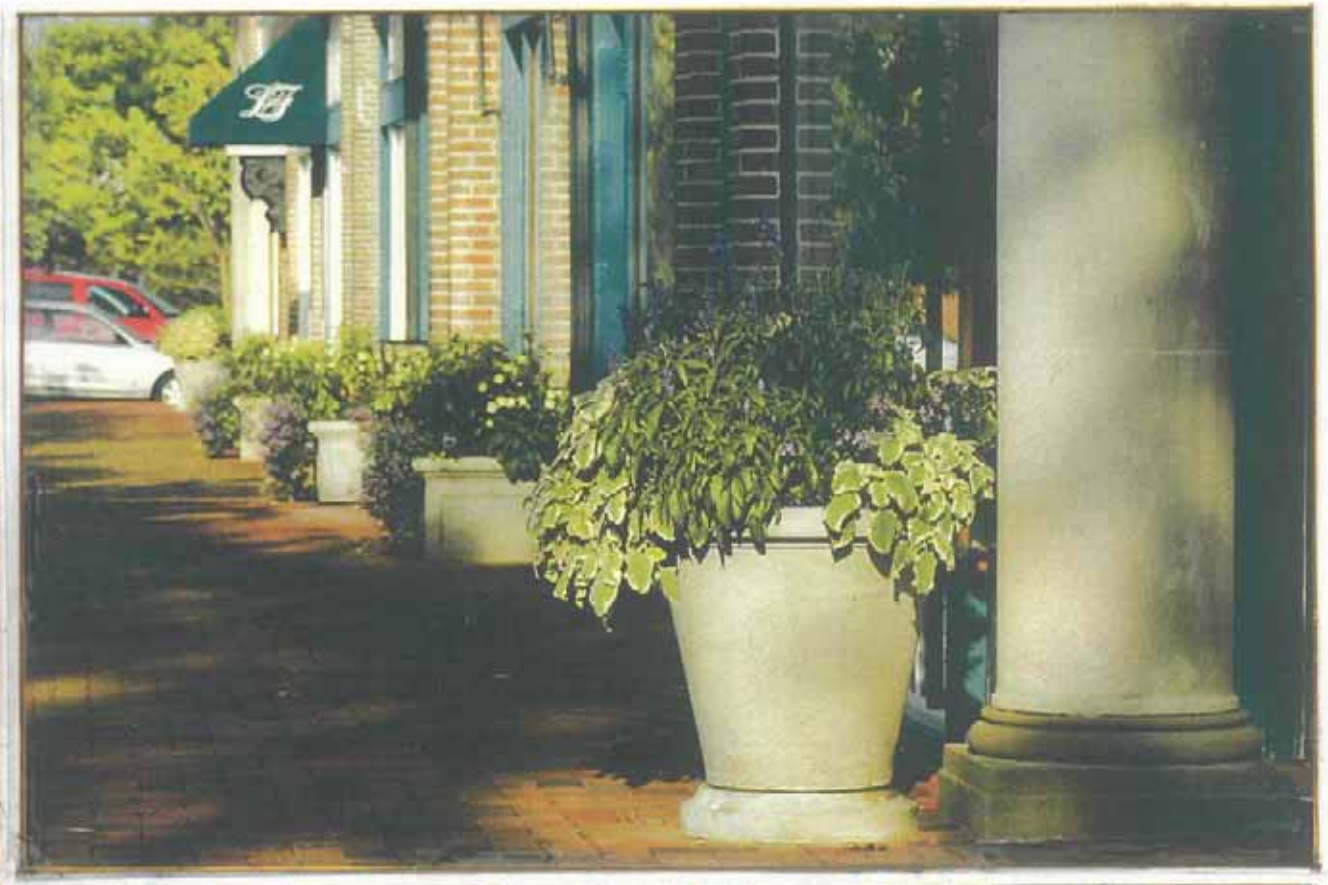


Entries should be well designed and detailed as a unique element of each business. While not a requirement of these design standards, the landscaping of entries (and other building features) with planters, pots, urns, hanging baskets, window boxes, etc. is strongly encouraged. The photographs on the next three pages demonstrate that there is a large selection of landscape materials available that can give each business a distinctive and welcoming look. If rear entries are used by the public, they similarly can be made more attractive with landscape elements of this nature.

Among the advantages of planters, urns, etc., is that they are relatively inexpensive and they do not require the removal of underground vaults and/or utilities.





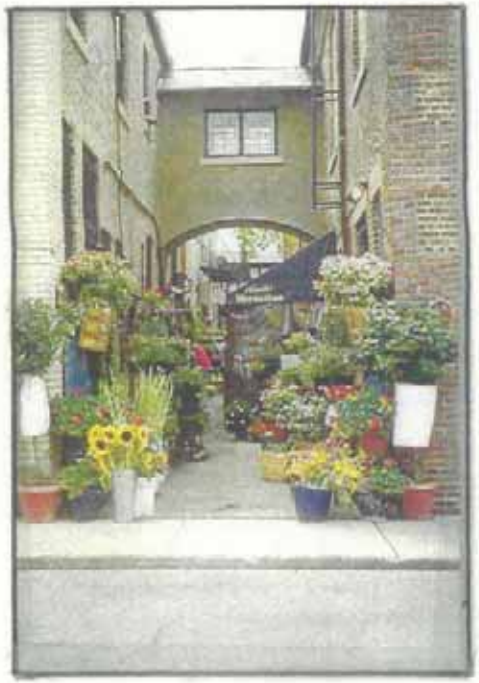


26. Downtown Design Guidelines Addendum
- Crescent Warehouse Historic District ……..…1
- The West Third Street Historic District …….18
- The Architect of Mainstreet - Glossary of Facade Terms ……..28

Downtowns have many nooks and crannies that provide landscaping opportunities. Taking these non-descript areas and replacing them with landscaping – better yet, flowers, makes a positive statement regarding downtown Davenport and its businesses.

Even better, this is something that can be accomplished with a relatively limited budget.

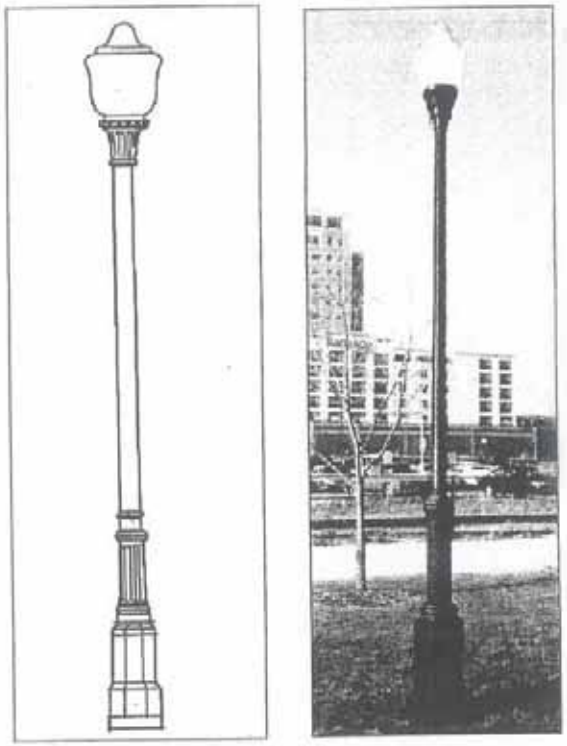
With a little rearrangement, planters and other landscape spaces can be attractive and welcoming during the winter season.



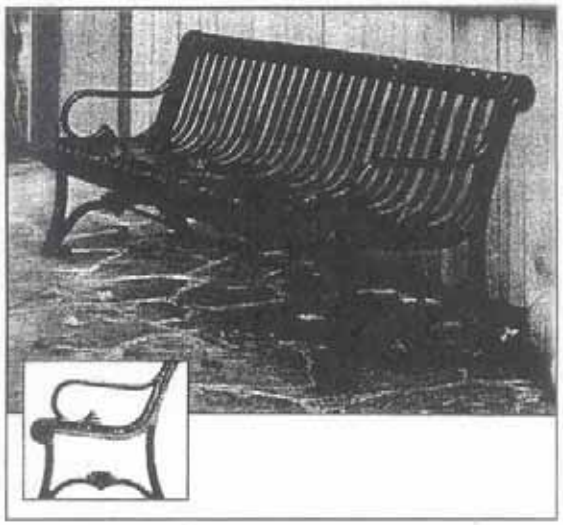
Top left: Alleys have been vacated in various locations downtown. On those occasions consider them to be a design and even a retail opportunity.

Below: Retaining walls or walls surrounding planting beds should not be constructed of modern interlocking block. These materials have a suburban look to them, as do wood tie walls. In a downtown setting, materials like brick, limestone (dressed or rusticated, depending on the circumstances), and concrete are more appropriate. (The exception for modern interlocking materials would be for materials with a thoughtful design that accentuates the downtown's urban character.) One solution would be to use the same materials used in the building's façade to construct these elements.

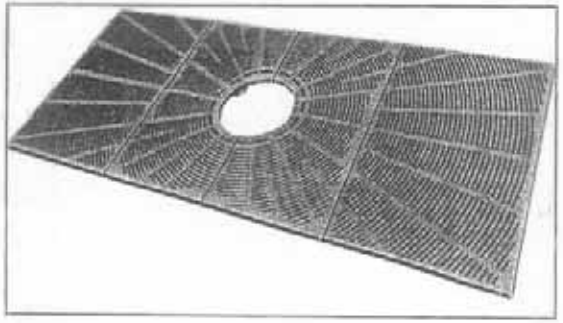
If a planting bed is being created in the public sidewalk, a set of specifications for a concrete landscape edge wall has already been created and can be found within the City's "Standard Specification for Public Improvement".



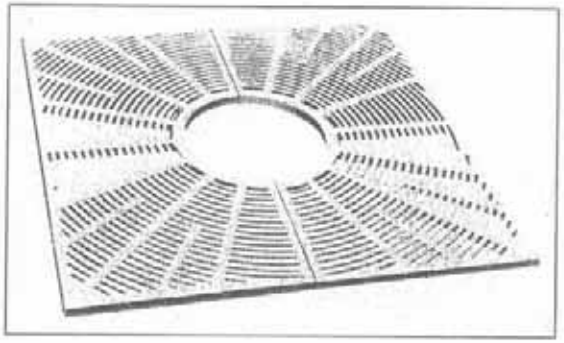
Existing Davenport Streetlight Standard.



Dumor Model 58 Metal-slat Bench



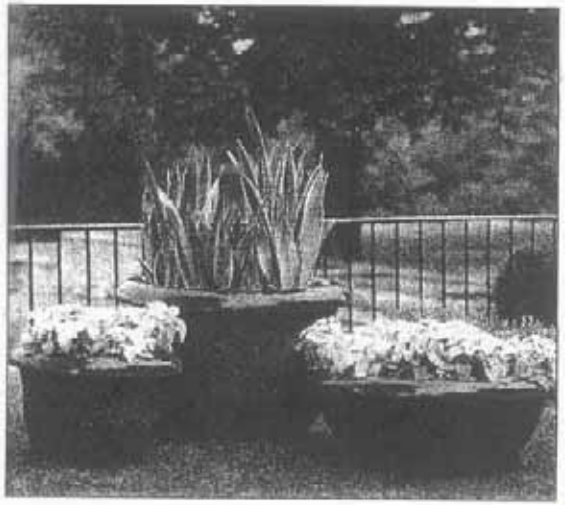
Neenah Model R-8813 Cast Iron Grate



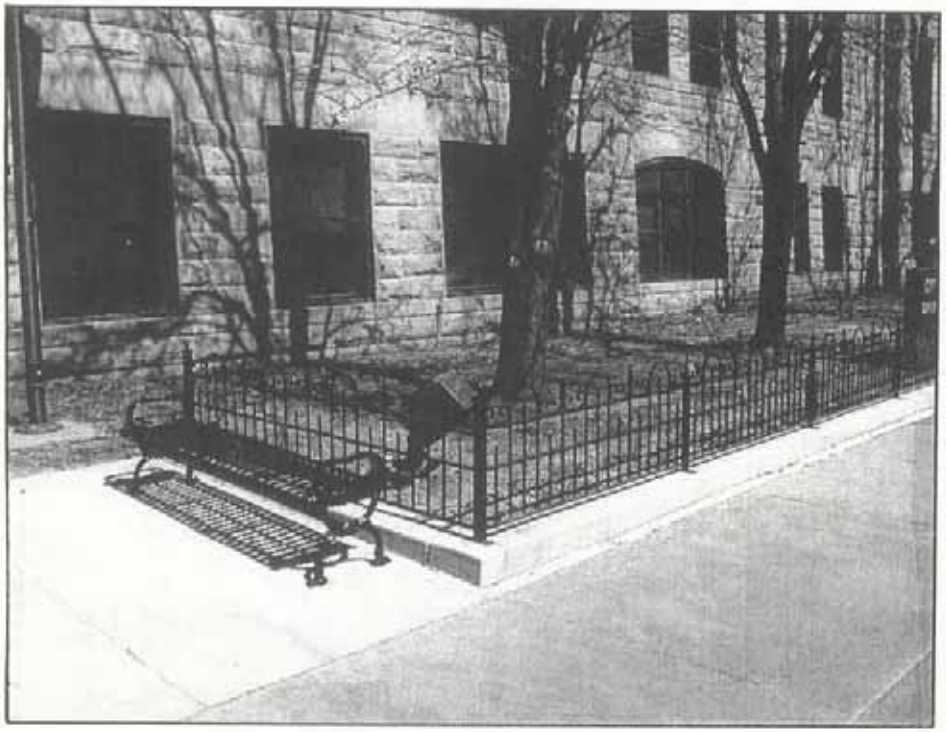
Neenah Model R-8708 Cast Iron Grate

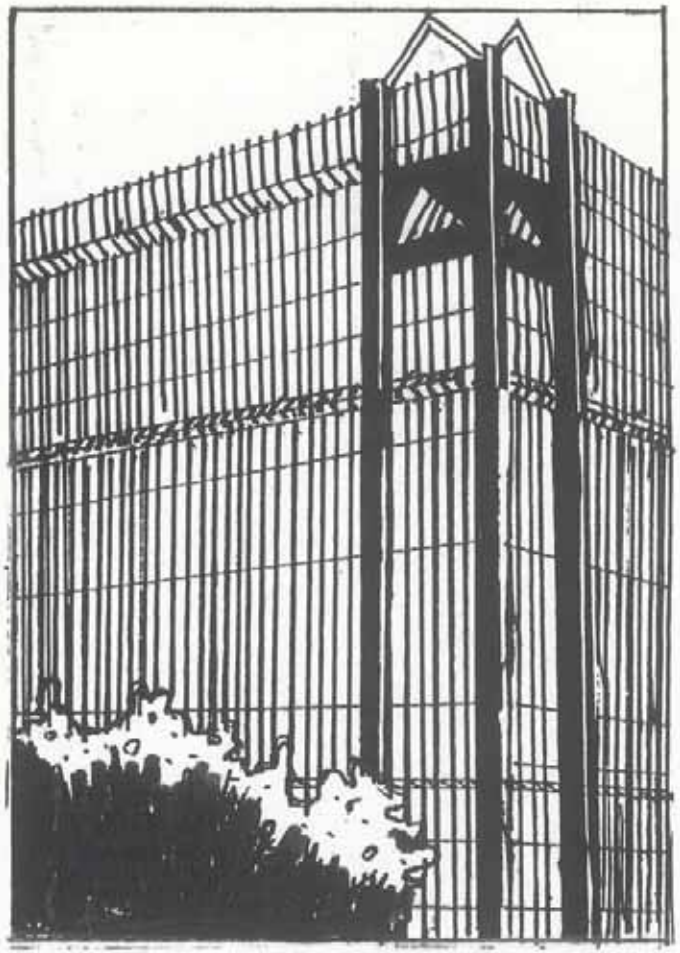
Street Furniture

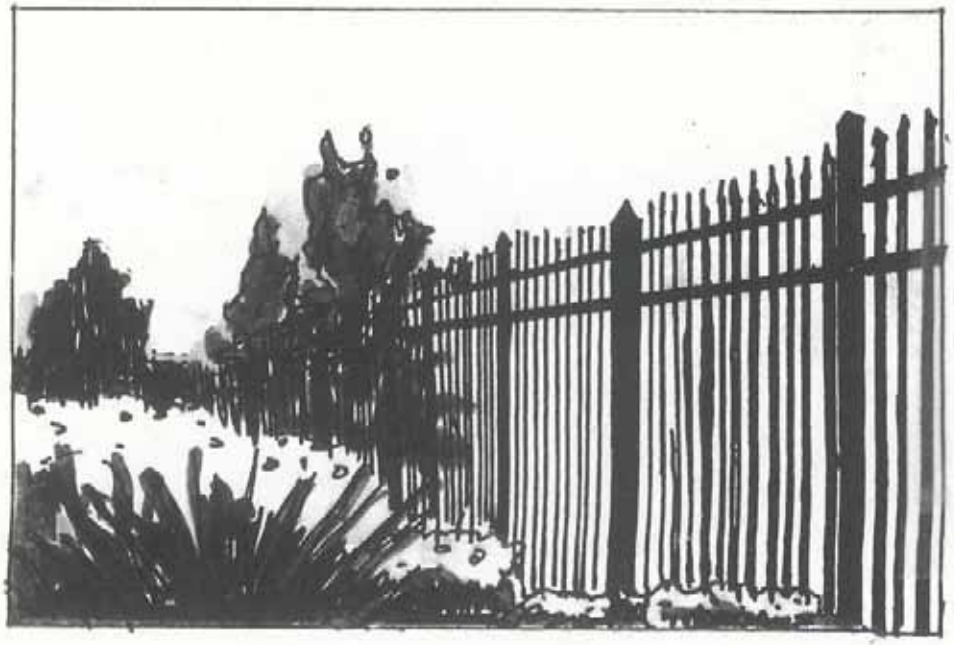
The use of well-designed street furniture throughout the downtown helps establish a unifying theme. Selections have been made for many of these items (pedestrian lights, benches, trash receptacles, tree grates and bicycle racks) and can be found in "The Standard Specification for Public Improvements (for Downtown Davenport-Division 10) which is available from the Engineering Division of the Public Works Department. Generally speaking, it is expected that when these items are used as part of the streetscape, the selected designs will be used. In private spaces such as an outdoor entry foyer or small plaza developed in conjunction with an office building, more variety is allowed and expected. Exceptions to streetscape requirements may be approved by the City of Davenport in the case of an exceptional icon type building.



Landscape Forms Planters







Wrought iron fencing or fences in similar looking other metals are the preferred fence material within the downtown design area. There are other upscale types of iron, aluminum, steel and wire fencing that are similarly acceptable. As a general rule, chain link fencing and chain link fencing with metal slats will not be allowed.

Encroachments

Design Objectives:

Build a positive identity

Encourage a diversity of uses and activities

Reinforce the unique character of the City of Davenport

Create a comfortable downtown

Encourage intense street level activity

Definitions:

Temporary Encroachment:

An encroachment is the placing of, or extension of, private property onto the public sidewalk or public right-of-way. Encroachments may be for a period as short as a day, week or season or they may be allowed to "roll over" every year as long as a particular business remains in business at a given location Examples of the types of things that may be allowed with a "temporary encroachment permit" include sidewalk seating for a restaurant or café, awnings and canopies, privately-owned landscape planters, private benches, urns, flower boxes, newspaper boxes, privately owned freestanding clocks, sculptures, sandwich board advertising signs, and merchandise for sale by a retail store (merchandise for sale can "spill out" no more than six feet in any direction from a shop's entry door). Merchandise on the street will be strictly limited and will be allowed only when the Downtown Design Review Board agrees that the display is attractive and enlivens the downtown environment. An encroachment permit will not be approved unless there is sufficient sidewalk width for the

comfortable movement of pedestrians including the handicapped. Encroachment permits shall be issued solely at the discretion of the City of Davenport and may be revoked at any time at the City's discretion. At the end of its approved time frame, the use shall be removed and the area of the encroachment returned to its pre-encroachment state.

Permanent Encroachment:

A permanent encroachment would be an encroachment intended to last, more or less, in perpetuity. In instances of that nature a right-of-way vacation followed by a conveyance of property would likely be more appropriate.

Discussion:

Sidewalk encroachments that respond to existing site characteristics can contribute significantly to a dynamic and diverse pedestrian environment.

The physical and perceived character of pedestrian circulation space in the downtown varies greatly. These spaces must necessarily be evaluated on a site by site basis within the context of the characteristics of the site and the adjacent businesses or neighborhood.

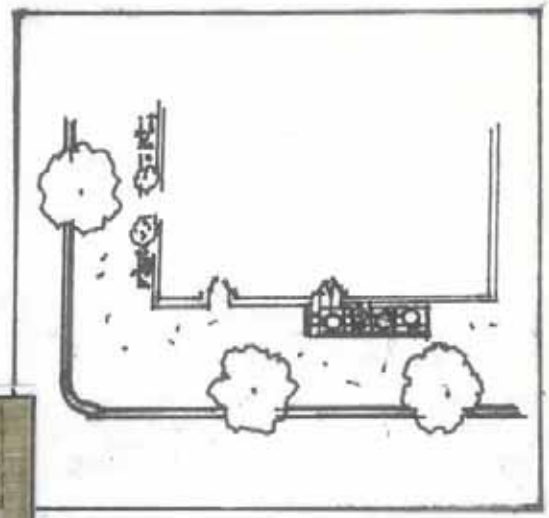
Sidewalk encroachments should be compatible with or complement the architectural character and pattern of neighborhood buildings. Architectural consistency creates a level of comfort and gives a sense of permanence that encourages human activity.

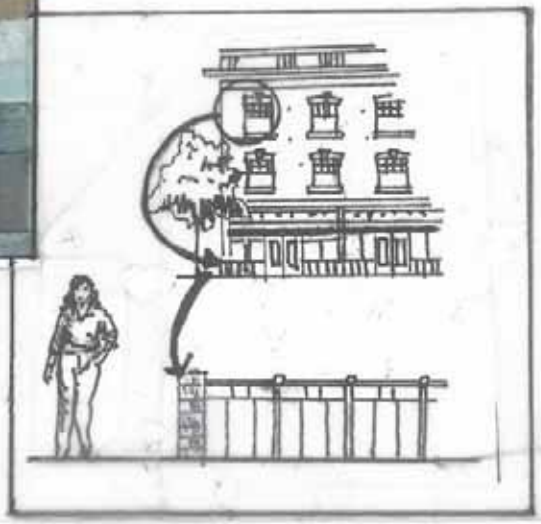
Criteria:

- The encroachment should leave ample space for, and not interfere with, pedestrian movement.
- The encroachment should be compatible with the existing adjacent and neighboring structures, in relation to bulk, scale, detailing, color, texture, materials, etc.

Examples of possible encroachments

- The design of the encroachment should not have a negative impact on existing and established street trees and other landscaping in the right-of-way.
- The sidewalk encroachment should architecturally complement the existing street furniture.
- The encroachment should not adversely impact but instead contribute to the dynamics of pedestrian interaction by providing a stage for action.





In the case of an outdoor seating area that is constructed all or partially of masonry with a footing, a request for vacation/abandonment may be more appropriate than an encroachment permit. When using masonry take design cues from the existing context. In the illustration above the limestone column repeats a material used in the adjacent building, the limestone window sills.

- The design of the encroachment should not have a negative impact on existing and established street trees and other landscaping in the right-of-way.

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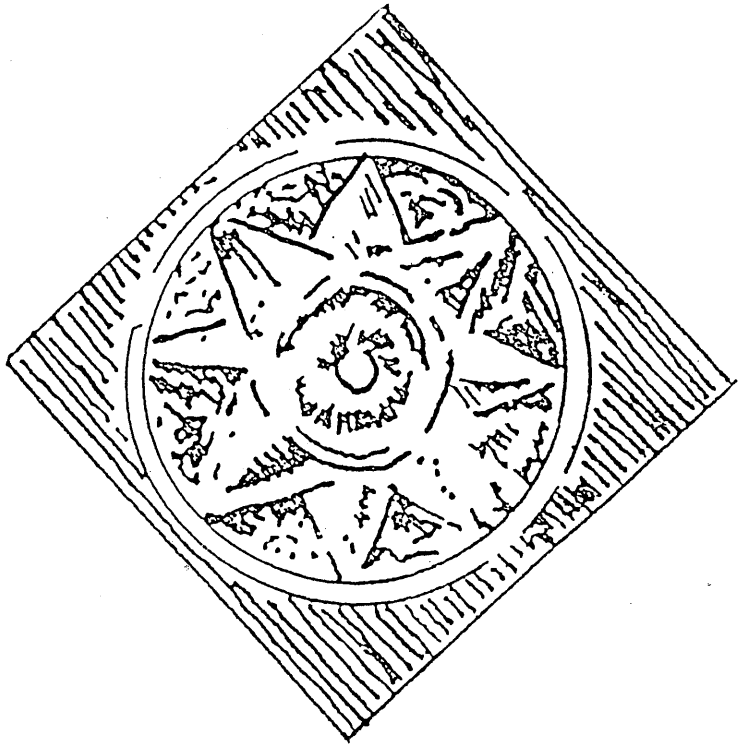
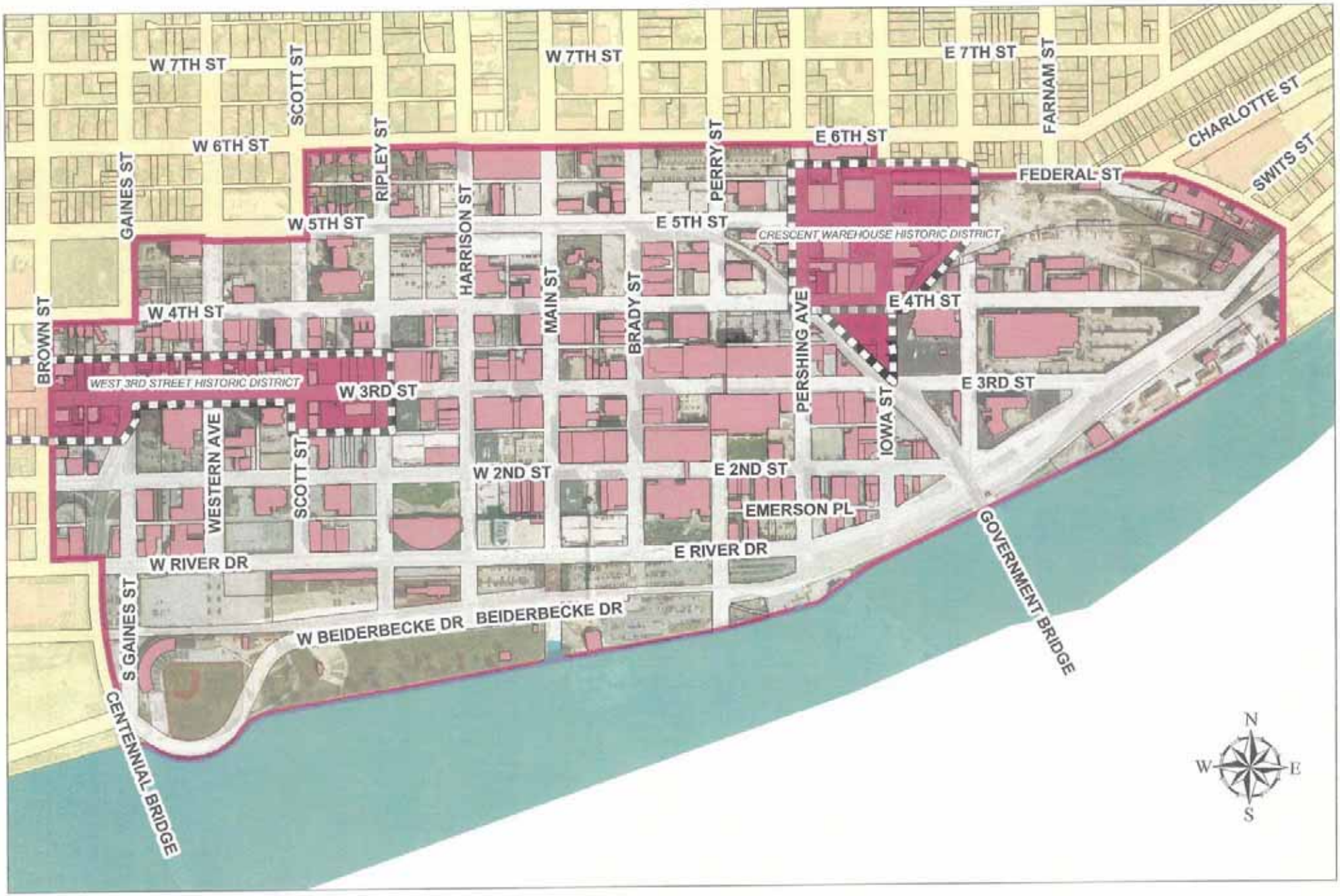
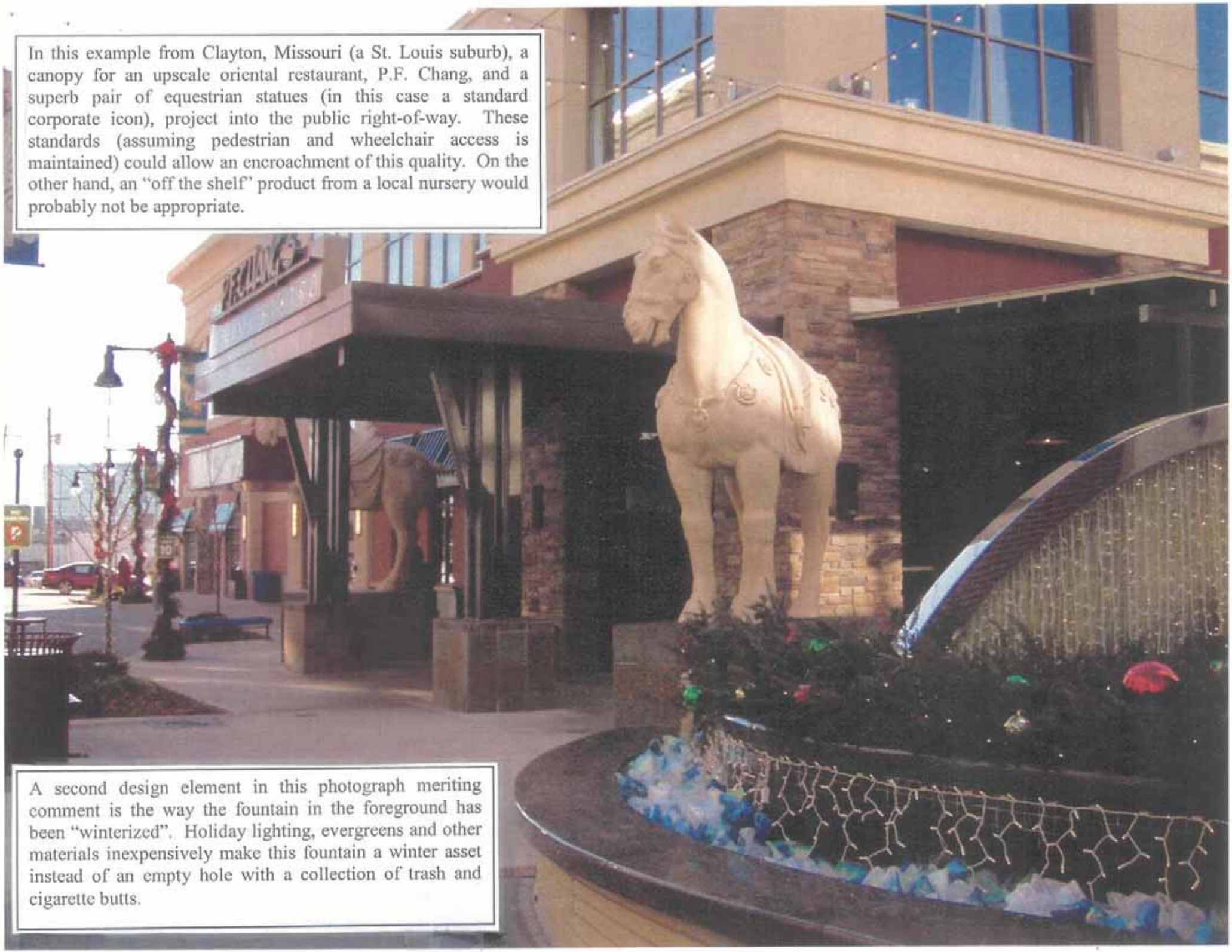


Downtown Design District





In this example from Clayton, Missouri (a St. Louis suburb), a canopy for an upscale oriental restaurant, P.F. Chang, and a superb pair of equestrian statues (in this case a standard corporate icon), project into the public right-of-way. These standards (assuming pedestrian and wheelchair access is maintained) could allow an encroachment of this quality. On the other hand, an "off the shelf" product from a local nursery would probably not be appropriate.

A second design element in this photograph meriting comment is the way the fountain in the foreground has been "winterized". Holiday lighting, evergreens and other materials inexpensively make this fountain a winter asset instead of an empty hole with a collection of trash and cigarette butts.

Public Spaces

Design Objectives:

Encourage a diversity of uses and activities

Develop the public nature of downtown and reinforce the sense that Downtown belongs to everyone

Reinforce the unique character of the City of Davenport

Actively promote civic art and cultural activities downtown

Encourage intense street level activity

Maintain a sense of connection to the natural environment

Discussion:

The downtown's public spaces provide opportunities for human interaction and enjoyment. When these public gathering places display a distinctive personality and add to the vitality of downtown street life they can be significant catalysts for private investment.

To be successful, a public space should do the following:

- Soften and humanize the hard surfaces of the human environment. Ensuring that some of the land in the intensely developed core is allocated to green space is a tangible way to express concern for human values. These spaces add pleasure and enjoyment to the downtown experience, create visual interest and provide attractive settings for business and leisure activity.

- Create settings for casual social interaction, civic gatherings, informal recreation and special events.

- Establish elements that can articulate the downtown's physical structure. Downtown public open spaces can be focal points in the urban structure if a consistent development pattern and a strong sense of place exists.

- Establish identity-building elements. Public spaces can create a memorable image for the city center and serve as symbols of a healthy community social life.

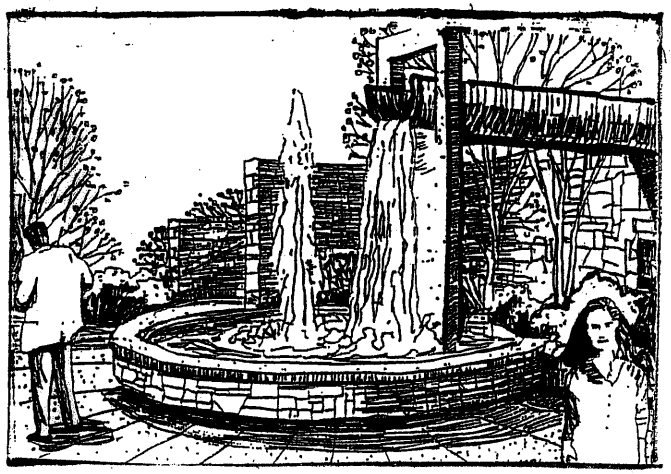
The downtown should have a variety of public spaces to meet a variety of functional needs.

The Riverfront

The riverfront and its associated park space is the City of Davenport's most precious asset. It ties the city and the downtown to the natural environment, it provides dramatic views, locations for a variety of civic gatherings, festivals, special events and recreational activities.

Parks and linear open spaces contribute to the livability of the downtown by creating refreshing counterpoints to the otherwise dense urban setting. These green spaces, which provide opportunities for informal recreation and are important image builders, and can be especially influential in creating a positive environment for downtown residential development.

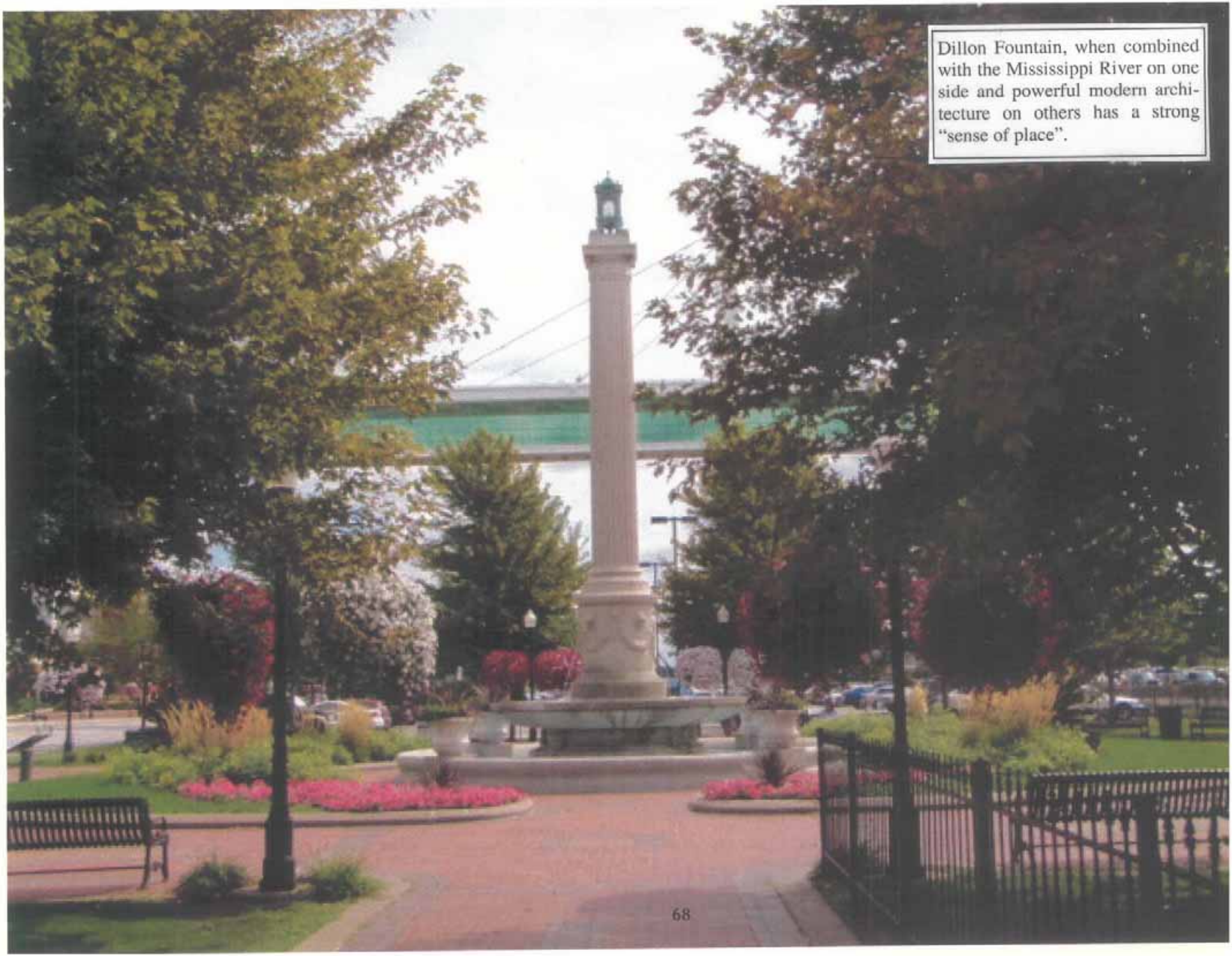
Plazas



Urban plazas are the outdoor rooms of a downtown. They are the places where people gather to relax and socialize. If the space is both a visual focal point and an important activity center, it can become a powerful symbol and a place that lives in the visitor's memory as the essence of the city center.

Downtown plazas should be designed with public use as a priority. The use of public open space downtown is often dependent on the real estate maxim of "location, location, location." Therefore, it is important to analyze the location of a proposed plaza in terms of the existing plazas in the area, the linkage to a downtown pedestrian and transit system (buses for now. Perhaps other systems in the future), the primary population to be served and the density and diversity of proximate users.

Downtown plazas should be designed through the consideration of function, size and the activity of any open space in relation to the urban context around it. They should not be viewed as leftover exterior space to dress up, but rather as opportunities to create enlivened places for people to enjoy. The function could be simply a visual setback for a building and transition zone or it could be a transit stop, a place for lunchtime relaxation, or sidewalk cafes. The size may affect the comfort of its patrons and determine the appropriate activities. Larger spaces may accommodate displays, exhibits, and performances. Plaza design should always consider the diversity of uses and activities that might occur such as passing through, relaxing, and the needs of different user groups. If the plaza is to accommodate pedestrian traffic, eliminate barriers between the sidewalk and the street. If the plaza is to accommodate stopping and relaxing provide dense furnishings, focal elements and defined edges. If the plaza is to accommodate concerts or rallies, provide unimpeded open space or use furnishings that can quickly and easily be moved for such events.



Dillon Fountain, when combined with the Mississippi River on one side and powerful modern architecture on others has a strong "sense of place".

The following guidelines apply to plazas:

1. Consider both the seasons and the micro-climate in plaza design.

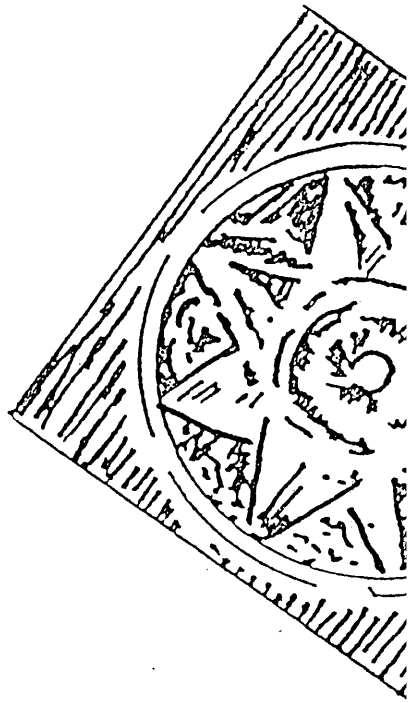
   Different climates and/or dramatic seasonal changes can significantly influence The design of site furniture and the subsequent comfort of users.

   - All open space elements should enhance a pedestrian oriented urban environment that has the appearance of stability, quality and safety.
   - Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs and umbrellas to provide shade in the warmest months.
   - Consider what the plaza will look like and how it will function during winter months.

2. Provide an adequate amount of seating.

   Research has shown that seating is an important element in the success of plazas. Orientation, style and the comfort of seating are all factors.

   - Provide for a variety of seating locations which accommodate the needs of various sitters.
   - When possible, place seating in both sunny and shaded areas. Shade may be created by trees, trellises, canopies, umbrellas or building walls.
   - Place seating where sitters can watch passersby. People watching is a favorite past-time.
   - Seating wall heights should be approximately 16-18 inches.
   - Provide some seating that encourages interaction.



3. Provide visual and spatial complexity in public spaces.

Broad expanses of hard paving create uninviting and alienating environments. Framed views, changes in grade level, subspaces, the provision of different places to sit and landscaping trees, shrubs and flowers, create a diversity of places for people to use and enjoy.

- Walking surfaces should be attractive.
- Lighting should be pedestrian scaled.
- Frame views out of the plaza where appropriate, to visually link the plaza with the rest of the City.
- Visually connect sub areas of the plaza.
- Physically connect level changes with ramps as well as steps. Make all plazas handicapped accessible.
- Avoid dramatic grade changes that discourage public use.
- Where plazas are sunken, provide focal points to draw people downward.
- Where plazas are raised, use plantings to draw people upward.
- Use landscaping to define different areas within the plaza.

4. Use plants to enliven urban spaces.

Humans are part of the biological world and comfort is our judge of habitat, natural and unnatural. Plants provide an intimate connection to the natural world. Groupings of plants can create an urban oasis. Turf provides green spaces to soothe the eye and invite relaxation. Flowers provide a connection to the seasons through the use of color, texture and fragrance. Native plants are adapted to the vagaries of climate.

- Consider the impact of wide expanses of pavement on heat gain within the plaza. Cover at least 30% of the plaza surface in plant materials.
- Select a variety of plants to provide color, texture and fragrance.
- Consider the eventual height and masses of mature plants in regard to views, shade and maintenance.
- Provide adequate soil depth and width to encourage healthy growth. Provide underground irrigation and drainage where appropriate.

5. Provide civic art and fountains in plazas

Civic art, sculpture and fountains are popular features in plazas worldwide. They function best when they promote interaction and communication among people who use the public space. Civic art that speaks to the City of Davenport's unique character and sense of place is encouraged.

- Include civic art in the plaza design. Consider any built element as an opportunity for art. This can include tree grates, benches, manhole covers, paving, railings, fencing, overhead structures, signage, etc.
- Select art that communicates Davenport's sense of place, creates a sense of joy and delight and stimulates play and creativity.
- Include fountains for visual attraction, to screen traffic noise and for cooling effects.
- Provide art, sculpture and fountains with which people can interact by means of touch, movement and play.
- Locate sculptures in places that do not impede pedestrian circulation and lines of site.
- Scale sculptures and fountains to the size of the plaza.

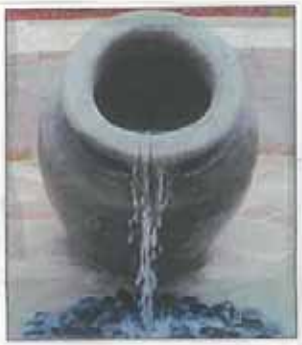
6. Where possible provide food services with plazas.

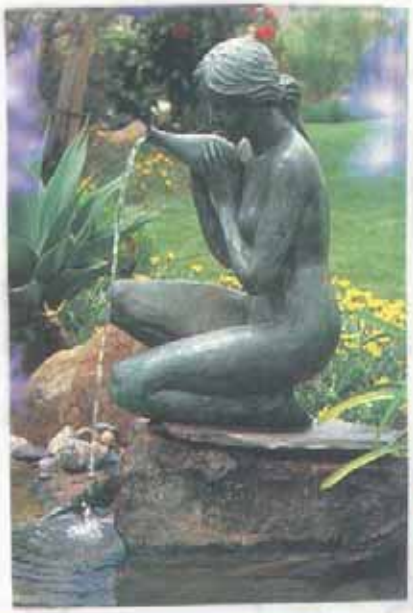
- Locate food services next to plazas.
- Consider spaces to accommodate vendors.
- Provide comfortable places to sit and eat.
- Provide trash containers.

7. Increase safety in plazas through wayfinding, lighting and visibility.

To encourage the feeling of safety in plazas, both during the daytime and at night, designs need to include appropriate wayfinding and lighting. Plaza layout needs to promote visibility both into and out from the plaza.

- Provide lighting which promotes a feeling of safety at night. Be sure to light corners and out of way locations.





Sculptures and fountains should be scaled to fit the size of the park or plaza they are to be placed in. In the case of very large spaces one can use grade changes and landscaping to create more intimate subspaces.

City of Davenport

Downtown Design Guidelines

1. Introduction

From the 18th century to the middle of the 20th, the city center, or downtown, was the focus of a region's economic and social life, a place where people came together to produce and trade goods and services, to meet, and to exchange information and ideas. The downtown was a civic and cultural center and a symbol of community identity. Although social and economic forces have changed the downtown's physical form and function, the same qualities that were important in cities past are critical to their success today.

Every city has the potential for greatness. Unlocking the inherent qualities that are uniquely expressive of a particular city provides the basis for the creation of memorable places, invigorating or restful public spaces, and enriching environments. The heart of the city center, its downtown, is critical to the broader economic development of a city and region it serves.

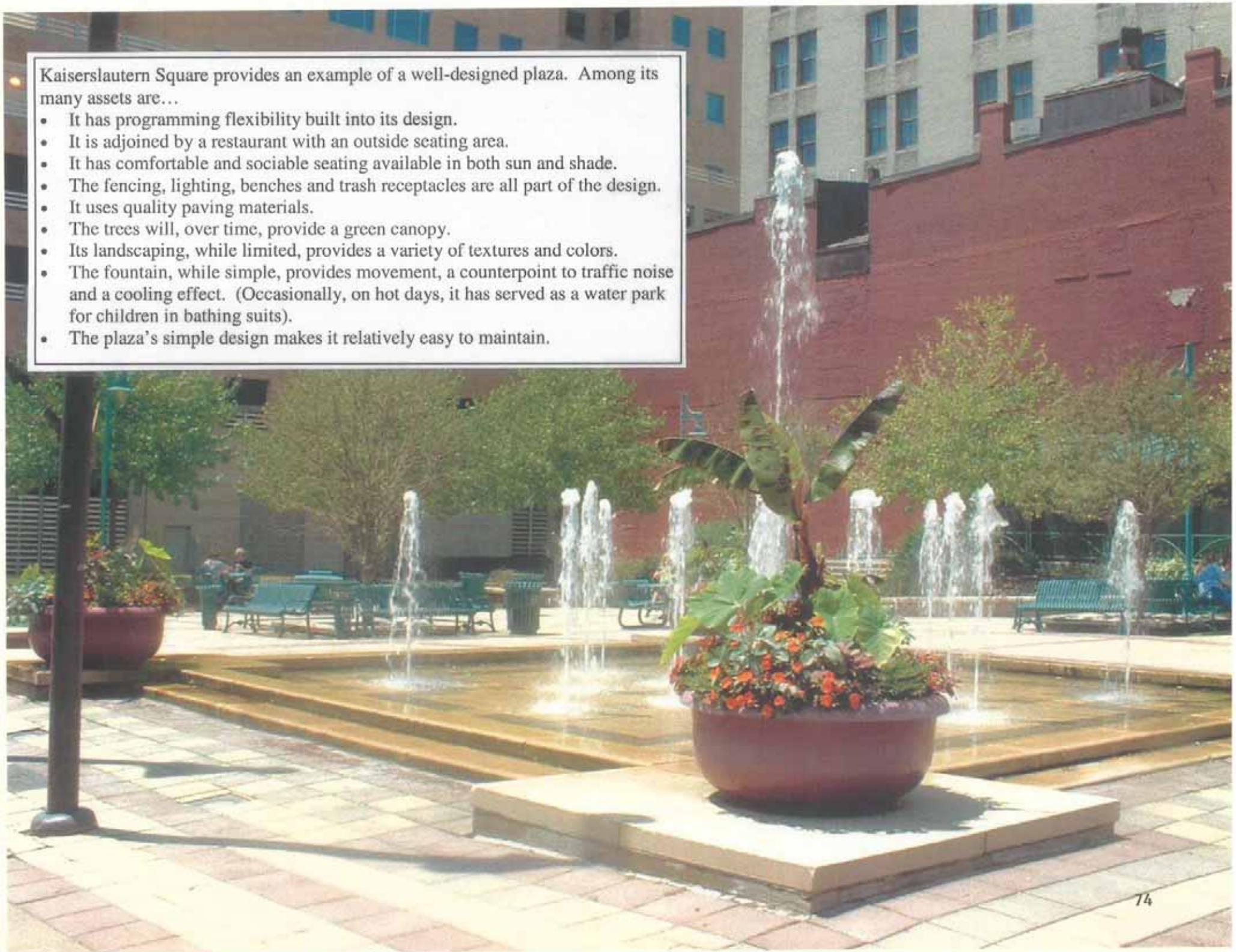
The proposal to draft design guidelines for the downtown arose as one of eleven "top priority actions" included in the Downtown Davenport Strategic Plan developed by Moore Iacofano Goltsman, Inc. for the Davenport Central City Partnership in January 1999. The strategic plan was reviewed with the Mayor and City Council in work sessions as it was being developed and was approved by the Council early that year. The recommendations in the plan have been pursued actively and, to a great extent, established the framework for the River Renaissance project.

- Link plaza lighting to streetscape lighting.
- Design for visibility from the street and the ability to see through from one part of the plaza to another. Nationally, some very prominent plazas have been demolished because visibility and safety were not adequately considered when they were designed.
- Encourage heavy use across varied activities to minimize vandalism.

8. Consider plaza management and maintenance

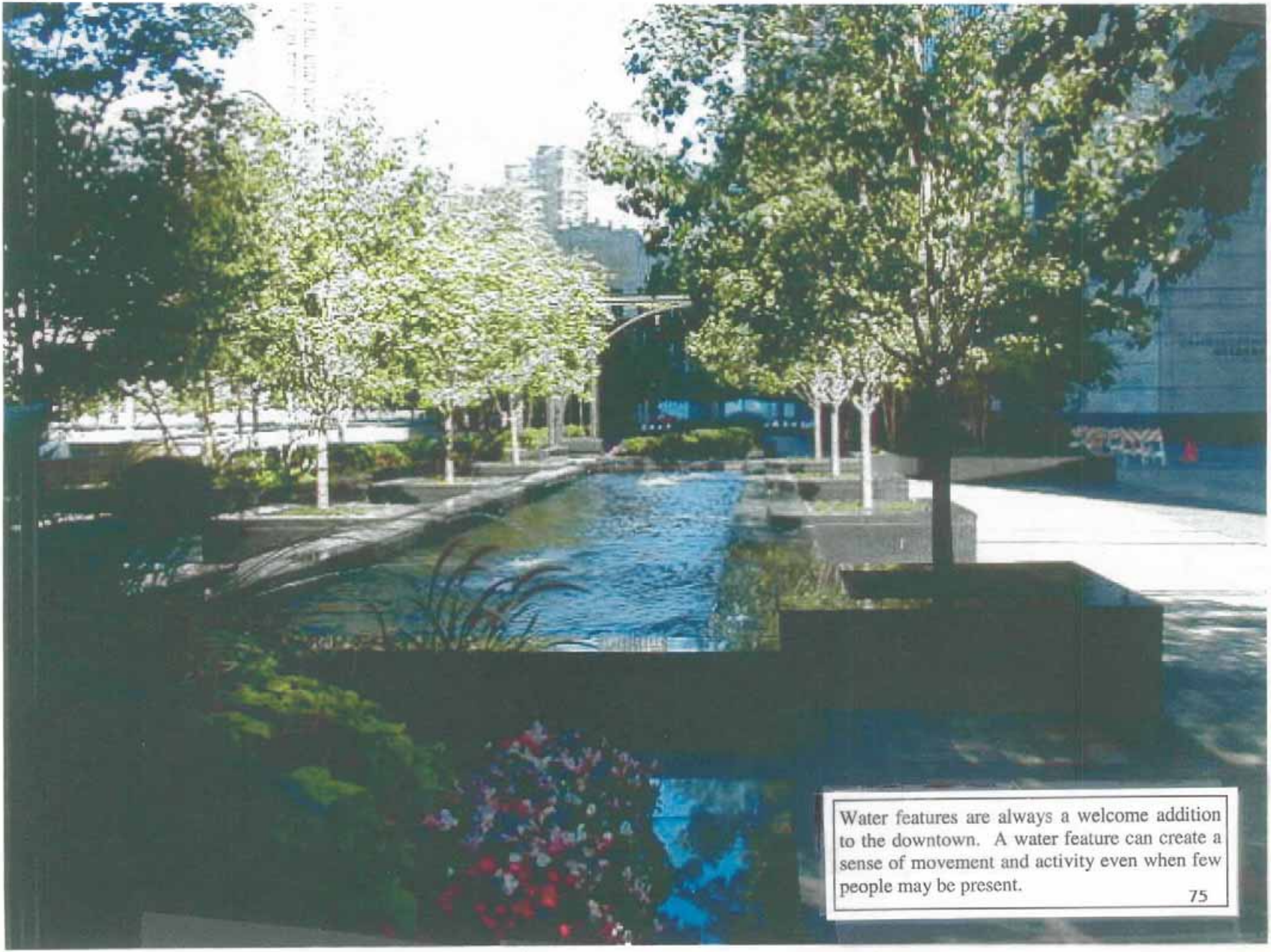
In many urban plazas the future management and maintenance is not considered up front with the conceptual design. How the space will be used should be an integral part of the design process. If the plaza is to be used for special events, exhibits and performances, the layout needs to be flexible. Temporary canopied shade, a stage, a place for concessions, and information kiosks may need to be provided. Maintenance issues will affect the design of fountains and irrigation systems, the selection of materials, plants, lighting and civic art.

- If special events are planned, provide a flexible stage and audience area.
- Provide for the exterior electrical needs of lighting and speaker systems.
- Provide attachment locations for banners, decorations and temporary signs.
- Provide informational kiosks to post scheduled events.
- Provide locations for temporary concessions.
- Calculate the cost of running fountains and irrigation systems.
- Design fountains to prevent overspray on to adjacent pavement.
- Determine if plant maintenance will be in house or contracted out. Determine the maintenance level that is acceptable.
- Provide an adequate number of litter containers and an appropriate collection schedule. Coordinate with other plaza furnishings.
- Select built material for durability and longevity.
- Select plant materials for low water use and low maintenance.
- Design to avoid damage by skateboarders.



Kaiserslautern Square provides an example of a well-designed plaza. Among its many assets are…

- It has programming flexibility built into its design.
- It is adjoined by a restaurant with an outside seating area.
- It has comfortable and sociable seating available in both sun and shade.
- The fencing, lighting, benches and trash receptacles are all part of the design.
- It uses quality paving materials.
- The trees will, over time, provide a green canopy.
- Its landscaping, while limited, provides a variety of textures and colors.
- The fountain, while simple, provides movement, a counterpoint to traffic noise and a cooling effect. (Occasionally, on hot days, it has served as a water park for children in bathing suits).
- The plaza's simple design makes it relatively easy to maintain.



Water features are always a welcome addition to the downtown. A water feature can create a sense of movement and activity even when few people may be present.

City planning studies have found that the availability of food, either within or immediately around the edge of a plaza, is among the highest predictors of whether a plaza will become a well-used people place.

Historic Architectural Façade Design

Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.

The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

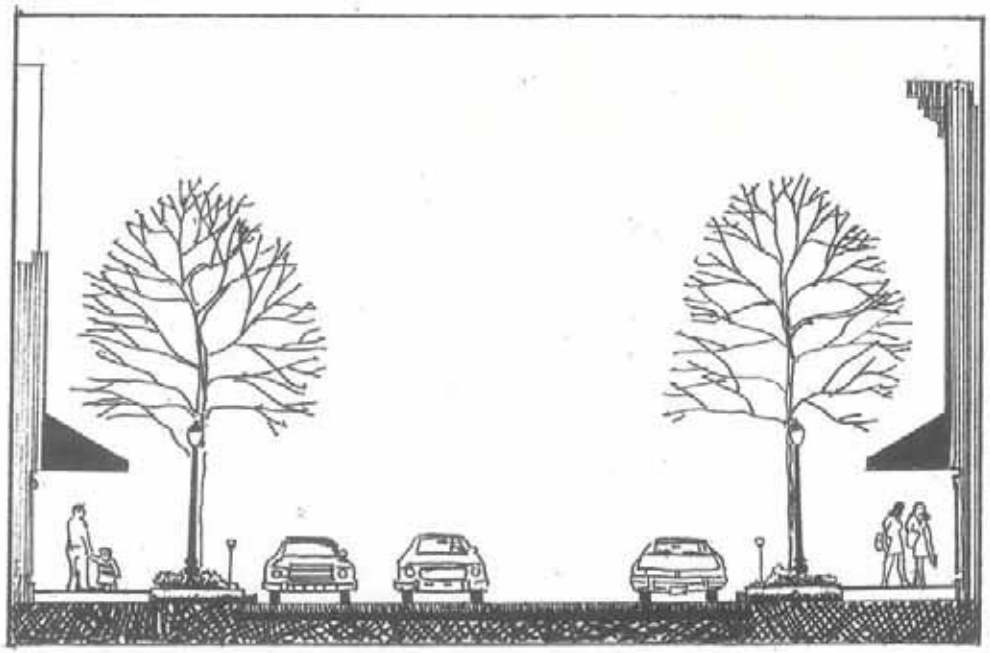
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).

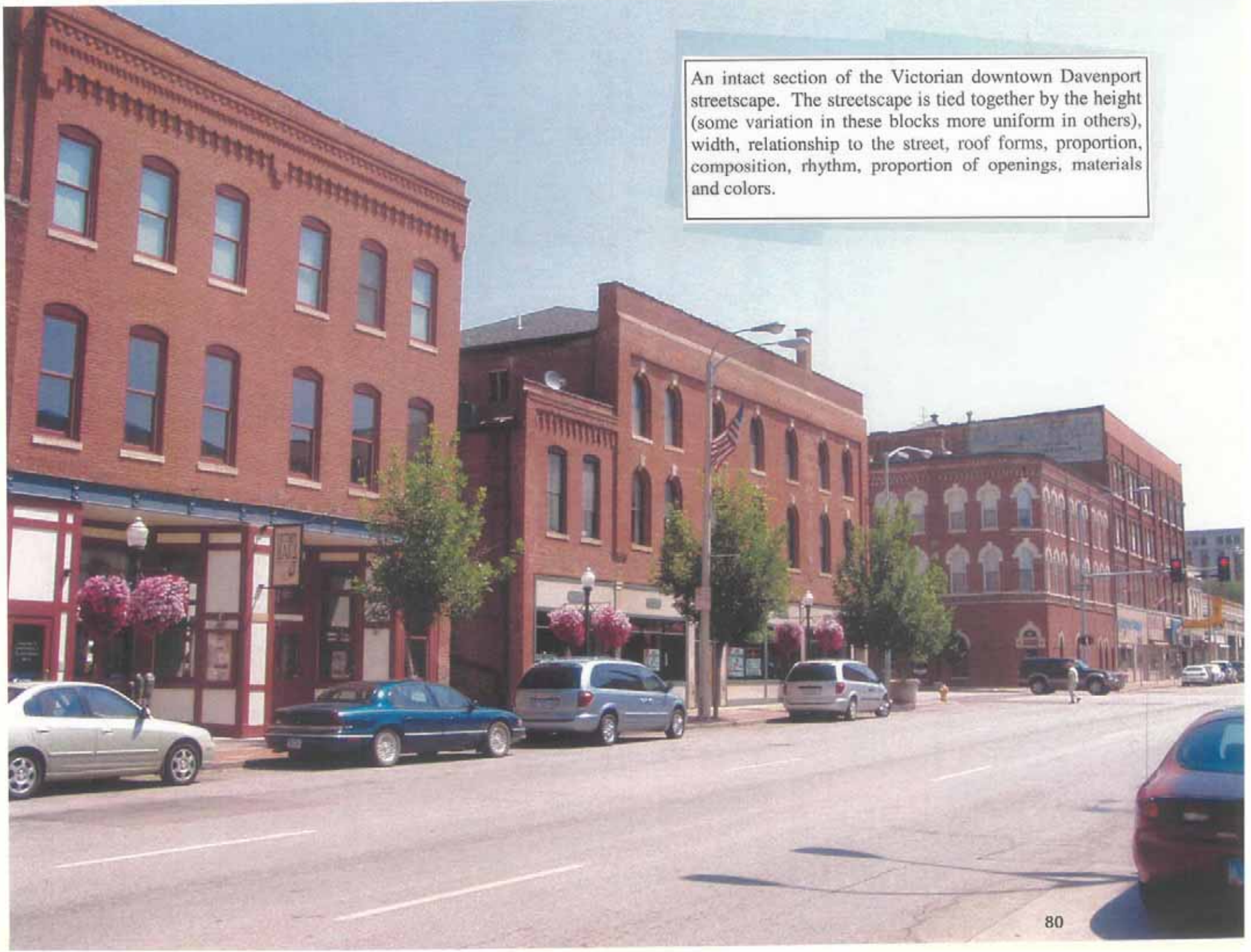
It is the intention of this chapter of these guidelines:

- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.

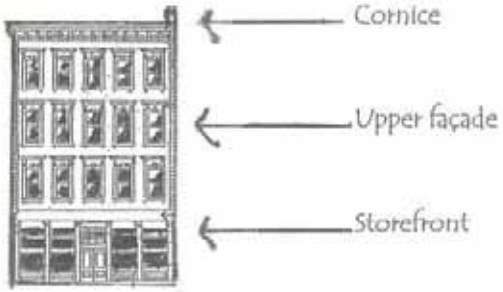


An intact section of the Victorian downtown Davenport streetscape. The streetscape is tied together by the height (some variation in these blocks more uniform in others), width, relationship to the street, roof forms, proportion, composition, rhythm, proportion of openings, materials and colors.

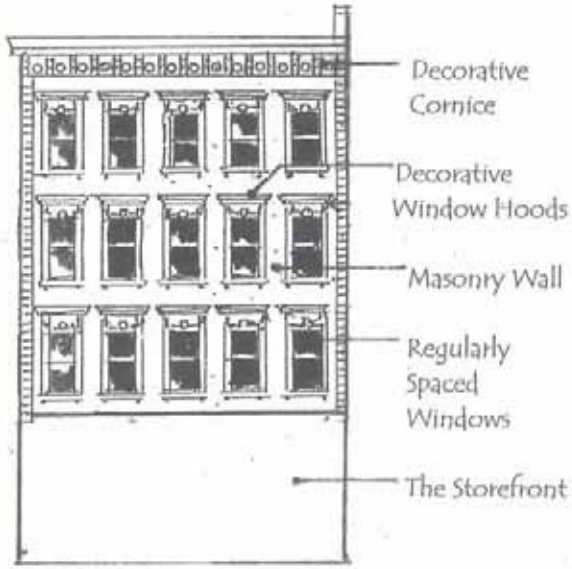
Third Street in the late 1930's or early 1940's. In this section of the downtown the transition to the more monumental architecture of "a big city downtown" is complete. Note the Victorian Clock on the then Scott County Savings Bank now appears on the First National Bank Building (US Bank on Second Street)

The Traditional Façade

The typical Main Street façade had three parts.

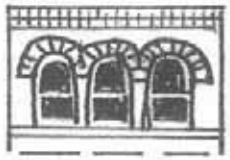


1. **Building cornice**. The traditional building cornice, made of brick, wood, metal or other materials, served to visually cap the building, completing its appearance.
2. **Upper façade**. The upper façade, constructed of brick, stone, wood, stucco or pressed metal, almost always contained regularly spaced window openings surrounded by decorative details.



Typical Building Cornices and Upper Facades

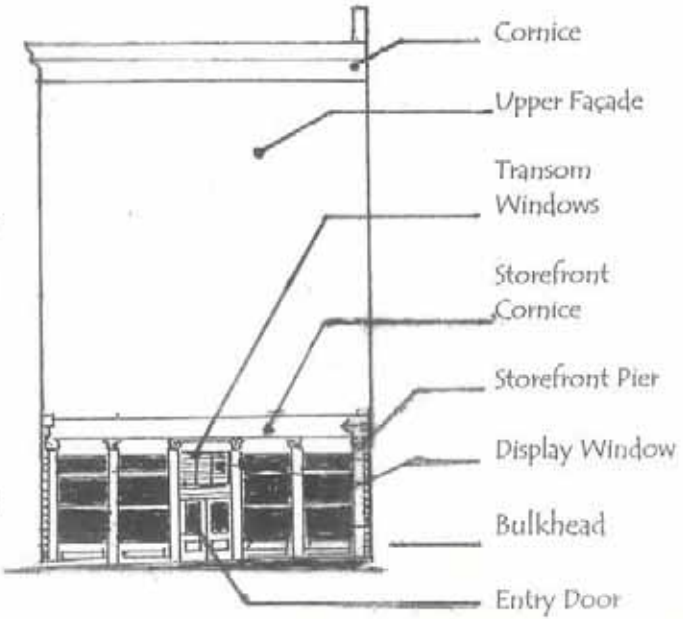
Typical building cornices and upper facades in the mid to late 1800s were characterized by boldly decorated cornice and window hoods and narrow window openings.



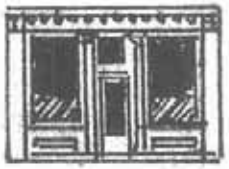
In the late 1800s to early 1900s, these areas of the façade were mostly highlighted by corbelled brick cornices and large, arched window openings.

By the early to mid 1900s, typical upper facades were marked by corbelled brick cornices and large window openings with multiple window units.

3. **Storefront.** The traditional characteristics of the storefront contrast markedly with the more substantial upper façade and building cornice. The storefront was rather delicate in appearance and was composed primarily of large display windows surrounded by enframing piers and a storefront cornice.



Typical Storefronts



In the mid 1880s to early 1900s typical storefronts were characterized by boldly decorated cornices, cast-iron columns and large display windows.

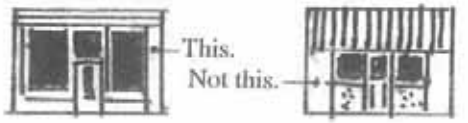
From the early to mid 1900s typical storefronts had simplified cornices, transom windows over display windows and metal window frames.

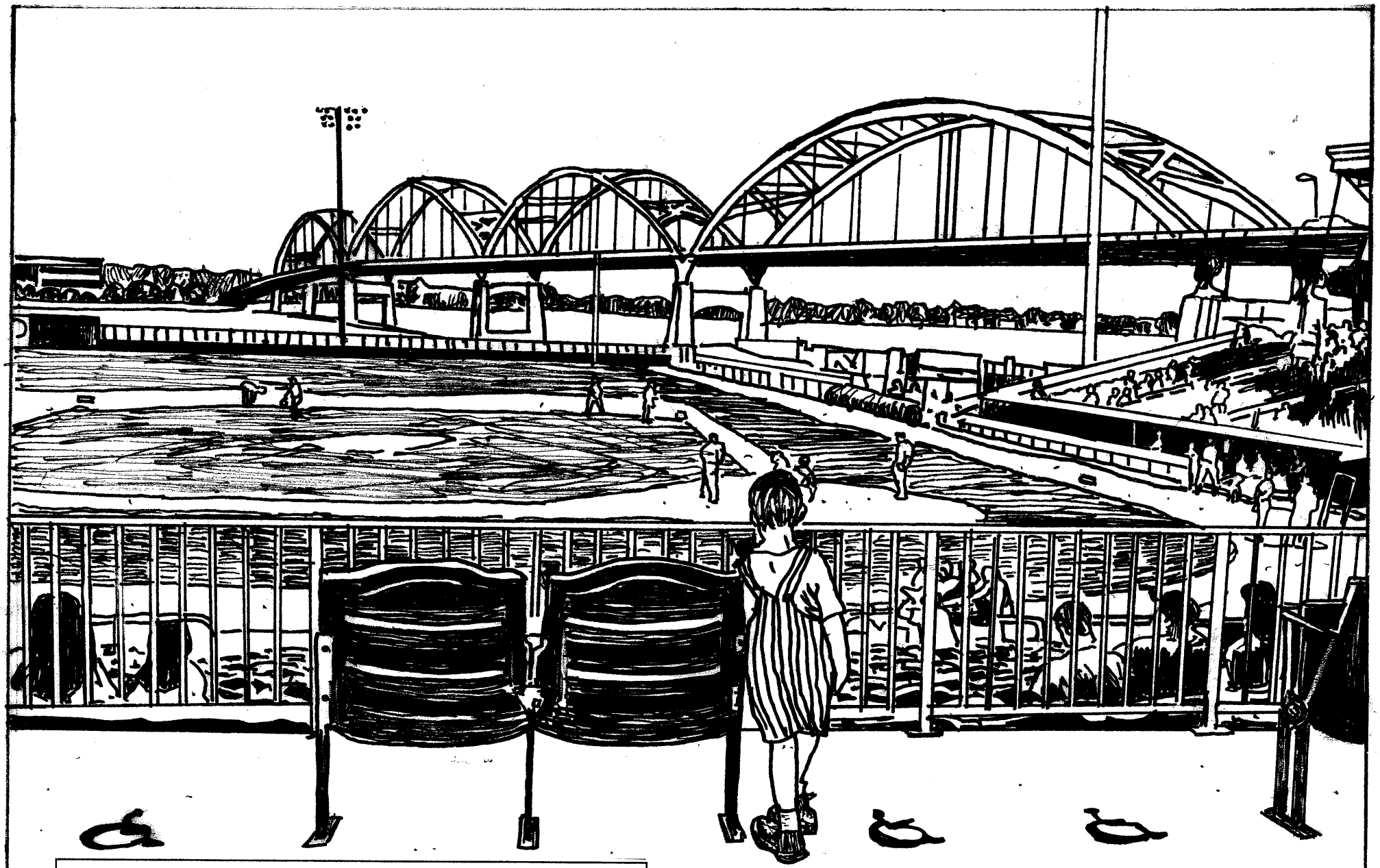
Sensitive storefront change is important. The following qualities should be remembered as important to the traditional storefront:

- The storefront was usually slightly recessed behind the enframing storefront cornice and piers. It was set into the façade, not applied to the front of it.

- The storefront was almost all glass.

- The storefront emphasized the display windows.

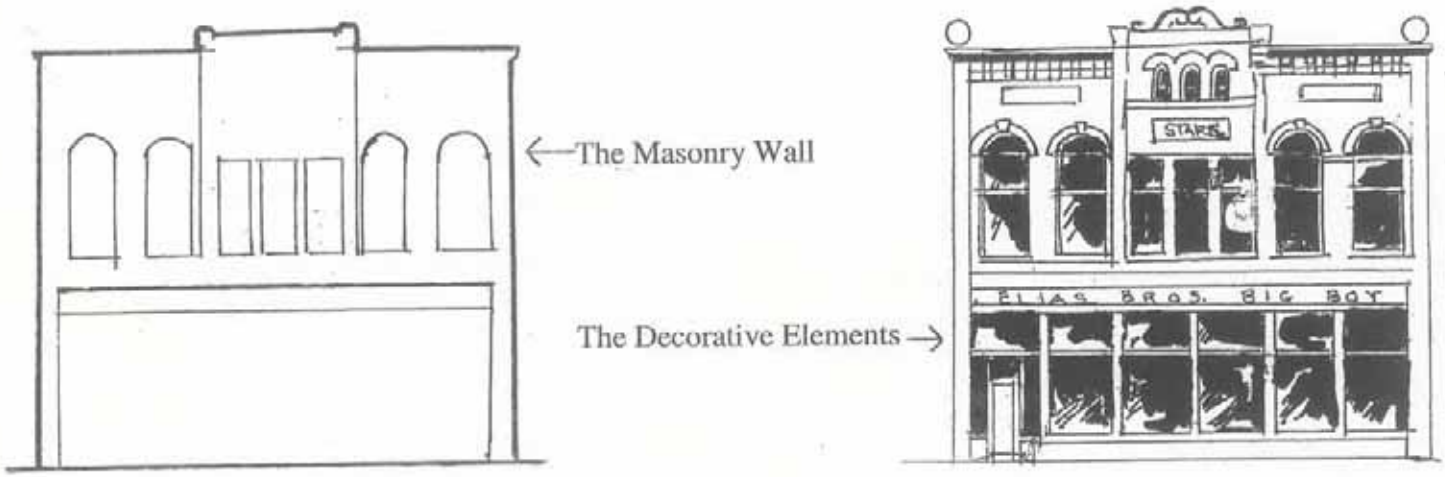




The City of Davenport is fortunate in that its downtown has a spectacular physical setting. In addition to the Mississippi River and its physical attributes the downtown area also contains a number of structures with a powerful urban design presence. This drawing shows two of them—John O'Donnell Stadium and the Centennial Bridge.

Kim Ontkush '2005

Façade Change as Evolution

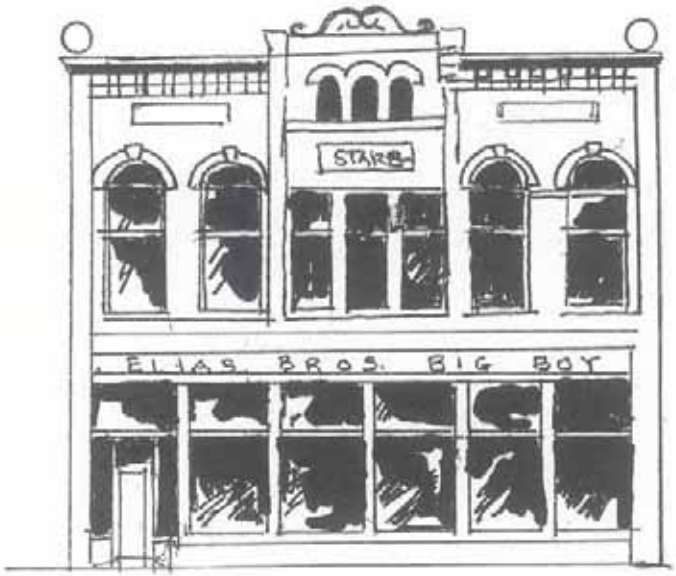


Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.

Façade Change as Evolution

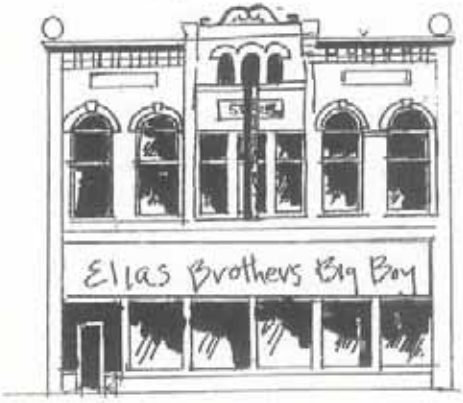


Above, the hypothetical "Starr Building", a building that carries stylistic features common to many of the older structures in downtown Davenport. The series of drawings to the right and on the following page shows how one typical façade might have changed over time. Consider the effect that changes have had on the original resource.

In this example, gradual changes end in a fairly extreme result. Almost all downtowns and main streets, however, contain one or more buildings where change has been this extreme.

1. The original façade. The original resource. Typical features include a largely glass first floor storefront, an upper façade constructed of brick with a series of closely spaced windows topped by decorative window hoods and finally a decorative cornice enhanced with additional architectural decoration that gives the building a finished and cohesive appearance.

2. Minor façade changes. A large and tall hanging sign is added to the building interrupting the window rhythm. Also opaque panels have been added reducing the size (height) of the display windows. These changes (while not sympathetic) do not seriously impact the building design.



3. A large sign has been added to the building covering the entire belt-course and clerestory. This visually splits the building into two parts.

Unseen in drawing: Portions of the cornice and architectural ornament begin to deteriorate due to poor maintenance.

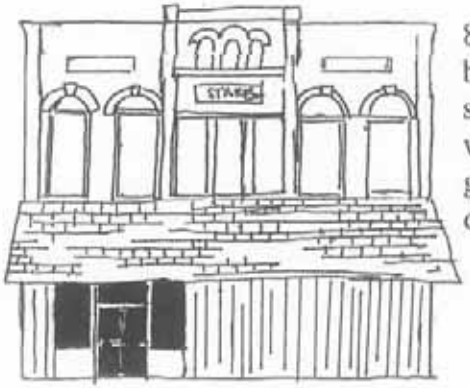
Façade changes as Evolution Continues....

4. Rather than repair the building's ornament and cornice, they are removed, greatly reducing the building's architectural character. Without the projecting cornice the front façade now looks flat and unfinished.

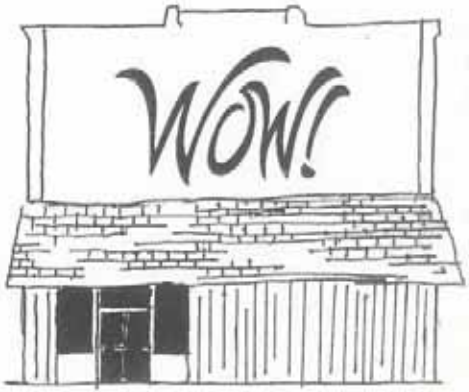
5. The windows are replaced but rather than use circular headed windows that fit the opening smaller windows are used with the arch finished with plywood. The three small windows in the parapet are boarded up.

6. The first floor storefront is lost completely in an unsympathetic rehabilitation.

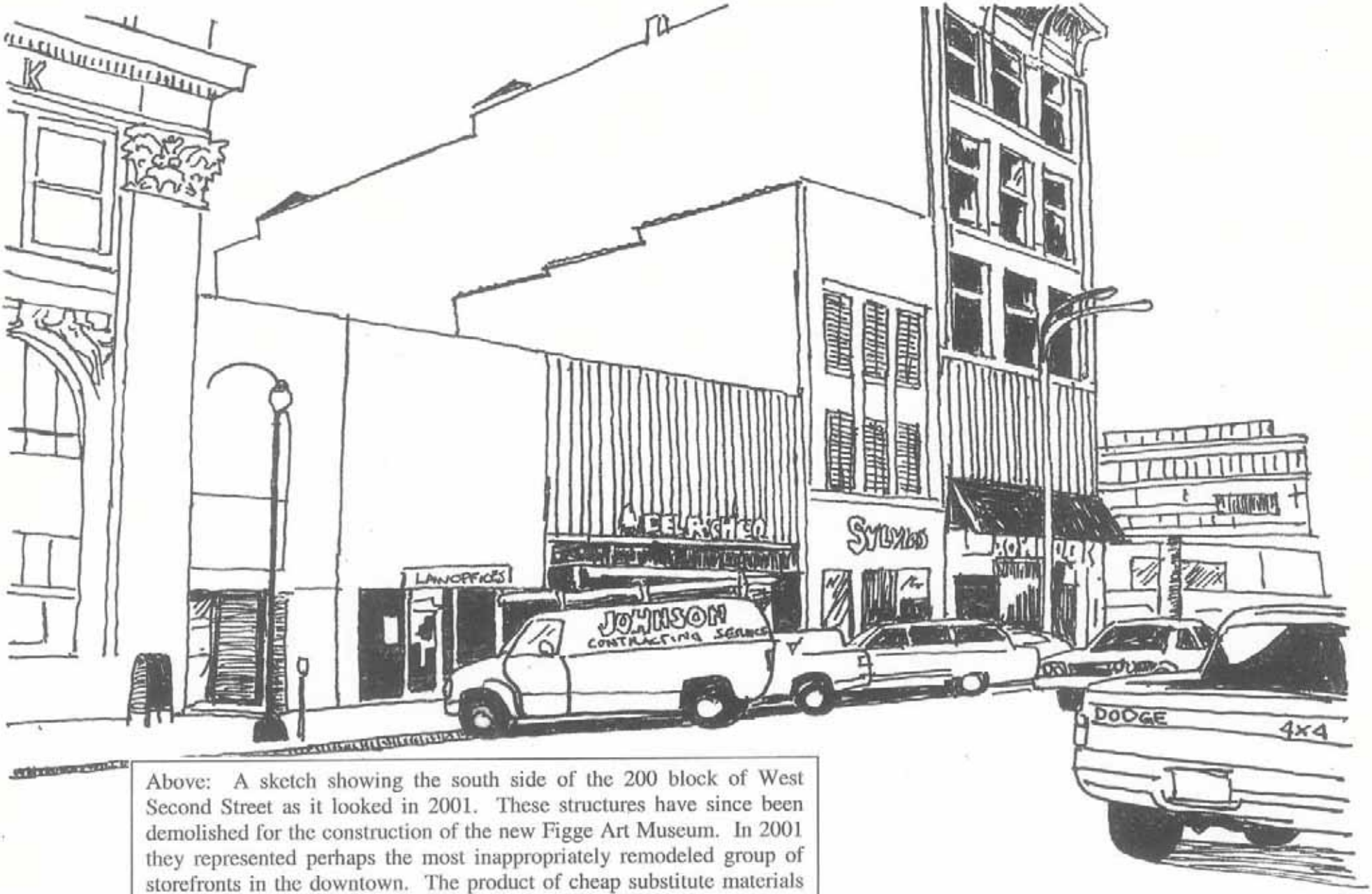
7. The first floor is remodeled once more with completely incompatible materials (wood framing with a cedar shake roof or canopy). The entry is also moved from its original location.



8. As the upper floor is not being used (or used only for storage), the second floor windows are boarded up giving the building (and the downtown) an air of decay.

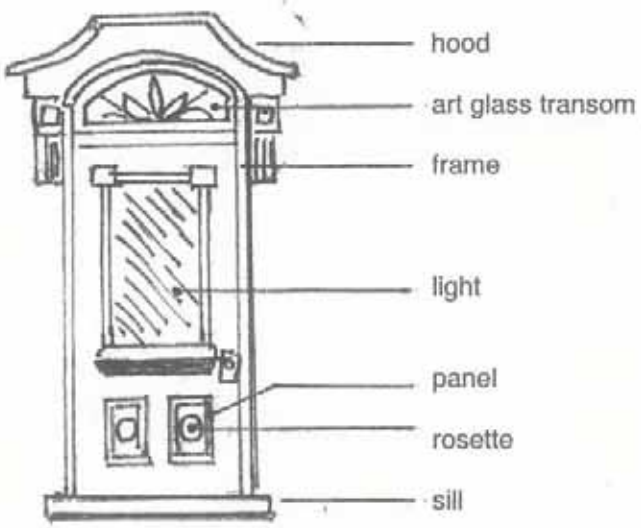


9. The second floor façade is covered with EIFS (a modern material resembling stucco) creating an architectural style that is sort of "drivit meets Davy Crockett". Inappropriate signage is also added. This combination of changes over time has eliminated virtually all of the building's original architectural character.



Above: A sketch showing the south side of the 200 block of West Second Street as it looked in 2001. These structures have since been demolished for the construction of the new Figge Art Museum. In 2001 they represented perhaps the most inappropriately remodeled group of storefronts in the downtown. The product of cheap substitute materials such as stucco and sheet metal and low budget designs they did not resemble any architectural style. Nor did they tie in in any way to the original architecture of the buildings.

The Front Door



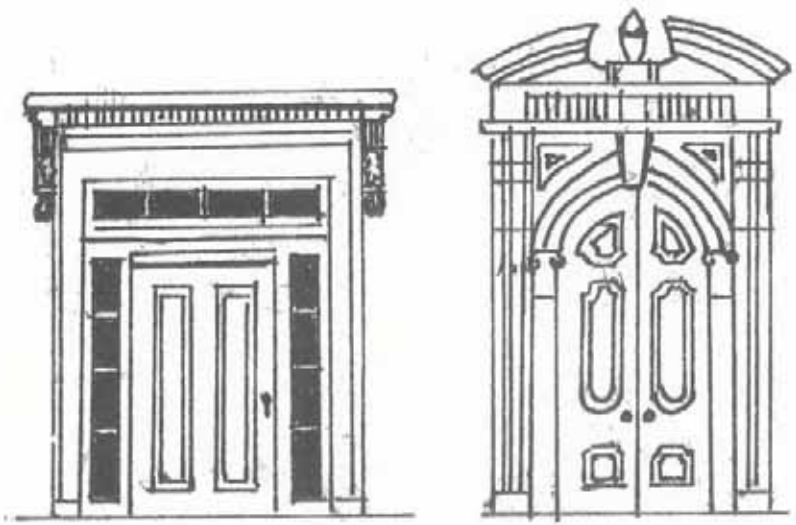
Historically, the front door of a structure was a prominent element of the façade. Doors crafted from fine woods resplendent with decorative glass and elegant hardware expressed an owner's taste, character and wealth. Doors were constructed of a solid wood framework inset with panels of glass or wood that were held in place by moldings. This configuration created a handsome three-dimensional design. Front doors were often part of a carefully coordinated entrance incorporating decorative cornices, pilasters, sidelights, stairs, railings and balusters. Rear and side doors were usually less elaborate in design and detail but sympathetic in style.

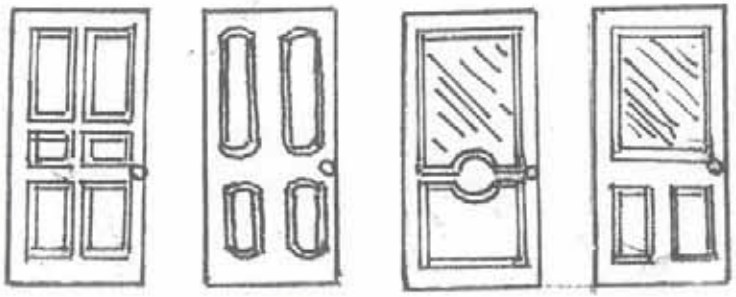
Original doors and entrances are important components of a structure; every effort should be made to retain, restore and protect them. Desirable features include the original or period hardware, unpainted stone sills and lintels, hood molds, transoms, and wood and metal architraves.

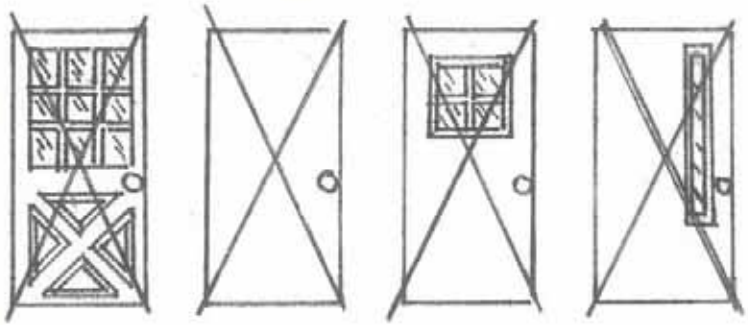
Storefront doors tended to have a significant glass element (such as the door to the left). Downtown buildings with other types of uses were more eclectic, using a variety of door designs that corresponded with the building's architecture (such as those below).

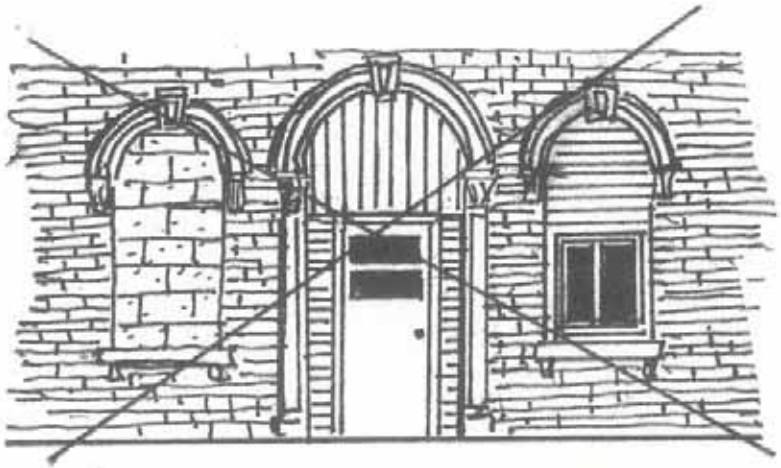
Late nineteenth century doors were often embellished with etched, stained or beveled glass panels. If the glass is chipped, cracked or missing, repair or replace it with appropriate glass.

If traditional appearance is not a concern a number of modern doors, in either wood or steel, can be appropriate. As a general rule in these circumstances it is best to keep the entry door simple rather than using something over-decorated. If the door is aluminum or steel, consider a dark, anodized finish rather than a light metallic color or paint it to blend with other façade elements.









Products:

Multi-paneled doors constructed of wood, steel or aluminum, with or without glass, are readily available. Fancy glass (art, stained, beveled and etched) originals and reproductions are also obtainable.

Contemporary doors constructed of modern materials such as steel can be approved if they fit well with the architecture of the building and the design of the storefront.

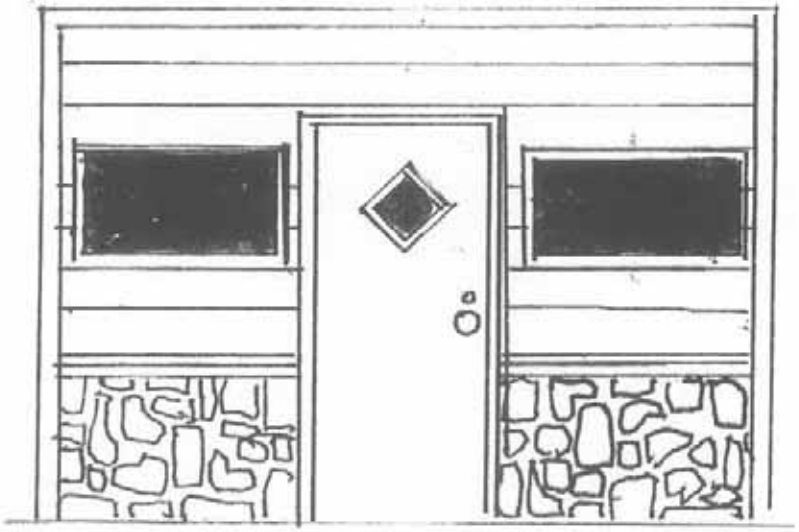
Storm doors can be appropriate. Given the lack of a historical storm door a full light storm door that allows the historic door to readily be seen is acceptable. These doors can be made of steel or aluminum. They should have a colored finish, however, rather than raw aluminum.

Prohibitions:

Inappropriately styled or sized doors are not permitted. Flush steel or wood doors are not permitted with the possible exception of some alley locations. (Even in alley situations consider a six panel steel door as opposed to a flush steel door. A façade that is presently hidden could be very visible at some time in the future).

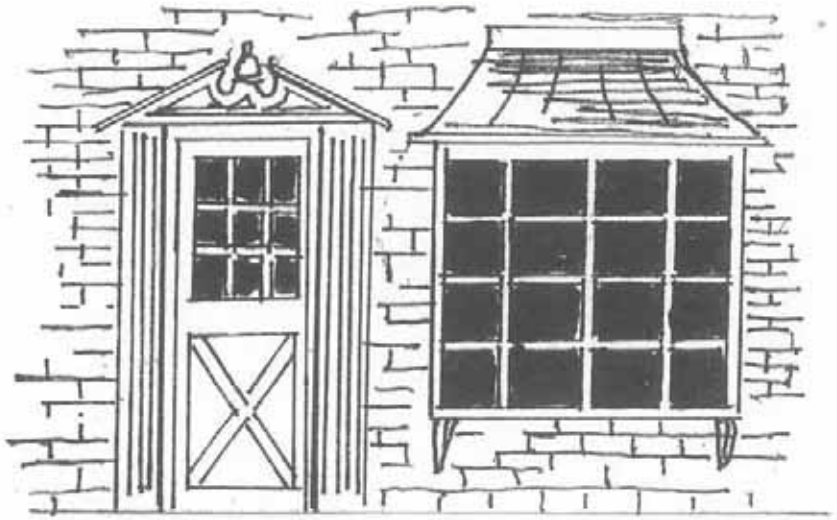
The worst possible scenario is to not only use an inappropriately modern door but to place it in a monumental entry that has been enclosed with alien materials to make it fit.

A Tale of Two Facades



The two most important considerations when making façade changes are sensitivity to the original design and the use of quality materials. If a façade displays craftsmanship and pride in its design, construction and maintenance, then it will make a positive contribution to the downtown.

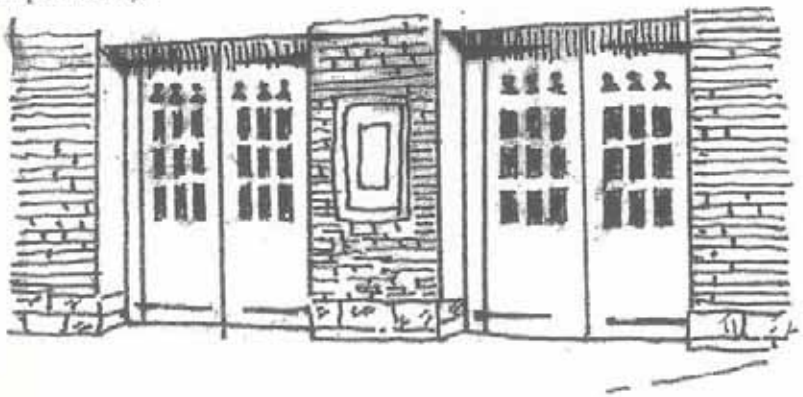
In the example above one does not even have to see the overall building to note its inappropriate nature. Fake stone, vinyl or aluminum siding and modern off the shelf windows and doors are not the kind of quality materials that should be used in downtown Davenport regardless of the building's age.



The façade above suffers from a completely different problem. The materials used are quality materials. The design, however, which uses various elements one would expect to see on a colonial style building creates a false sense of history. Attempting to make a building look older than it is by applying decorations from earlier architectural styles falsifies the true history of the structure. It also detracts from the true history of the adjacent buildings and the business district, creating a false impression of the downtown. Downtown Davenport is not colonial Williamsburg. It does, however, have a history of its own that is just as colorful. Also, it should be noted that creating a "more historic" appearance can be expensive. In short, design should be honest and true to its particular place in history, and contribute to the natural evolution of downtown.

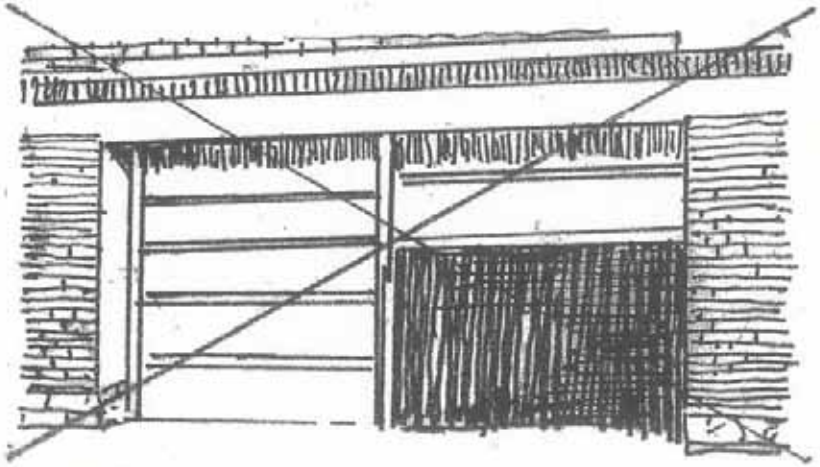
Occasionally downtown Victorian buildings will have a vehicular entry door or loading bay. If they are facing the street they can become an important architectural feature. Typically these loading bays will have large wood doors that swing outward. Features on these doors may include windows, diagonal wood cross bracing and large, ornate medieval looking hinges.

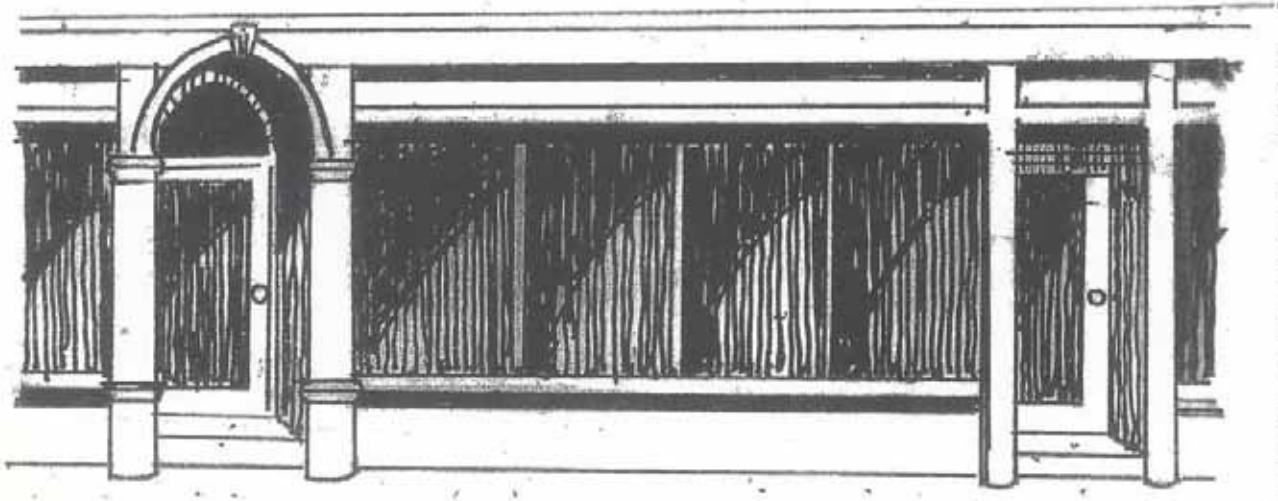
The tendency today is to replace these doors with plain, contemporary roll-up style garage doors that work with garage door openers. The benefits in convenience are obvious and a change of this nature may be acceptable in locations where the garage doors are not readily visible (although preservation of the historic material is always preferred, if possible).



Secondary Doors

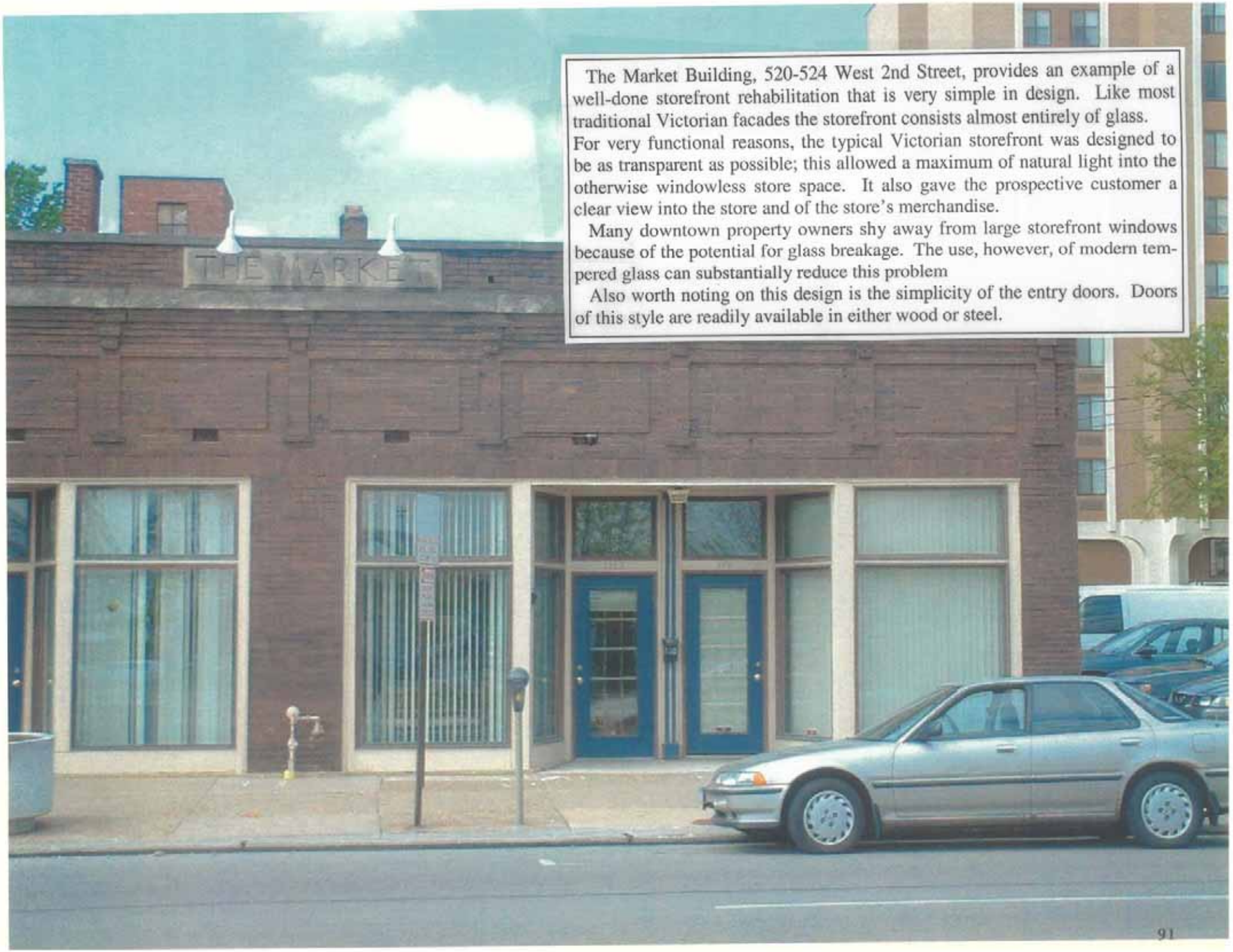
If the replacement of doors with a prominent facade location proves necessary it should be noted that modern roll-up garage doors are available in literally hundreds of styles that "fool the eye" and closely resemble historic doors of the past. These "roll-up"doors are available in modern materials. A door constructed of contemporary materials such as steel or aluminum, but having a historic design is considered acceptable in meeting these standards.





The typical Victorian mainstreet type building often had an additional door on the front to permit access to the upper floors which may have been used for apartments.

Compared to the storefront entrance, this secondary door often was slightly more modest in design and usually was not recessed as deeply. The secondary door should be simpler and not compete with the main entrance for attention. If the upstairs use is once more apartments, a simple six panel steel door can be appropriate and provide security. (Doors with lights are also welcome).

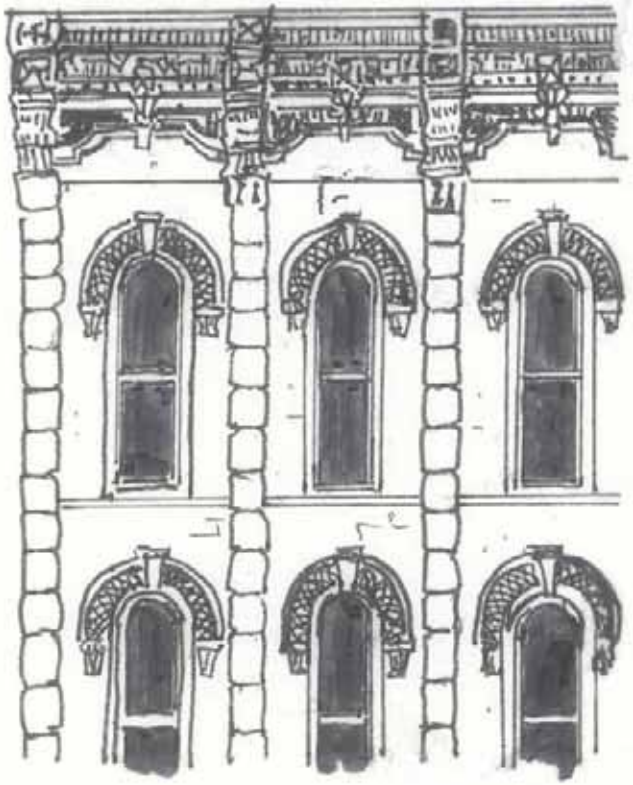


The Market Building, 520-524 West 2nd Street, provides an example of a well-done storefront rehabilitation that is very simple in design. Like most traditional Victorian facades the storefront consists almost entirely of glass. For very functional reasons, the typical Victorian storefront was designed to be as transparent as possible; this allowed a maximum of natural light into the otherwise windowless store space. It also gave the prospective customer a clear view into the store and of the store's merchandise.

Many downtown property owners shy away from large storefront windows because of the potential for glass breakage. The use, however, of modern tempered glass can substantially reduce this problem

Also worth noting on this design is the simplicity of the entry doors. Doors of this style are readily available in either wood or steel.

The Upper Façade and Building Cornice

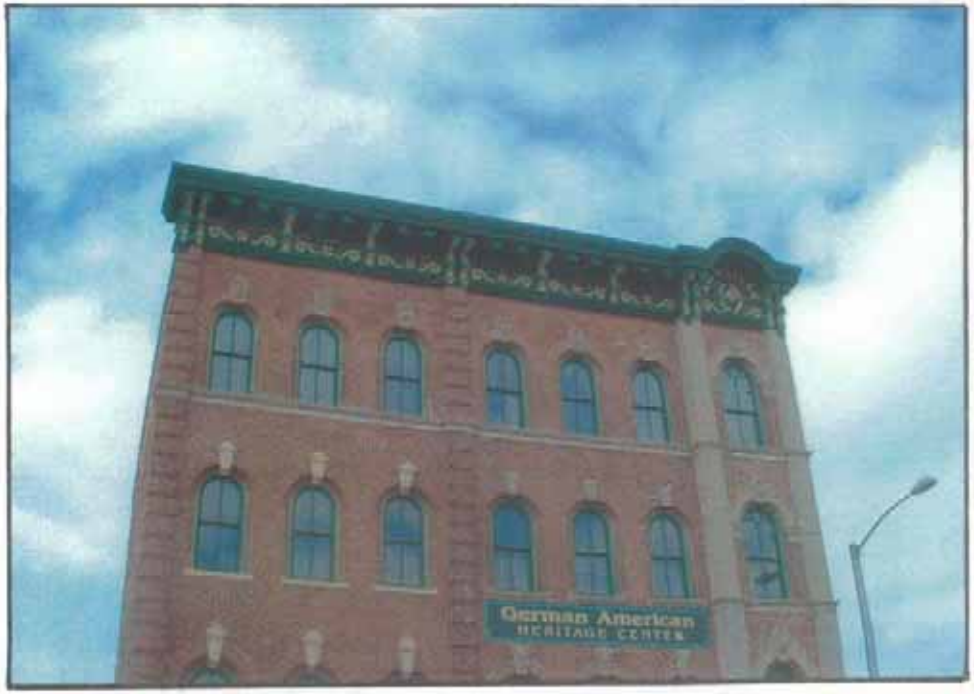


The visual importance of the upper façade and building cornice is evident as one looks at a typical downtown block face. Windows are particularly important as their repeated pattern helps tie together the facades of the various buildings on a block.

Often, however, these upper facades have been neglected or replaced with inappropriate materials and the windows have been boarded up.

This can be severely detrimental to the image of the downtown.

While regular maintenance is not a design guideline it is essential to the long term preservation of architectural ornament and key building features such as cornices. The removal of these features does fall within the guidelines and is, in most circumstances, discouraged.



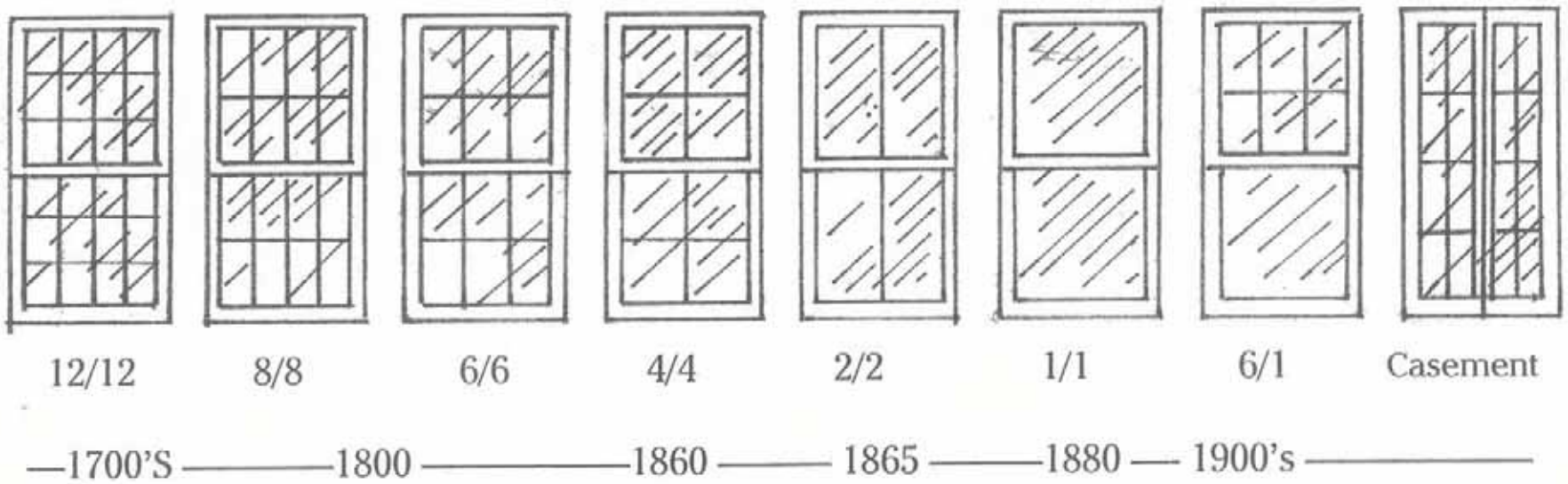
If windows need to be replaced the appropriate replacement window should be carefully considered. These standards allow aluminum and vinyl clad replacement windows as well as wood. Replacement units, however, should maintain the character of the units they are replacing. The replacement window should exactly fit the original opening. Using a smaller "off the shelf" window and filling the balance of the opening with plywood or some other material is not acceptable. Similarly, if the original window had an arched or circular top, the replacement window should have an arched or circular top. Generally the window should also have the same number and arrangement of panes or lights and the lights themselves should have the same proportions. Sometimes manufacturers have snap-on muntins which can be applied to a one over one sash to make it look like a six over one sash, etc. This is acceptable if the muntins and windows look realistic. Window manufacturers can sometimes recreate the exact profile of an historic window. For the purposes of these standards a similar look is all that is required. This includes the use of brick mold whe it is appropriate. The appearance of depth commonly associated with historic windows is an important attribute.

Decoration, such as window caps or hoods, are also very important features which should always be preserved.

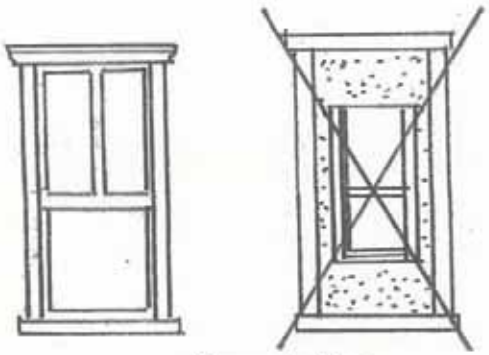
For the purposes of these standards, tinted or mirrored glass should be avoided on older or Victorian style buildings.

With regards to color, wood windows, of course, can be painted in any color. When using aluminum windows, a raw metal finish is not allowed under most circumstances. Many companies have replacement windows available in a range of colors. Darker colors often work better than light.

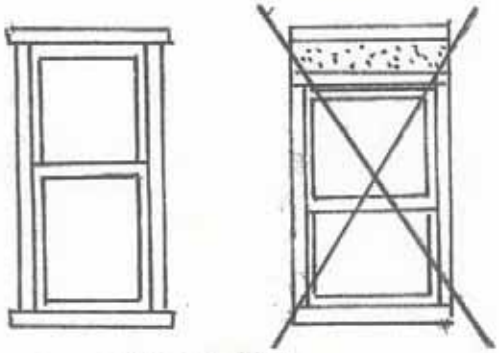
Common Sash Arrangements—Over time manufacturers learned to make larger and larger panes of glass.



Windows



Overall Size



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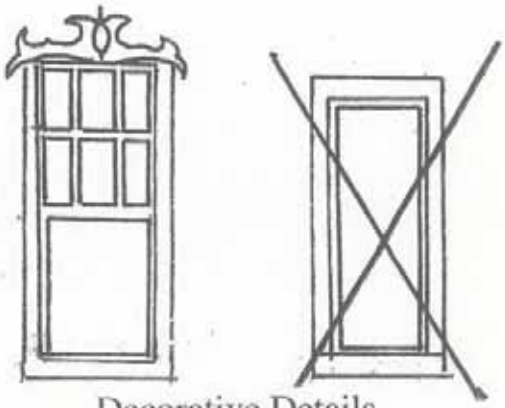
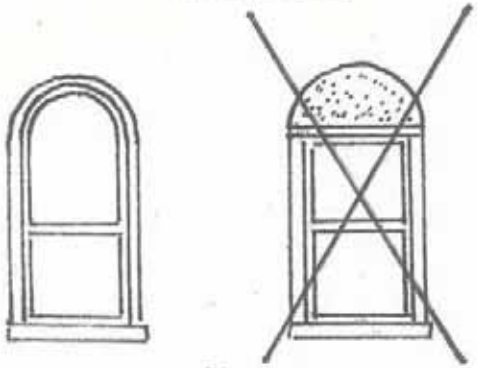
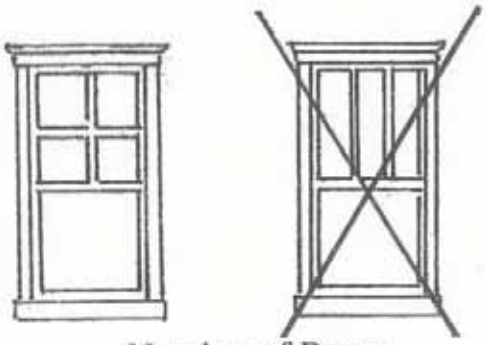


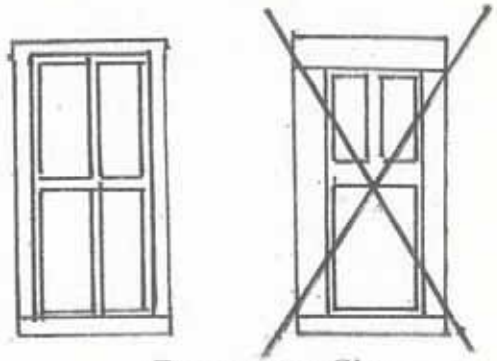
Decorative Details



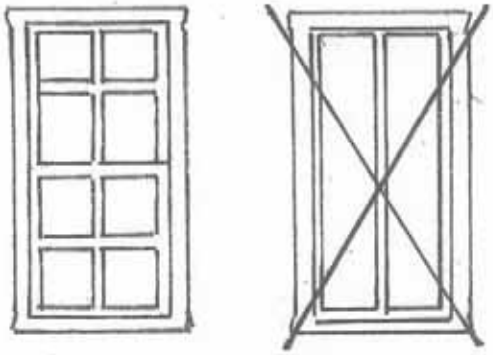
Shape



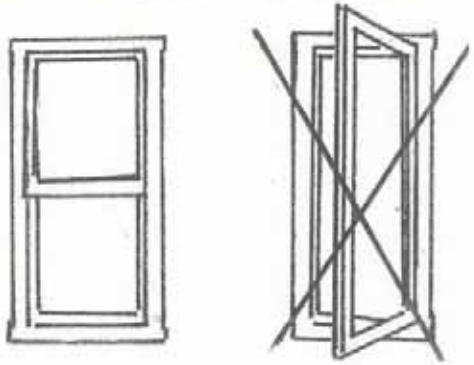
Number of Panes



Component Size

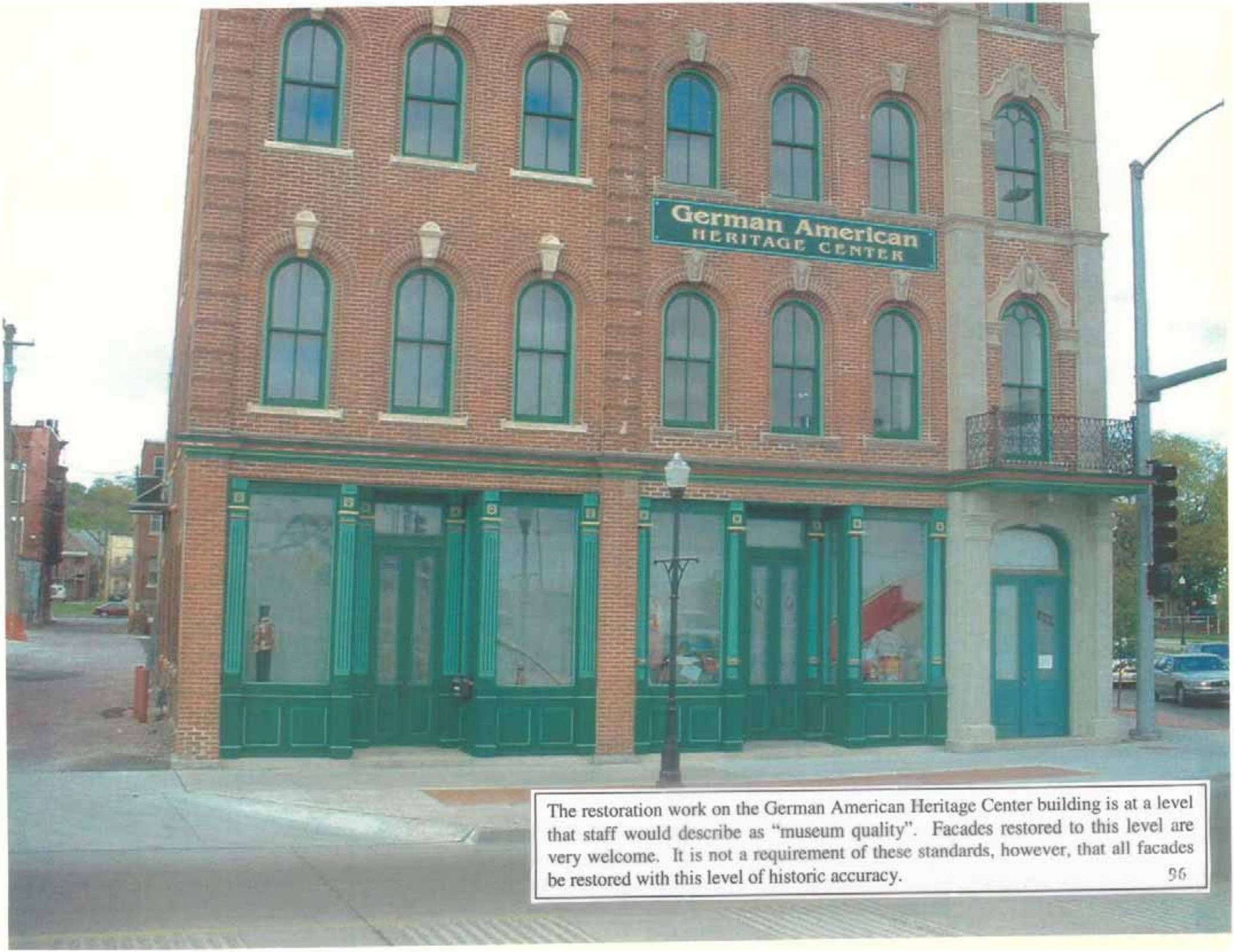


Arrangement of Panes

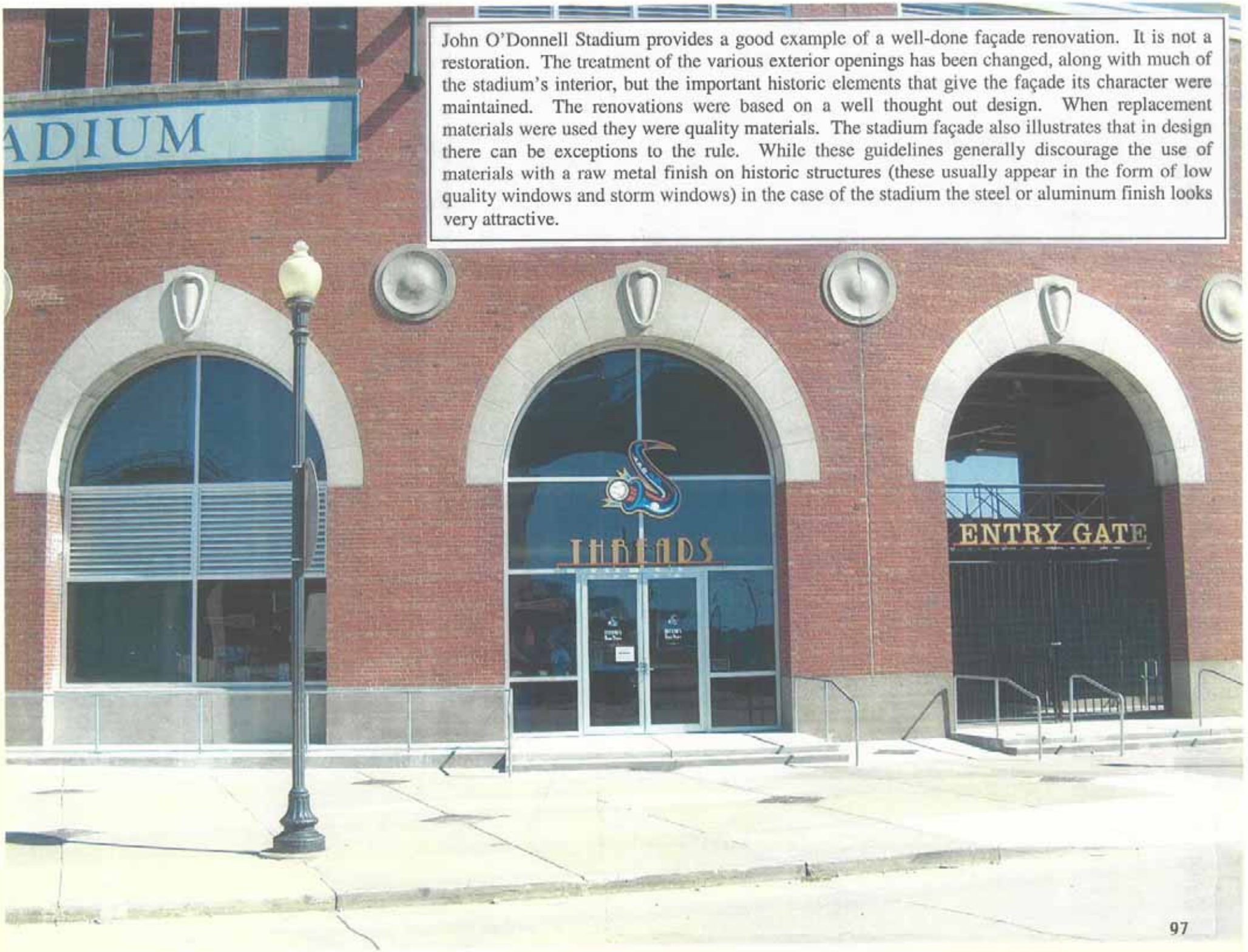


Type of Operation

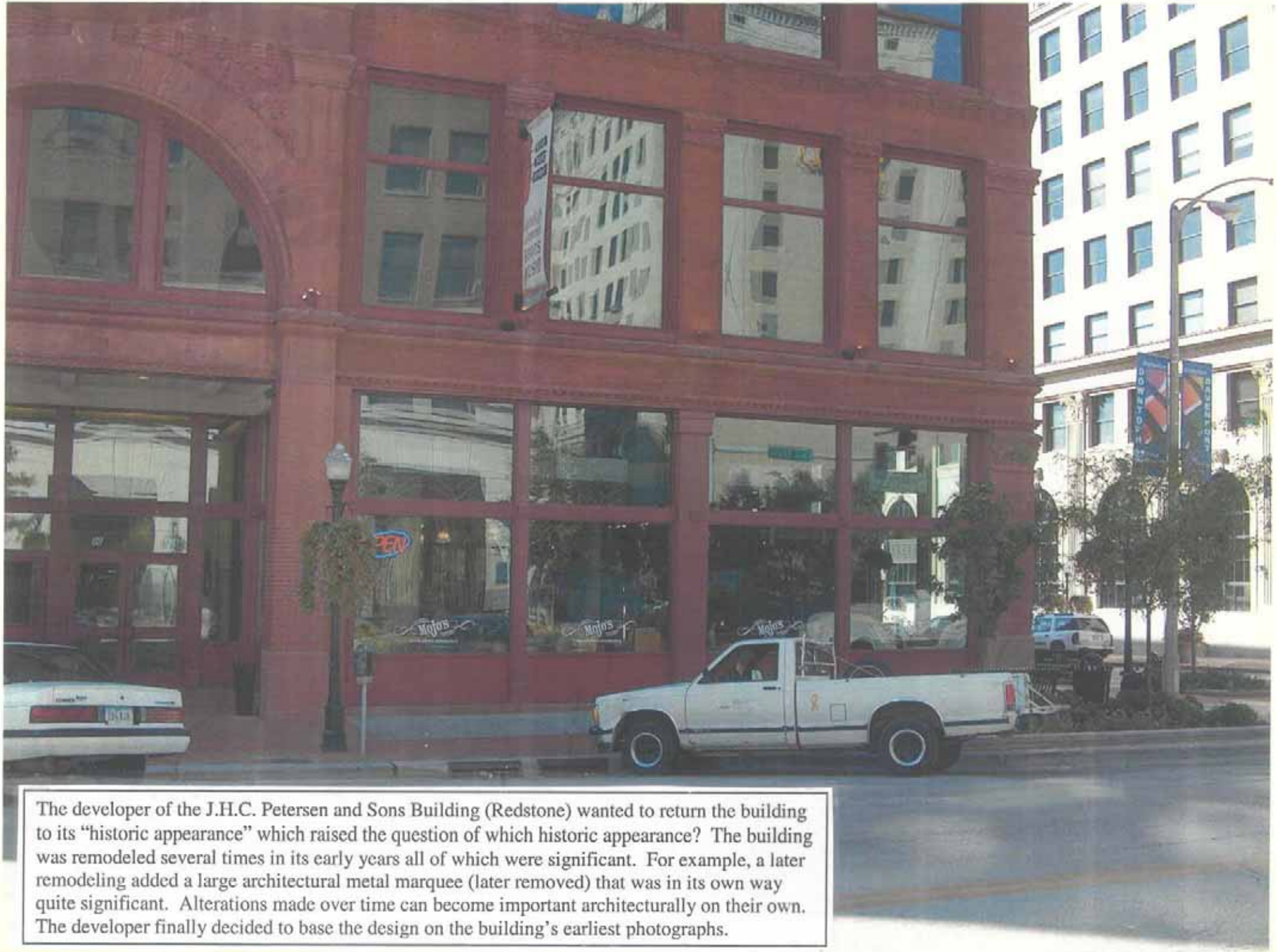
These various rules should in most instances apply. There can, however, be exceptions for good cause. The visibility of windows from public streets can be a consideration. The views of street facades are most important. It may, however, make sense to raise a window on the side of a building if it cannot be readily seen by the public and it is necessary to make the kitchen counter layout in a residential loft work. Also, larger windows, even balconies, may in some cases, be appropriate to take advantage of a river view. Design changes of this nature must be part of a sensitive design for the entire building.



The restoration work on the German American Heritage Center building is at a level that staff would describe as "museum quality". Facades restored to this level are very welcome. It is not a requirement of these standards, however, that all facades be restored with this level of historic accuracy.



John O'Donnell Stadium provides a good example of a well-done façade renovation. It is not a restoration. The treatment of the various exterior openings has been changed, along with much of the stadium's interior, but the important historic elements that give the façade its character were maintained. The renovations were based on a well thought out design. When replacement materials were used they were quality materials. The stadium façade also illustrates that in design there can be exceptions to the rule. While these guidelines generally discourage the use of materials with a raw metal finish on historic structures (these usually appear in the form of low quality windows and storm windows) in the case of the stadium the steel or aluminum finish looks very attractive.



The developer of the J.H.C. Petersen and Sons Building (Redstone) wanted to return the building to its "historic appearance" which raised the question of which historic appearance? The building was remodeled several times in its early years all of which were significant. For example, a later remodeling added a large architectural metal marquee (later removed) that was in its own way quite significant. Alterations made over time can become important architecturally on their own. The developer finally decided to base the design on the building's earliest photographs.

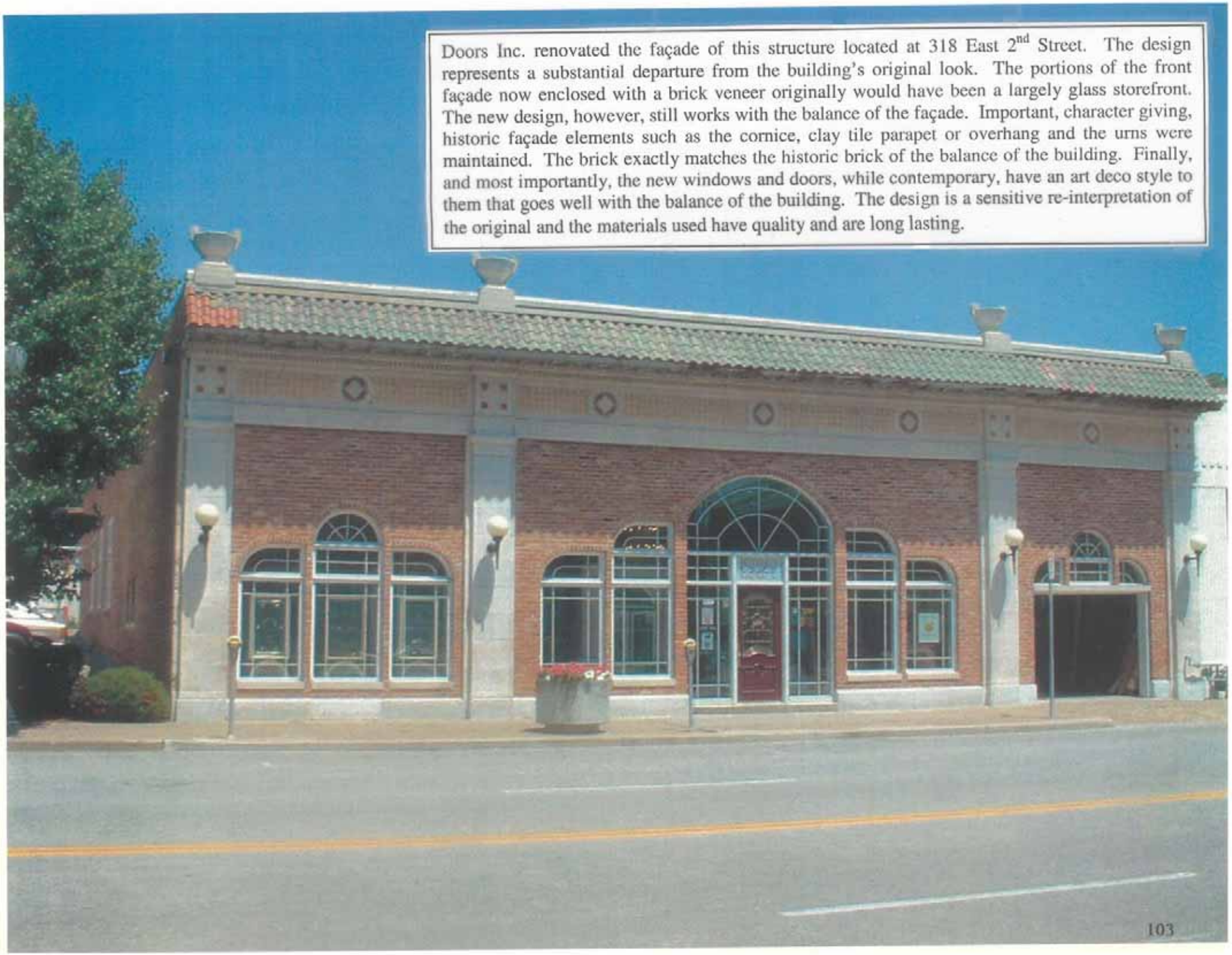
The developer of the J.H.C. Petersen and Sons Building (Redstone) installed new aluminum replacement windows in the course of the building's renovation. While they are aluminum they match the original pattern, mullions, muntins and brick mold of the building's original wood windows. The Petersen Building also presented the difficult problem of how to treat a rough interior party wall now exposed by demolition. In this case the developers used a brick veneer and inserted new windows.

The "storefront" for Savitri's Restaurant, 111 West Second Street, provides a good example of a sensitive renovation. This is not a historic restoration taking the building to some past look. If anything, the columns and lighting give the storefront something of a sleek, contemporary "feel". The design, however, uses quality materials that closely match the original building materials in both color and style. The first floor strongly connects to the upper façade.

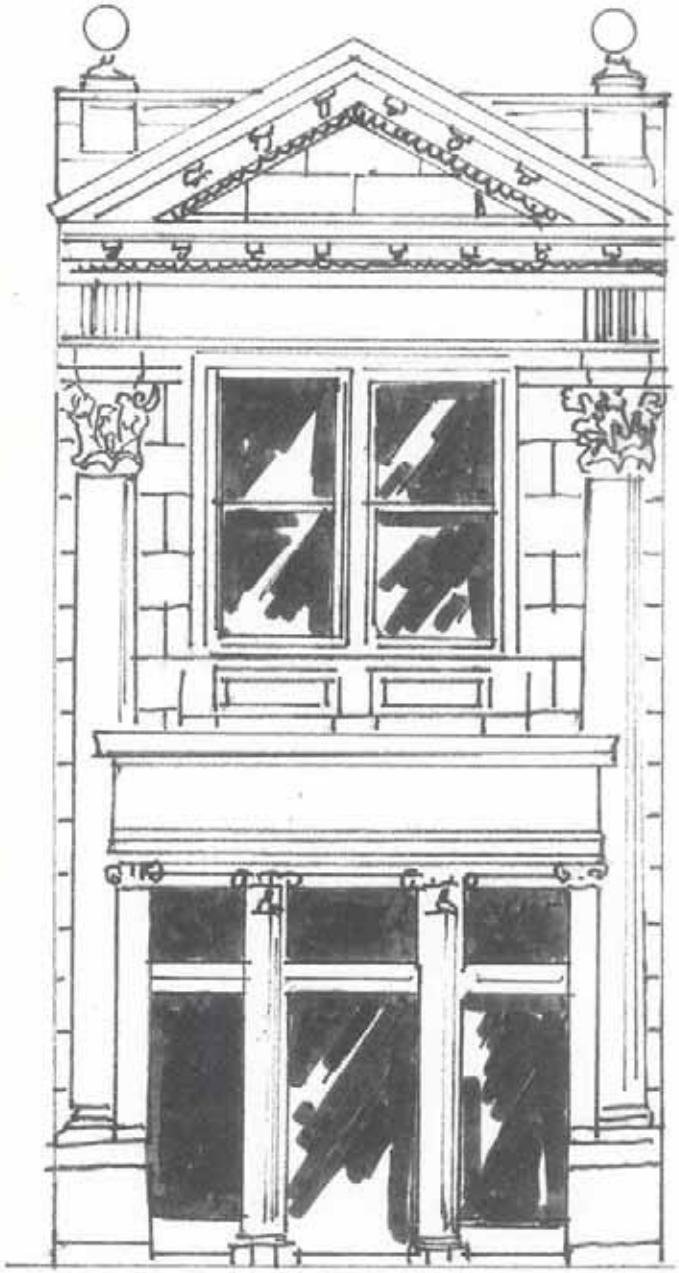
Tri-City Electric did a remarkable job when left with an unsightly south façade, the ruin left behind when the adjacent building was demolished. The south façade is constructed or coated with EIFS, or drivit, a modern material resembling stucco. By recreating architectural ornament and using engaged columns or pilasters to create detailing on an otherwise blank wall, the building creates the illusion that this could be the original façade.

Mac's Tavern, 317 West 3rd Street, is a good example of a building where façade modifications in the past have become important in their own right. While the building itself is considerably older the first floor storefront undoubtedly dates to the 1920's or 1930's. This carrara glass façade would have been considered modern, sleek and elegant at the time. The use of carrara glass, the black color and the stripes are very art deco in design. Staff is unaware of any other intact carrara glass facades in downtown Davenport. The vintage neon sign would also date to that same time period.

The Carriage Haus building (partially shown) above also deserves mention for its sensitive façade restoration.



Doors Inc. renovated the façade of this structure located at 318 East 2nd Street. The design represents a substantial departure from the building's original look. The portions of the front façade now enclosed with a brick veneer originally would have been a largely glass storefront. The new design, however, still works with the balance of the façade. Important, character giving, historic façade elements such as the cornice, clay tile parapet or overhang and the urns were maintained. The brick exactly matches the historic brick of the balance of the building. Finally, and most importantly, the new windows and doors, while contemporary, have an art deco style to them that goes well with the balance of the building. The design is a sensitive re-interpretation of the original and the materials used have quality and are long lasting.



Historic Architectural Decoration

Design Objectives:

Reinforce the unique character of the City of Davenport

Reinforce a sense of historical continuity

Encourage architectural excellence

Discussion:

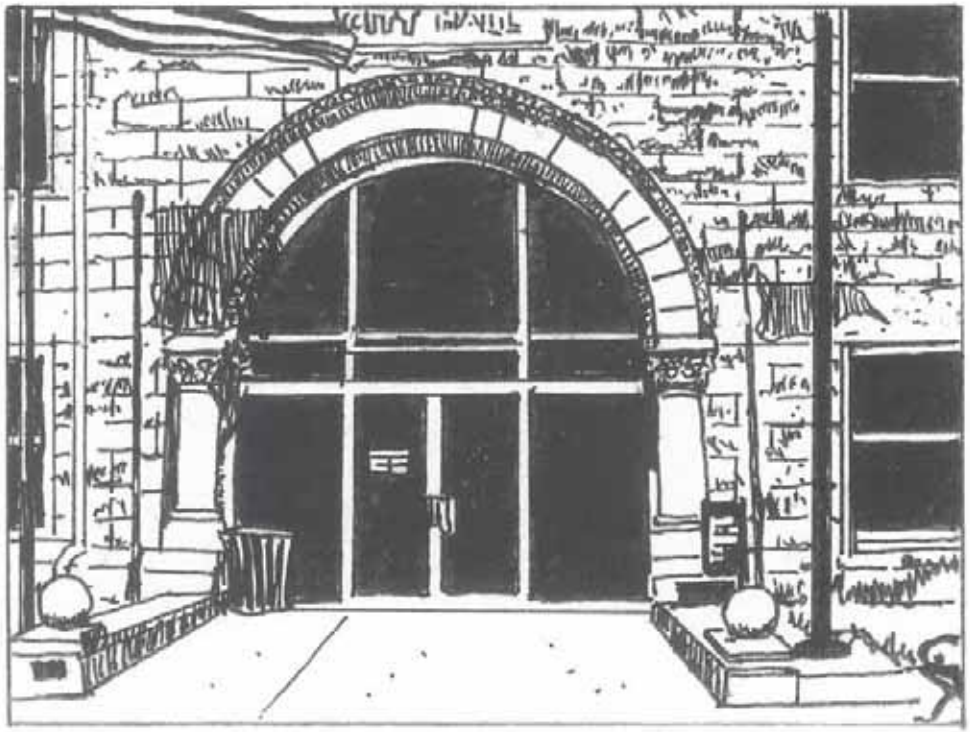
Certainly one of the most striking aspects of the traditional façade is its eye-catching detail. Historically, decoration was used to embellish the façade. Today, the first floor storefront often has been modernized (although sometimes the historic façade is intact underneath some more modern material). Even in this incomplete state remaining architectural details should be maintained.

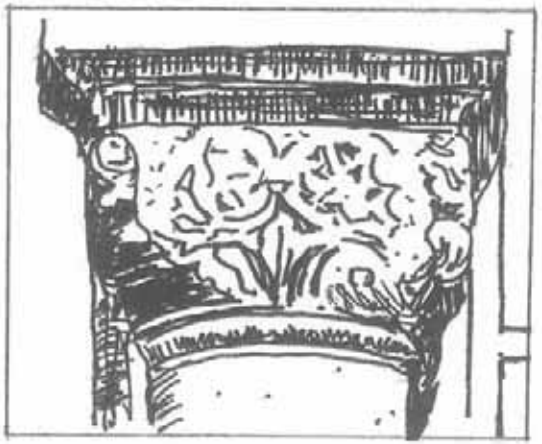
Similarly, upper story façade elements should be preserved whenever possible. Cornices, brackets, balustrades, etc., are important features and should not be removed simply because they need maintenance.

Much of downtown's visual character rests in its architectural detailing. Think of downtown historic structures as antiques. It is a blend of architecture and sculpture, an example of craftsmanship that would be difficult and costly to reproduce today.

The first step in preserving architectural detailing is to determine the type of materials that were used in a given building. Basically, six types of materials have been used for the construction of architectural decoration.

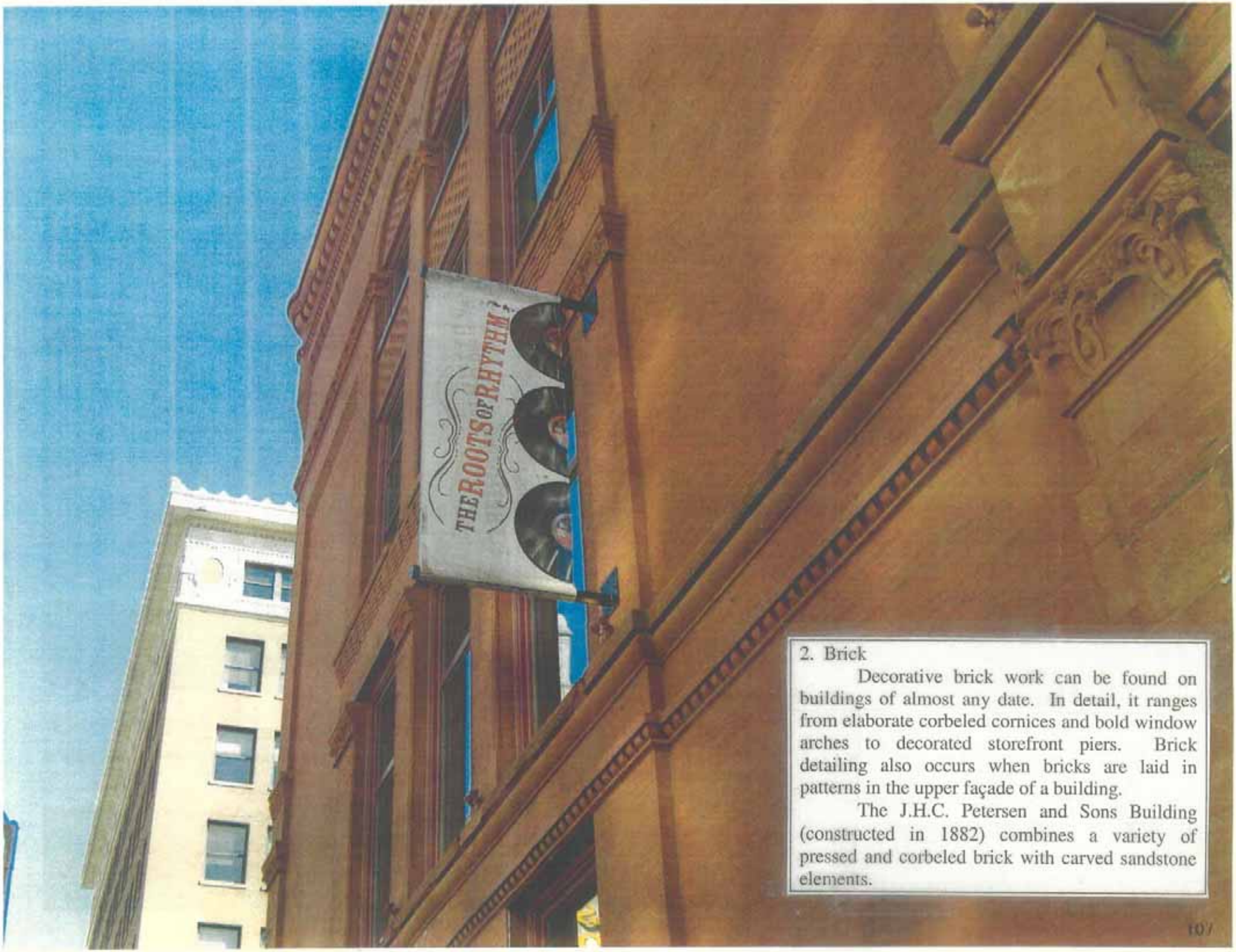
The 200 block of West 4th Street remains intact with a series of architecturally significant buildings anchored by City Hall, an outstanding example of the Richardsonian Romanesque architectural style. A look at historic photographs, however, shows that significant architectural elements have disappeared over time. The Davenport Commercial Club Building (in the foreground) at one time had a brick and stone balustrade that is now missing.





1. Stonework

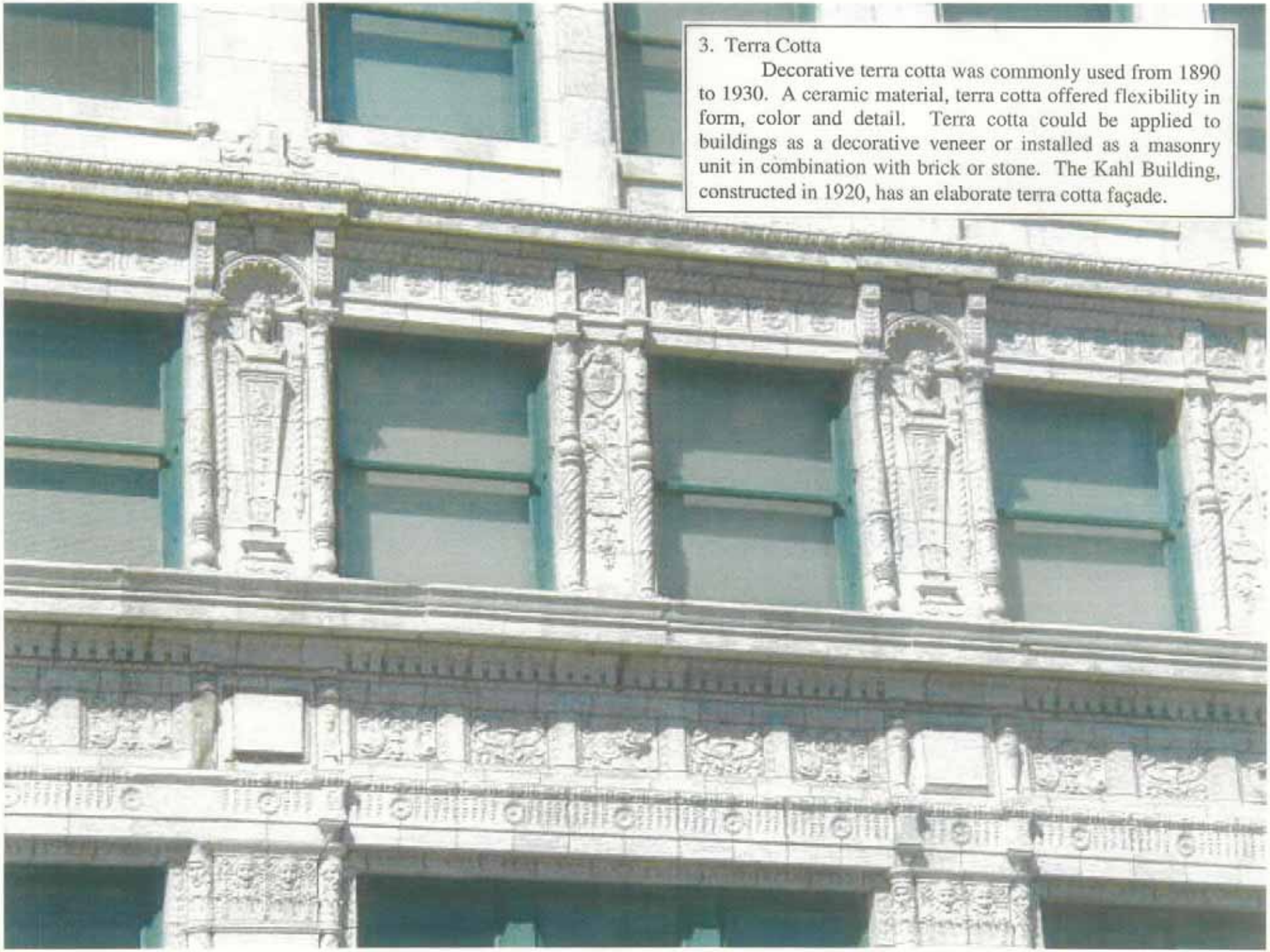
Sandstone, limestone, marble, granite, and other building stones are often found on the facades of downtown buildings. When used as decoration, they range from elaborately carved corner details to arches over windows and doors to decorated stone quoins. Top left, the cavernous arched entry to City Hall (constructed in 1894-1895) has limestone columns and capitals carved in the Richardsonian Romanesque manner. Bottom left, detail of carved stone capital. Top right, a bas-relief figure from the entry to the First National Bank Building (now US Bank) constructed in 1923. Bottom right, an example of the carved pilaster capitals on the same building. Note that the architect has whimsically replaced the normal Corinthian order with horses and a buffalo to symbolize Davenport's role in the opening of the west.



2. Brick

Decorative brick work can be found on buildings of almost any date. In detail, it ranges from elaborate corbeled cornices and bold window arches to decorated storefront piers. Brick detailing also occurs when bricks are laid in patterns in the upper façade of a building.

The J.H.C. Petersen and Sons Building (constructed in 1882) combines a variety of pressed and corbeled brick with carved sandstone elements.

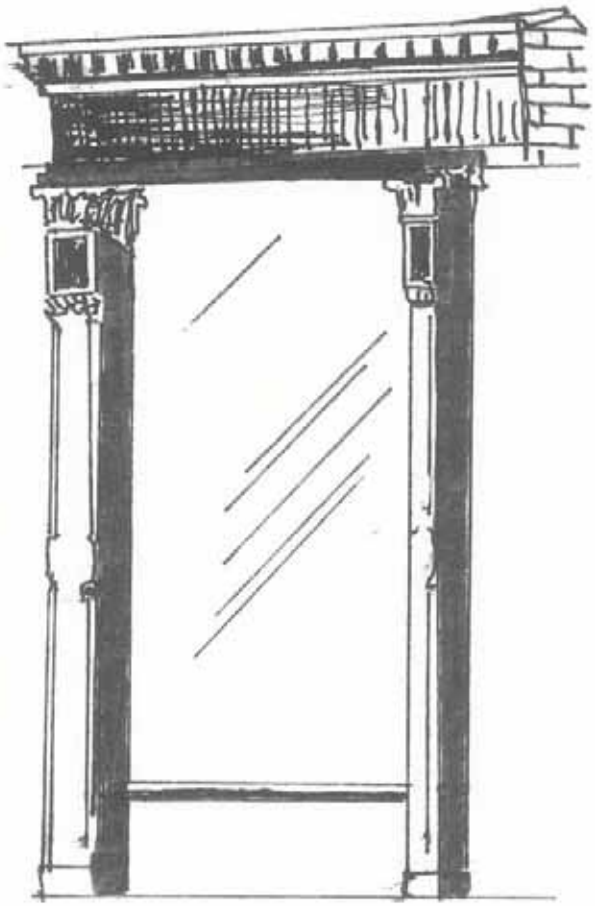


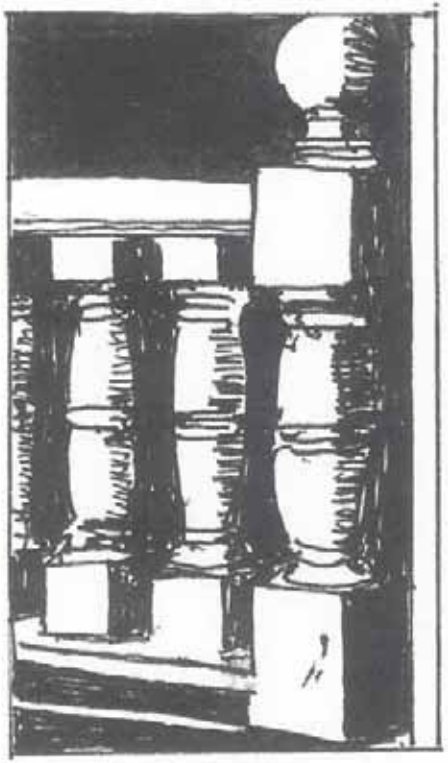
3. Terra Cotta

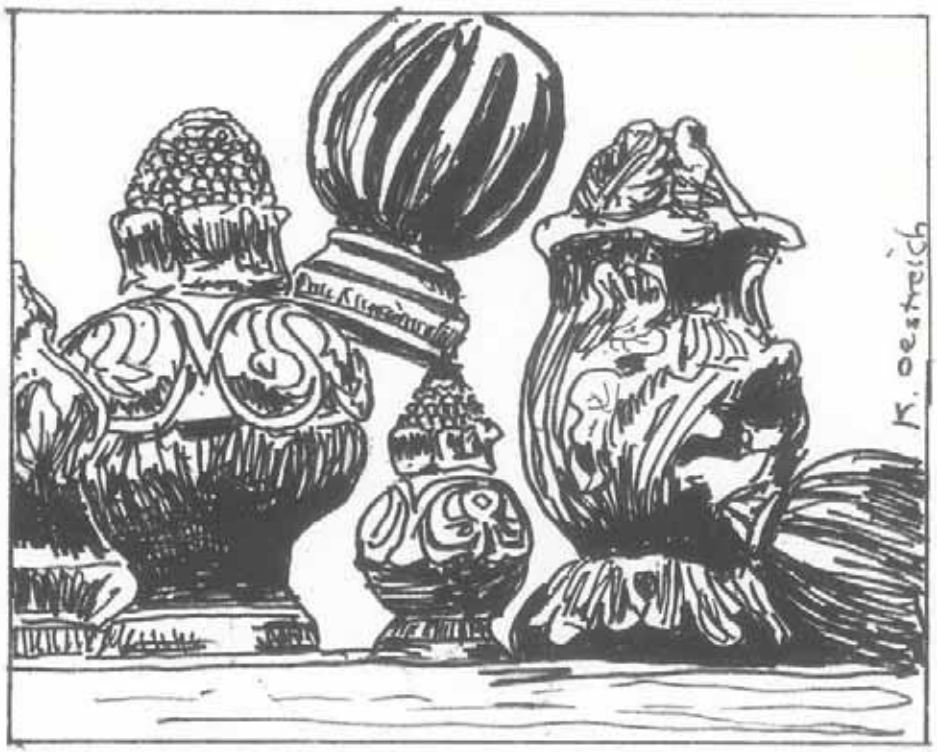
Decorative terra cotta was commonly used from 1890 to 1930. A ceramic material, terra cotta offered flexibility in form, color and detail. Terra cotta could be applied to buildings as a decorative veneer or installed as a masonry unit in combination with brick or stone. The Kahl Building, constructed in 1920, has an elaborate terra cotta façade.

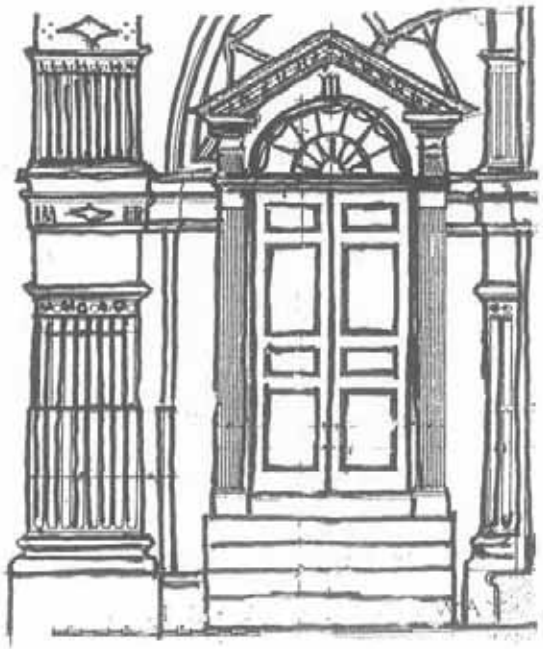
4. Cast Iron and Sheet Metal

Metal decoration is usually found on structures constructed before 1900. It was generally applied as an addition to what would otherwise be a masonry façade. Building and store front cornices, window surrounds, stair cases and even entire facades can be recognized by the intricacy of the architectural detail. Metal or cast iron decoration is more durable than wood.







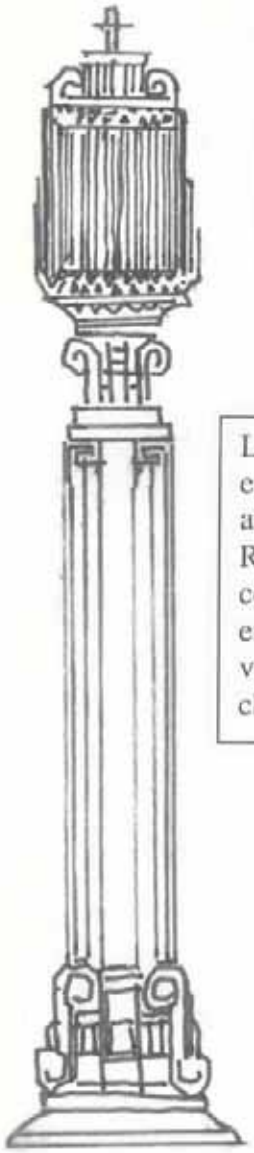


5. Wood

Wood was used for decoration in a variety of ways. Sometimes, particularly with cornice brackets, wood ornament would be very ornate. Wood details, however, are often subtle, like moldings around windows. These less ornate details are nevertheless important to the look of the total façade.

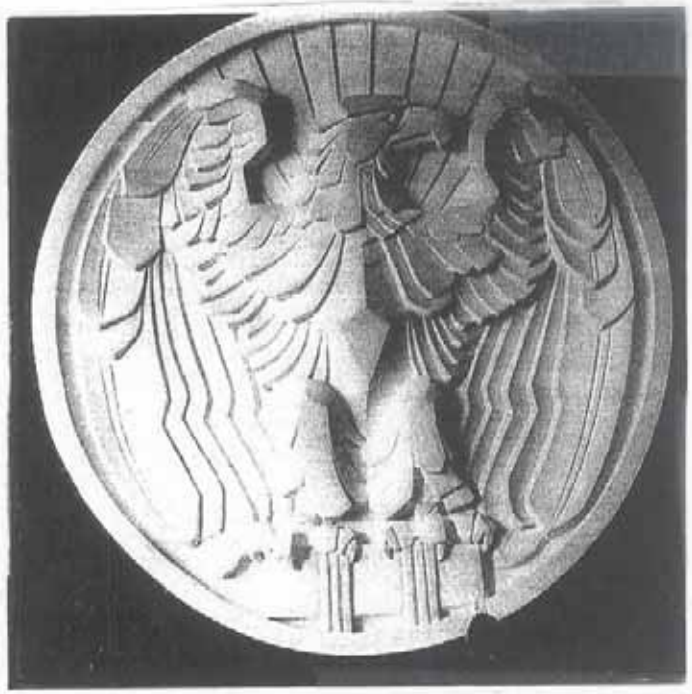
6. Decorative Glass

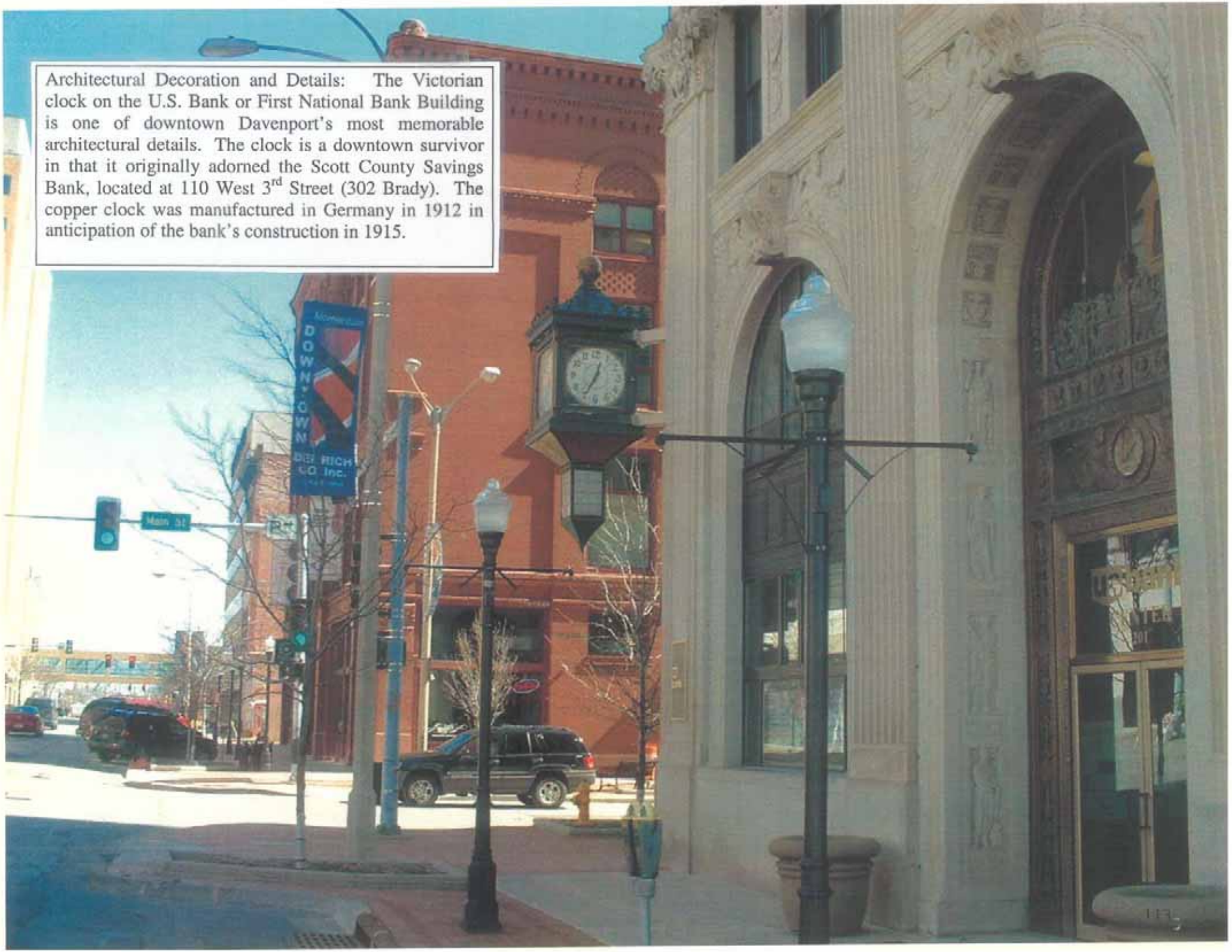
Decorative Glass comes in many forms – beveled, stained, leaded, and etched – which have been used in many ways. It most commonly is seen in transoms. Often the decoration serves as additional signage for the business. During the 1920's and 1930's entire store fronts were faced in opaque Carrara Glass.



Left, copper entry light and plinth. Right, copper entrance vestibule chandelier.

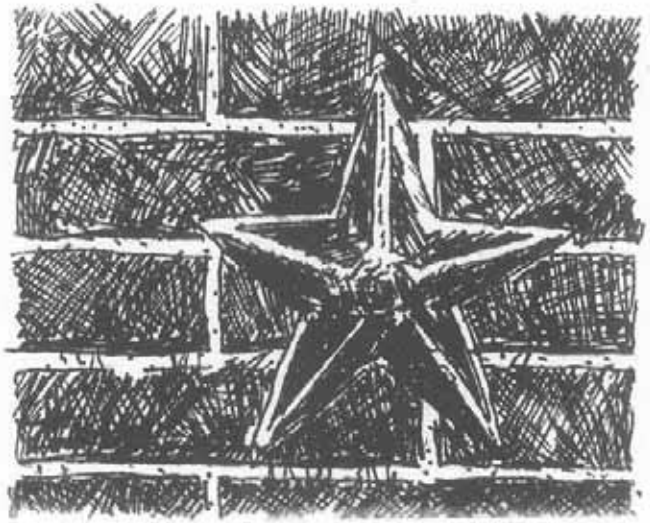
The City of Davenport's Federal Courthouse Building was recently renovated (2004-2005). This building constructed in the WPA Moderne Style was built in 1933. The Moderne style used architectural ornament sparingly. As such, it is very important to maintain the architectural features that give the building its character. The General Services Administration has done that, even to the point of replacing elements long gone. The bas-relief of the eagle over the doorway (damaged over time by air pollution) was recast. Finally, the building's bronze entry doors and entranceway (apparently lost to history) were reconstructed from the original plans.





Architectural Decoration and Details: The Victorian clock on the U.S. Bank or First National Bank Building is one of downtown Davenport's most memorable architectural details. The clock is a downtown survivor in that it originally adorned the Scott County Savings Bank, located at 110 West 3rd Street (302 Brady). The copper clock was manufactured in Germany in 1912 in anticipation of the bank's construction in 1915.

Historic Architectural Materials



Design Objectives:

Reinforce the unique character of the City of Davenport

Reinforce a sense of historical continuity

Encourage architectural excellence

Discussion:

The human scale, high-quality materials, and rich architectural detailing of buildings constructed in the 19th and early 20th centuries are especially powerful identity-building resources. Whether as significant landmark buildings or as supporting structures contributing to downtown sub district character, older buildings add a sense of historic continuity and serve as a link to downtown Davenport's past achievements.

While it is not proposed that these guidelines serve as a historic preservation ordinance it is important that downtown property owners understand historic building materials, the problems that are associated with historic materials over time and how these problems can be dealt with.

1. Brick

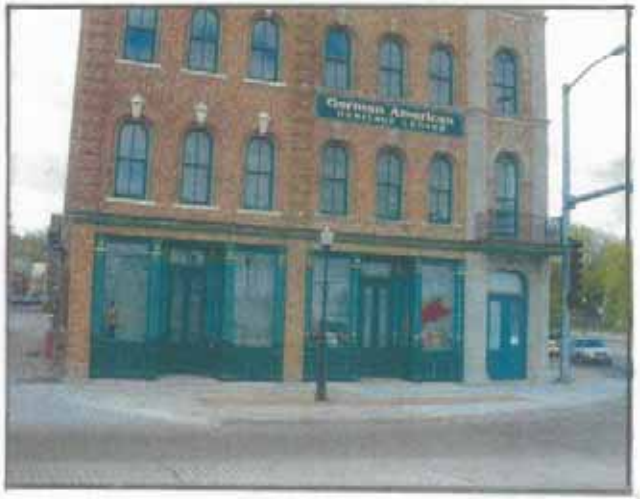
Many of the problems that affect brick are the same as those for masonry in general. (See Masonry Cleaning). In other cases brick has been damaged during an earlier façade remodeling. If this is the case, new replacement bricks of the same shape may be available or perhaps can be taken from a less visible portion of the building. It is also possible that replacement decoration can be molded in a substitute material.

2. Stone

Stone decorations are also subject to many of the problems discussed in "Masonry Cleaning". Decorative stone is subject to erosion by windblown grit and the chemicals contained in rain and snow. Sandstone, marble and limestone are particularly vulnerable to acid rain. Sandstone is particularly prone to spalling and can deteriorate at a rapid pace (the surface stone will flake off as water penetrates the stone.) These problems require expert advice but deterioration can be slowed, or in some cases, cured.

3. Cast-iron and sheet metal

With decorative or cast-iron metal, signs of deterioration can be obvious – corrosion, tears, holes and missing pieces – or be more subtle. Rust and surface discoloration is often a sign of deterioration from within. A sagging cornice can mean deterioration in the supporting wood framing. As the metal decoration is applied to the surface it's anchoring to the wall may also be a problem. Minor deterioration can be quickly solved by properly preparing, priming and painting the decoration. If extensive repairs are necessary a skilled, local metal worker typically can make repairs. Alternately, much of this material is still manufactured and may be available in either galvanized metal or copper. Typically, galvanized sheet metal decoration is very affordable. Another alternative would be to make a rubber mold and recast the cornice/or other decoration, in some other material.



Left: Sample of new architectural metal decoration available by catalogue.
Top right: Historic architectural metal decoration on the Linden Flats Building, 219 Scott (now destroyed by fire).
Bottom right: Cast iron storefront on the German American Heritage Building.

4. Wood

Wood decoration is very susceptible to deterioration. Problems, however, are easy to prevent through regular maintenance. When checking for problems, look for soft dry, or split areas in the wood surfaces, especially those exposed to the weather. Minor wood problems can be fixed by filling and caulking the wood, then priming and painting. For seriously rotted deteriorated wood, the wood may be consolidated or hardened with an epoxy injection or an epoxy structural adhesive putty. These epoxies can restore seriously deteriorated windowsills and frames, columns, etc. They represent a permanent solution and can be sawed, nailed, planed and machined like wood. The other alternative would be to have a skilled craftsman make a replacement piece that matches the existing detail.

5. Terra cotta

As terra cotta is a cast-masonry product, many of its potential problems are the same as those that affect brick and stone. Other problems include cracking and chipping of the glazed surface. Also it should be checked to make sure it remains firmly anchored to the wall.

Crazing, a network of fine hairline cracks, will often appear on terra cotta (also on glazed brick). This crackling of the glaze is harmless and can be ignored. It is a natural result of the aging process and will not cause serious harm. On the other hand, while crazing is harmless, cracks can also be a warning of more serious structural problems. As terra cotta is a difficult material to work with all contact and repair should be done by an expert. Great care should be exercised when working with this material because replacement terra cotta is extremely hard to find.

The easiest and least expensive method of repairing damaged terra cotta would be to make a rubber mold from an undamaged piece of ornament from another section of the building and then casting a new ornament in a contemporary material.

6. Decorative glass

One of the problems with decorative glass is that it is often covered up. Look for it in transoms or behind plywood window covers.

Sagging, if it occurs, means that the glass and frame need to be reinforced with a brace. There are other problems that often occur with leaded or stained glass. The metal between the glass panes, called the "came" (which may be either zinc or lead) becomes loose with age. Always use the same material when making repairs.

Carrara glass and vitrolite (a similar material) were popular from the Great Depression (1929) through the World War II era. Its shiny, sleek finishes went very well with art deco storefronts. It was also a popular material for renovating older store fronts (Mac's Tavern being one local example) and making them look more modern.

Deterioration of Carrara glass or vitrolite itself is rare, or unheard of. Typically, the failure of these glass sections is the result of:

- the hardening and failure of the mastic adhesive (which has about a 30-40 year life expectancy)
- the deterioration of joint cement
- impact due to accident or vandalism

To avoid glass problems, caulk with silicon caulking along edges, or any cracks. In particular, watch the bottom of panels as moisture where the glass meets the sidewalk is often where trouble starts. Using the proper solvents, panels can be removed to replace the adhesive.

For the replacement of damaged Carrara glass or vitrolite (which is no longer manufactured), there is a modern material available called "Spandrel Glass" with a similar look in a series of colors. A second option is spraying paint, carefully tinted to match the historic glass, onto the back of plate glass.

A General Approach to Historic Materials and Details:

Any historic detail should be treated with care. With regards to these design guidelines:

1. Maintain existing decoration and materials in good repair.

2. Repair architectural features when necessary.

3. If replacement is necessary duplicate, or at least complement, the original.

4. The addition of fake "historic" decoration is not encouraged. Applying decoration that is consistent with the time period the building was constructed in is acceptable when the original design is unknown. Similar decoration can also be used if re-creating the original design is expensive while similar (but not exactly the same) decoration is available inexpensively.

5. Substitute materials

In some cases, it can be appropriate, and much less expensive, to replace missing or badly deteriorated architectural details with a modern material. Today architectural ornaments available include fiberglass columns and ornaments, poly/marble columns and balustrades, cast stone balustrades and architectural details, polyurethane balustrades, moldings and architectural details, etc. If a substitute material is considered, it should have the same appearance – texture, color, size, shape and detailing – as the original. It is also important to be sure that when the temperature changes, that the substitute material will expand and contract at a rate similar to the original. The manufacturer's representative should have this information.

Pointing

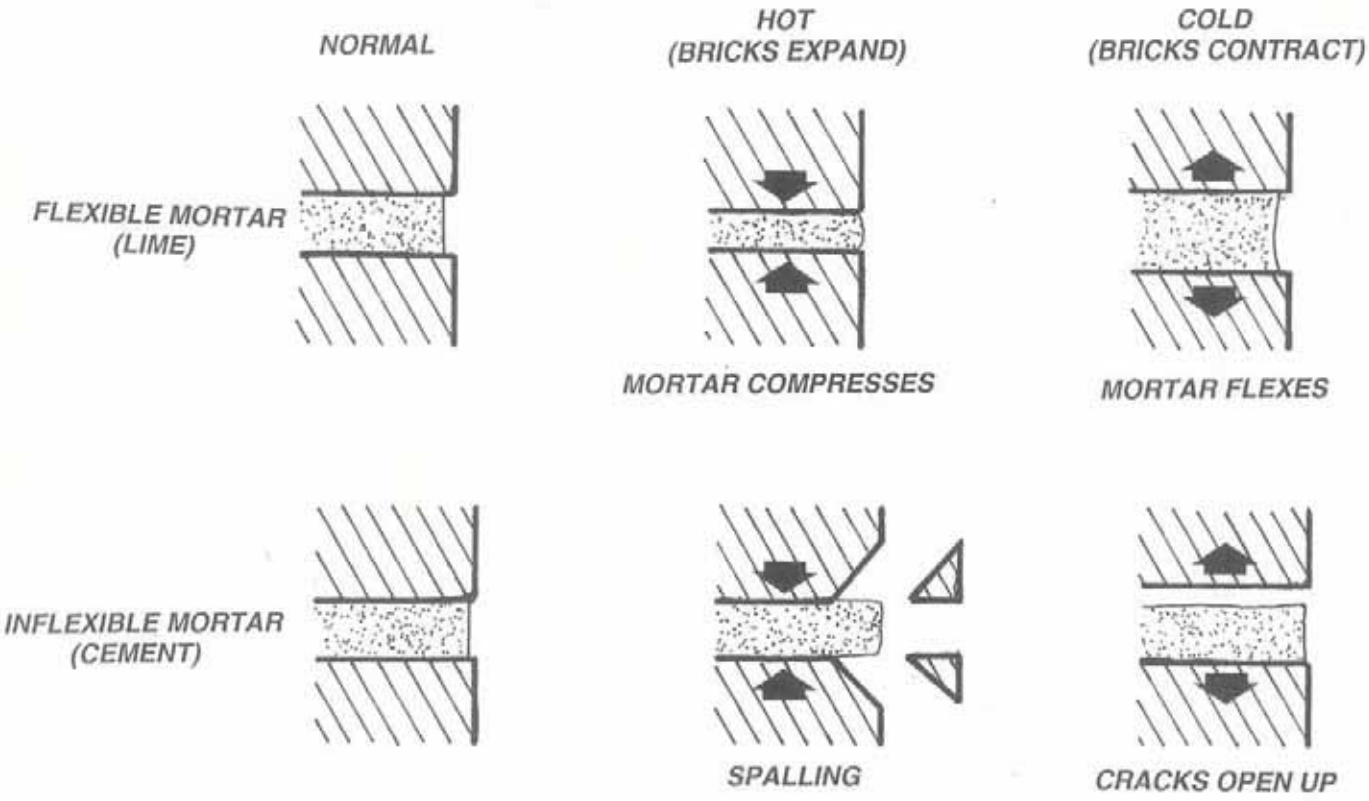
Historic brick buildings, particularly those built before 1899, were constructed with a soft high-lime mortar generally consisting of sand and lime; sometimes depending on the area of the country, pigment or crushed shells were also added. Planning staff is unaware of any evidence suggesting the use of crushed shells in Davenport. The use of river sand, however, is a common feature of Davenport historic mortar. (River sand due to the action of the river is rounded and is softer than mortar made with other types of sand. Red tinting was sometimes used in the mortar beginning in the 1880's. Otherwise, the mortar used was either gray or tan (with the color coming from the sand). Other tint colors did not become available until the 1950's and 60's.

Mortar for repointing should be softer (in terms of compressive strength) than the bricks and no harder than the old mortar. Mortar that is stronger or harder than the bricks will not give and will cause stresses in the building to be relieved through the bricks, possibly resulting in cracking or spalling of the bricks. Repointing mortar for most historic brick buildings should ideally be composed only of lime and sand. A type "N" mortar, generally will be safe for historic soft brick or soft stone such as limestone. Portland cement should never be used to point historic buildings with soft brick or stone (harder fired brick generally was not available until the World War I era).

The size and profile of mortar joints, as well as mortar color, are vital to the overall character of a masonry building. There are a number of different types of mortar joints.

With regards to these design guidelines the important points are as follows:

1. Use an appropriate historic mortar that is softer than the brick or stone being pointed. (If in doubt, the historic mortar can be tested to determine its composition).



2. Tint the mortar, if necessary, to match the historic color as closely as possible.

3. Carefully grind out the existing mortar to a depth of ½ inch to 1 inch. Do not damage the brick or stone with grinding tools.

4. The joints, when finished, should match the original. Different types of joints include concave, V-joint, weathered, flush, butter, struck and raked. (For a visual depiction of various mortar joints refer to "The Architecture of Mainstreet: Glossary of Façade Terms" at the rear of these guidelines).

Masonry Cleaning

The decision to clean the surface of a building is partly a matter of appearance and partly a maintenance issue. Cleaning can give a building new life, restoring the natural qualities of brick or stone that may be buried under decades of grime.

There are also functional reasons for cleaning masonry. Dirty areas of brick or stone remain wet for longer periods of time. This dampness can promote chemical reactions that lead to deterioration. Harmful microorganisms also thrive in dirt. Over time this also can damage the masonry surface.

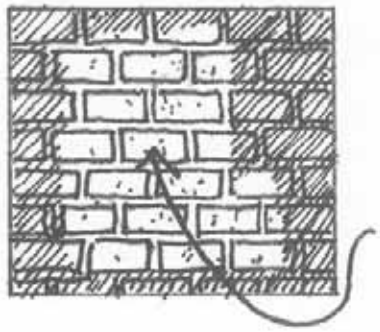
Masonry cleaning may also lessen maintenance requirements. If the building is painted removing the paint eliminates the need for regular repainting.

Masonry cleaning, however, should be approached with caution. Improper cleaning can cause masonry deterioration to accelerate. Over time, this deterioration can affect the structural integrity of the building. Also before removing paint try to determine if the building has always been painted. Some historic masonry buildings were constructed of soft brick that was intended to be painted as protection from the weather.

Masonry cleaning is a technical subject about which the Department of the Interior's National Park Services Division of Technical Assistance has accumulated much material. Their "Preservation Briefs' series on the subject can be downloaded for review. (This is an excellent source of information on virtually every preservation topic).

The following is a list of steps to consider when deciding whether to clean a building:

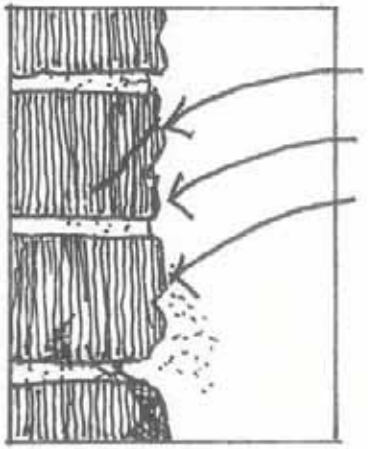
1. Consult an expert who can inspect the surface and determine the safest, most efficient method of cleaning (water washing, steam cleaning and chemical cleaning all have their advantages and disadvantages).



2. To be safe, it is recommended to pay for a test patch. Evaluate the effectiveness of the cleaning method. Some forms of paint and dirt are difficult to remove.

3. Let the test patch weather for a few months. Any problems with the cleaning method should show up in this time period. Be sure no residue of the cleaning material is left on the brick or stone.

4. After the test patch is completed closely examine the masonry. Are there too many pock marks? Are the edges too rounded? Does the brick or stone surface rub off when you touch it? Some masonry surfaces are too soft to clean without damage.



5. Check for alterations over time. Often doors and windows will have been bricked in with a brick that may not match the original. The building may have been painted to hide these differences. (There are brick stains available that can mask these differences).

6. Inspect the mortar between the brick or stone. Poor pointing could allow water to seep into the building and cause damage. An expert can advise on whether it is better, in a particular instance, to point the building before or after cleaning. (Be sure to use an appropriate mortar mix; the wrong choice can lead to visual and/or structural damage).

7. Check on the reputation of your contractor. If possible view other examples of their work that have weathered for a substantial period of time.

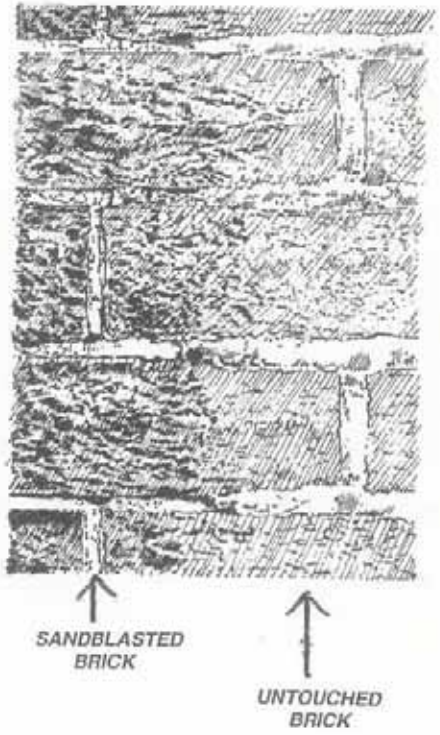
8. Make sure the contractor protects any landscaping or street trees in the vicinity during the work period.

9. Think about the weather. Avoid wet cleaning operations when the danger of frost exists.

10. Use the most appropriate cleaning method. As stated earlier in this text, water cleaning, steam cleaning and chemical cleaning each have their pros and cons. Also, in the case of lead based paint be aware that safely collecting the paint by some method will be necessary. Lead based paint cannot simply be flushed down city storm sewers.

11. Abrasive blasting where fine particles, such as sand, are forced with air or sometimes water through a nozzle is never recommended because it can damage or erode masonry surfaces.

Old brick (manufactured prior to 1900), in particular, is highly susceptible to damage. This brick, essentially a soft, baked clay product has only a thin hard fired crust. If this crust or outer skin is removed (and sand blasting will remove it) the soft brick interior will begin spalling. If the damage is slight a masonry sealer or paint may protect the brick (although this will become a regular maintenance problem). If a masonry sealer is used it should have a high water vapor – permeability so that moisture does not become trapped in the brick wall. This can cause efflorescence and spalling. If the damage is substantial it may be necessary to cover the wall with stucco or even replace the brick.



Building New

Design Objectives:

Reinforce a sense of historical continuity

Encourage compactness

Encourage a diversity of uses and activities

Encourage public and private investment in the future of downtown Davenport

Reinforce the unique character of the City of Davenport

Require the use of quality building materials

Create an economically vibrant downtown

Discussion:

New development should be designed to complement the existing architecture of downtown Davenport and reinforce its features.

Infill development can repair and strengthen the urban fabric by eliminating gaps created by vacant lots and surface parking. After the protection of high quality, existing architecture, the introduction of such infill development should be the downtown's primary development priority.

Building Design

Building design guidelines for Downtown Davenport primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements, and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern. The following building design guidelines address those public issues of site and street relationships.

Major Design Principles

There are two major design principles that are paramount to building design in Downtown Davenport. The first is the principle of "contextual fit" or contextual design – how well does the proposed building "fit" within the downtown urban setting. The second major principle is "pedestrian friendly streets" – how does the building design contribute to an active, pedestrian street life.

Contextual fit

Contextual fit or design requires evaluating the existing buildings on the block and in the surrounding district to determine the major reoccurring design elements that contribute to the character and image of Downtown as an urban place. These design elements of contextual fit include features such as building setbacks, building heights, building form, rhythm of openings, the rhythm of horizontal building lines, color, materials, texture, building style, and building details. Historically, over time, a pattern of repeated design elements will contribute to the overall character and image of Downtown Davenport.

Architects often say that a building does or does not talk to its neighbors. What they describe is how a building makes reference to its own shape and materials and the shape and materials of its neighbors. A lively conversation between buildings means that the buildings relate to each other. The color of one may be picked up and amplified by another or the roof line of another may be mimicked by yet a fourth. With buildings as with humans there is a delicate balance between attracting too much attention and being a wallflower, ignored and unnoticed. In the view of these guidelines it is best for a new building to fit in with the architectural context of its neighbors. The new building should in some way echo and mimic the materials, height, details and patterns of its neighbors.

A new building proposal need not match every building element to "fit" within the context. The more elements a new building design addresses, however, the more likely the design will contribute to the existing contextual pattern of the Downtown.

In the City of Davenport's "main street" Victorian past building scale, forms, orientation and materials were relatively consistent. Variety and contrast were provided primarily by differences in detail and ornamentation at a relatively minor scale. As a result, overall consistency was relatively simple to maintain.

This continued to be the case even after the City of Davenport began to evolve into something more akin to a "big city downtown" in the 1920's, 30's and 40's. These buildings, although taller, in other respects used the same materials, window proportions and street rhythm.

Modern architecture, on the other hand, has allowed and encouraged a greater range of choice in building form, scale, materials and character. Consequently, the potential for contrast has become much greater. While these new materials, etc., may make it more difficult to obtain a contextual fit there are still many ways in which it can occur.

There are, however, exceptions in design. In some cases, on some sites, the opposite design principle may be appropriate – creating a landmark or signature building. A signature building design creates a building that is the opposite of "contextual fit." Signature buildings stand out in the urban setting because of their unusual design character. Such buildings are often designed as new "cutting edge" building styles or

experiments in architectural design by a leading architectural designer. The Figge Art Museum and the Holabird and Root riverfront skybridge are examples of signature structures.

Creating many "signature" building designs within one district creates visual confusion and clutter. Thus, it is important to determine when and where a "signature" building design would be appropriate in the Downtown. Many signature buildings are created for public or civic use such as museums, government centers, schools and churches.

In most cases the principle of "contextual fit" or "contextual design" is appropriate for building design in Downtown Davenport. Building designs that would create a signature building should provide a more detailed analysis of the site and district and how the proposed building would be appropriate for the site.

Pedestrian-friendly streets

The second major principle for building design is the creation of a "pedestrian friendly" urban street environment. The types of building design elements that contribute to a pedestrian-friendly street environment include: street-level activities, building to the edge of sidewalks, windows and openings at the ground floor, awnings and canopies over window displays and entries, pedestrian amenities along the street, and extending building activities into the sidewalks such as outdoor seating, dining and sales displays.

The place where the building and the sidewalk meet is the most important spot in downtown. This is the pedestrian network where the interaction between people on the sidewalk and businesses in the buildings is most intense. It is a threshold across which commerce and activity must cross. Street level restaurants, shops, stores and businesses are all accessed at that line, and the more continuous it is the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided wherever possible.

Buildings, as they meet the ground, also form the space around our city streets. The shape of the streetscape is created by the height and location of the buildings which line the sides. A mid-rise street wall which aligns fairly consistently with the street edge implies that the individual buildings defer to the street. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces rather than the other way around.

Buildings that are designed as signature or landmark buildings can also meet the second principle of creating a pedestrian friendly street environment. New and innovative building designs should also be pedestrian friendly, inviting, and contribute to the Downtown as a lively and active place.

Respond to the neighborhood context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Considerations:

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a surrounding district of distinct and noteworthy character
- an adjacent landmark or noteworthy building
- a major public amenity or institution nearby
- neighboring buildings that have employed distinctive and effective massing compositions
- elements of the downtown pedestrian network

Consider complementing the existing structures in terms of:

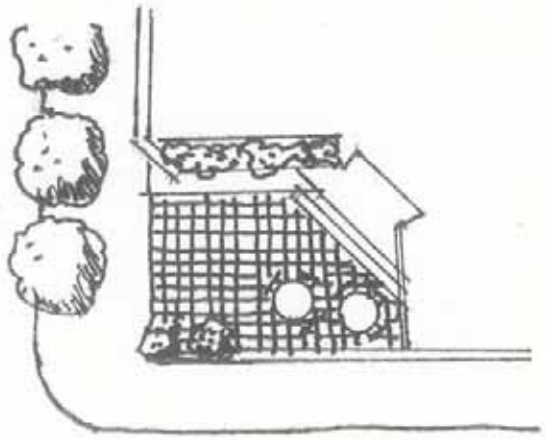
- massing and setbacks
- scale and proportions
- structural bays and modulations
- fenestration patterns and detailing
- architectural styles and roof form

Site Design and Layout – Building Setbacks

New development should replicate the setbacks of existing development. In most of the downtown this means buildings should be located on the front property line. A strong sense of enclosure is an important element of most downtown streetscapes. There are exceptions to this rule. In particular, 4th Street tends to have small landscaped setbacks associated with its various public buildings. Also, a small setback (for example 10 or 12 feet) may be desirable on residential projects that do not have first floor commercial uses.

Setback guidelines:

- Constructing buildings to the back of sidewalks, along the street, from side property to side property line reinforces the vitality of the public sidewalk.
- Locating building entrances close to the street helps to maintain visual surveillance of street and sidewalk areas.
- Cutting or clipping the corner off of a building located at the corner of two intersecting streets creates an area for landscaping and other amenities while maintaining the street wall on both streets.



Design a well-proportioned and unified building

Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.

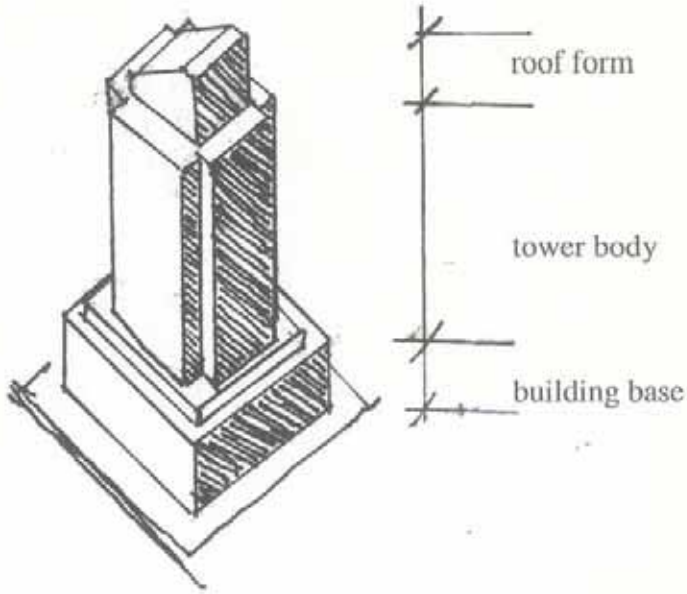
Considerations:

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Setbacks, projections and open space
- Relative sizes and shapes of district building volumes
- Roof heights and forms

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to a building that exhibits a coherent architectural concept:

- Façade modulation and articulation
- Windows and fenestration patterns
- Corner features
- Streetscape and open space fixtures
- Building and garage entries
- Building base and top



Consider how the base can contribute to a coherent architectural concept through its massing, structural grounding and details.

When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Exterior finish materials
- Architectural lighting and signage
- Grills, railings and downspouts
- Window and entry trim and moldings
- Shadow patterns
- Exterior lighting

Well proportioned buildings with a clearly articulated base, body and roof.

Building height and massing

The principal challenge in designing major downtown development projects is to incorporate large-scale and high rise structures into the existing context of smaller-scale buildings on a street or in a district. Where an attractive and consistent architectural character exists, an appropriate degree of compatibility is important. The dominant scale and setbacks of existing buildings should establish the framework into which the new architecture fits. When the existing architecture is mediocre, the first new project can establish the baseline on which new buildings can build to create a new context. Where the existing design standard is poor, the repetition of design elements is not desirable, and new development should be used to set a new standard.

Building height guidelines:

- Maintaining the alignment of building cornices, rooflines and building lines of new buildings adjacent to existing buildings preserves architectural continuity. This is particularly important, where the downtown's Victorian streetscape is still intact. Building heights of new buildings can reinforce traditional building facades by falling within the range of the building heights found on the immediate block or in the surrounding district. Because heights in many of the Downtown districts vary, not all buildings on a block are appropriate for matching building heights.

- Height and massing should be compatible with existing development, with sensitive transitions in height provided between existing low-rise development and taller new structures. The building mass should be broken in increments that correspond to the scale and massing of existing buildings through the use of setbacks and variable roof heights.

- When building taller new buildings consider the impact on the skyline. Tall buildings relate to the community on two levels. They can become a strong visual landmark for the region when seen from a distance. At street level they should, however, be pedestrian friendly.

Stepping a building back as it rises can create a transition between structures with differing heights, while also allowing sunlight to reach the street.

Building Materials

Downtown buildings should not only provide the appearance that they will be there for a long time, they should also provide facades and structures that will be there a long time. Construction materials should have strength, permanence and quality. Well-built buildings provide greater resale value, and by holding their value longer can help the viability of the whole downtown. Property can be affected by the value of adjacent property. Also, as poor quality buildings age, they can negatively impact the value of neighboring properties.

Building materials add greatly to the overall character and experience of the Downtown. While the structural construction materials may vary, the public face of buildings, or finish materials, should be more consistent. Davenport's buildings, fashioned from the local materials of the Midwest and reflecting local traditions, share a history.

In Downtown Davenport brick, limestone, terra cotta, architectural pre-cast concrete, granite, glass and steel are commonly used building materials. These materials provide a strong and consistent image for the Downtown.

The quality of building materials varies widely, and it is the quality of the finish materials and its application that contributes to the continuity of the Downtown character and the pedestrian experience at the street. Building materials on the ground floor of buildings are especially important. The ground floor is where most people can easily come into contact with the building's edge, where materials can be touched and easily seen. Quality building materials and their application add texture and richness to the pedestrian environment.

Continuity, contextual design or contextual fit can be created by using common materials found in Downtown Davenport that are similar in quality, character, texture, finish, and dimension to those commonly found in the best-designed buildings in the downtown (such as brick, stone, concrete, masonry, steel, glass and terra cotta). Use of these materials creates and conveys a sense of stability and strength to the urban environment.

These design guidelines do not usually rule out specific building materials. The use of materials such as artificial stone, mirrored glass, untreated wood, diagonal wood, rough-sawn wood and horizontal wood siding on large building surfaces generally creates an incongruous effect to the urban quality of the built environment and are unlikely to be approved. The use of architectural metals also is generally not appropriate. If used it is to be used in conjunction with a superior design.

Using heavily tinted or mirrored glass on the ground floor of buildings facing pedestrian-oriented streets creates unfriendly pedestrian environment and limits the visual access and permeability of the building façade at the street level. Permeable surfaces at the street level (windows, doors and entry features) helps to create a safe and active appearance.

Continuity and compatibility

New buildings should maintain a level of compatibility with design features of surrounding buildings.

Continuity and compatibility should be taken a step further in blocks where the relatively low rise (one to four story) Victorian main street of Davenport's 1800's still exists. These blocks, in particular, provide a strong rhythm of repeating parts. The height of new buildings should be similar, if not the same, as the height of historic structures. The width, proportion and proportion of openings, roof type and composition of the buildings are encouraged to be similar. In particular, these buildings tend to be constructed in a universal red brick that is often called "Davenport brick". Infill in these locations are strongly encouraged to use a similar brick color and maintain a similar proportion, composition and rhythm.

Façade Organization

As is the case with traditional commercial architecture, the street façade should be organized into two major components, the ground-level storefront and the upper architecture with strong horizontal elements separating the two. Especially on streets with a pedestrian emphasis, where a sense of human scale and amenities are essential, the ground-level storefronts should provide large window areas to share the building's interior activities with the street.

The bicycle shop (above) illustrates how being able to look into a retail store's interior can enliven the streetscape. It also provides an example of allowing merchandise to "spill out" onto the sidewalk (which can be allowed with an encroachment permit). (See the section on "Encroachments").

Provide Active – not blank – facades

Buildings should not have large blank walls facing the street, especially near sidewalks. Blank facades limit pedestrian interaction with the building, effectively "deadening" the street environment where they occur. They provide opportunities for defacement with graffiti and encourage other undesirable activities.

Facades, which for unavoidable programmatic reasons may have few entries or windows, should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- small retail spaces (as small as 50 square feet) for food bars, newsstands, and other specialized retail tenants;
- visibility into building interiors;
- limited lengths of blank walls;
- a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
- high quality public art in the form of a mosaic, mural, decorative masonry patterns, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- small setbacks, indentations, or other architectural means of breaking up the wall surface;
- different textures, colors, or materials that break up the wall's surface; and
- special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest.

Small shops create street life.

High-quality public art can enliven a blank wall. Refer to "Civic Art, Murals and Trompe L'oeils".

While these guidelines emphasize "maintaining the street wall", modulations in building setback can still be used to create architectural interest. In this example from Clayton, Missouri, a St. Louis suburb, stepping the buildings back breaks up form creating a more interesting set of facades. The change in setback also, in this instance, de-emphasizes the entrance to the parking garage which otherwise would be much more prominent. Also worth noting is the way "community event" signage is used to enliven otherwise blank walls.

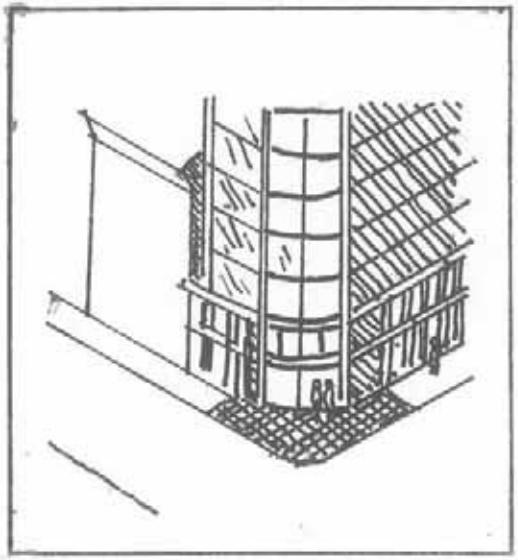
Accentuate primary entrances

Building entrances should be oriented towards major streets. The spacing and articulation of entrances should, when possible, replicate those of existing buildings. Ease-of-use issues such as these can increase the sense that downtown was created for and belongs to everyone. Buildings which cooperate with larger scale city-wide issues regarding the way people move in the downtown can assist in creating a comfortable place for people to live and work. Civic art, artistic crafting of building materials can help distinguish building entrances. Large buildings which front multiple streets should provide multiple entrances. Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances to ground level businesses.

Reinforce the building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- projected or recessed entry bay;
- building name and address integrated into the façade or sidewalk;
- artwork integrated into the façade or sidewalk;
- a change in paving material, texture, or color;
- distinctive landscaping, including plants, water features and seating; and
- ornamental glazing, railings, and balustrades.

An example of architectural elements used to make a building entrance readily apparent.



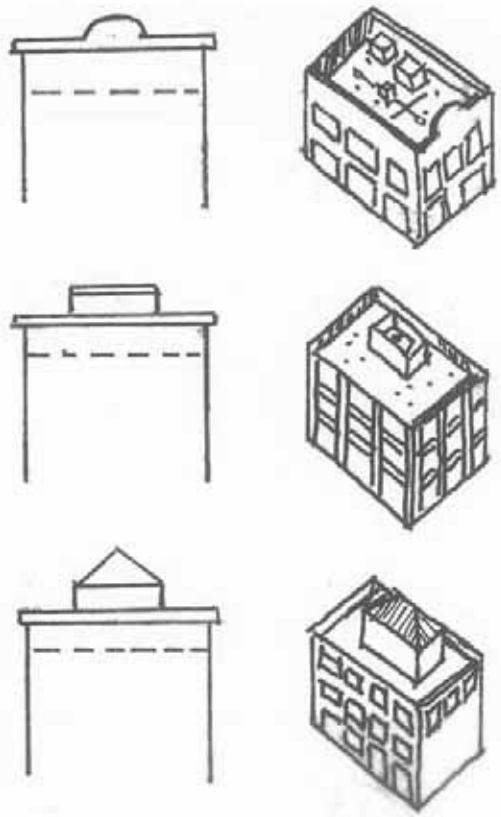
Consider carrying an extra-height lobby space through the exterior street fronting façade to aid pedestrians in identifying the entry.

Special pavers can also be used for this same purpose. They will be reviewed, however, for consistency with sidewalk paving.

Mechanical Equipment

Locate mechanical equipment (including air conditioning units, pipes, ducts, vents, access doors, meters, transformers and other building systems equipment), away from pedestrian ways and seating areas helps minimize noise, exhaust or visual unsightliness. Additionally screening or hiding such equipment from public view will help preserve the character of the building architecture and the surrounding district.

Screening for dumpsters is required where possible.



The use of parapets and cupolas not only adds architectural interest to a building, but can also effectively screen mechanical equipment.

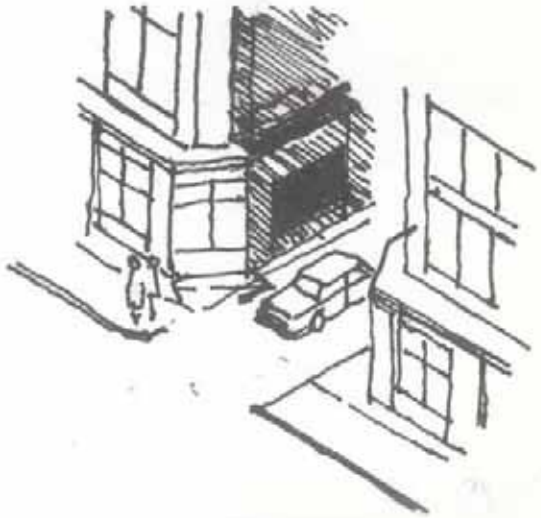
Develop the alley façade

Alleys downtown can be threatening or alluring, and often both. Like streets, alleys should accommodate a variety of needs while providing for a safe and comfortable pedestrian environment.

Considerations

Consider enlivening and enhancing the alley entrance by:

- extending retail space fenestration into the alley one bay (or more)
- providing a niche for recycling and waste receptacles to be shared with nearby older buildings lacking such facilities
- adding effective lighting to enhance visibility and safety
- chamfering the building corners to enhance pedestrian visibility and safety where the alley is regularly used by vehicles accessing parking and loading



Above: An example of carrying retail space one bay into the alley and chamfering the building corners to create better visibility.

Left: The Front Street Brewery, 208 East River Drive, provides an excellent example of a business turning the rear yard and alley into attractive, usable space.

Promote pedestrian interaction

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by downtown workers, visitors and residents can generate foot traffic on the streets, increasing safety through informal surveillance. Entrances, arcades, open spaces, shop fronts, seating, and other elements can promote use of the street front and provide places for friendly interaction. Design decisions should consider the importance of these features in a particular context and allow for their incorporation.

Considerations:

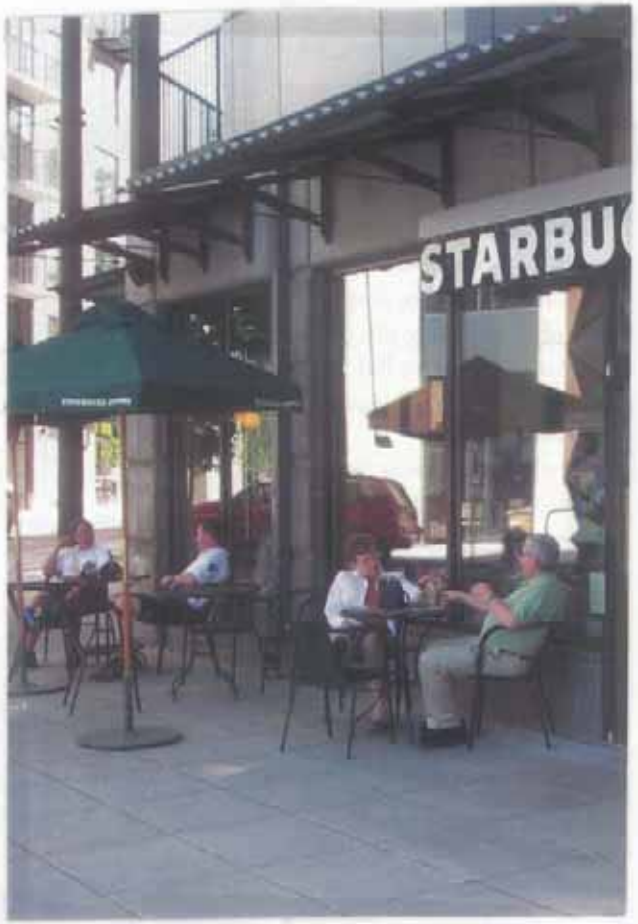
Provide spaces for street level uses that:

- Reinforce existing retail concentrations
- Vary in size, width and depth
- Enhance main pedestrian links between areas
- Establish new pedestrian activity where appropriate to meet area objectives

Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate consider configuring retail space to attract tenants with products or services that will "spill out" onto the sidewalk (up to six feet where sidewalk width is sufficiently wide. Allowed with an "encroachment permit". Appropriate uses, for example, could be a flower shop).

Further articulate the street level façade to provide an engaging pedestrian experience via:

- Open facades (i.e., arcades and shop fronts)
- Multiple building entries
- Windows that encourage pedestrians to look into the building interior
- Merchandising display windows
- Exterior finish material having texture, pattern, lending themselves to high quality detailing.



Design facades on many scales

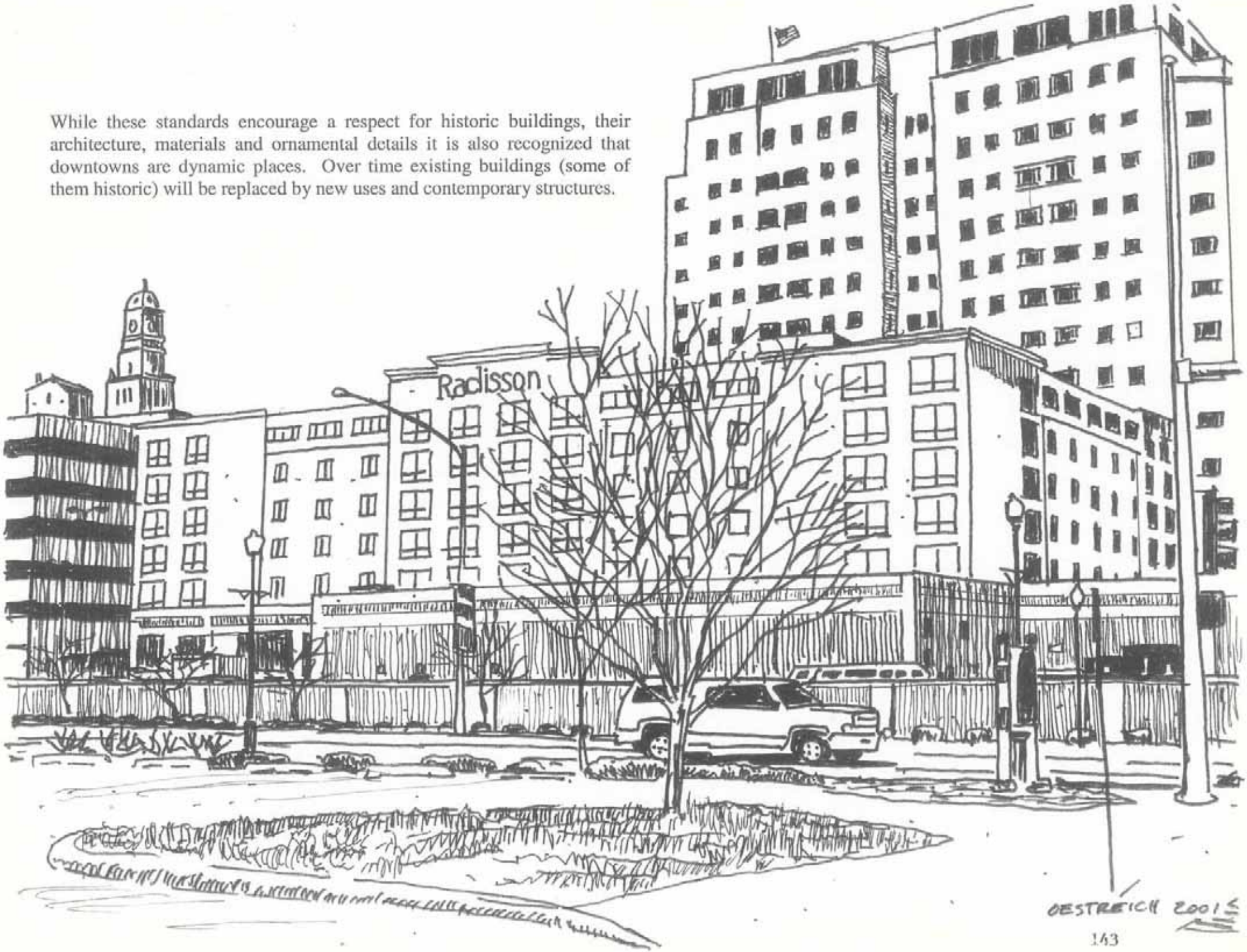
Design architectural features, fenestration patterns, and material compositions refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety and orientation.

Building modulations and articulated structural bays establish a framework for composing facades scaled to reflect the activities performed within. Architectural elements arranged to enhance orientation, comfort, and visual interest invite pedestrian interaction. Transparency at the street level enlivens the street environment, providing interest and activity along the sidewalk and at night providing a secondary, more intimate, source of lighting.

Consider modulating the building facades and reinforcing this modulation with the composition of:

- the fenestration pattern
- exterior finish materials
- decorative and other architectural elements
- light fixtures and landscape elements
- the roof line

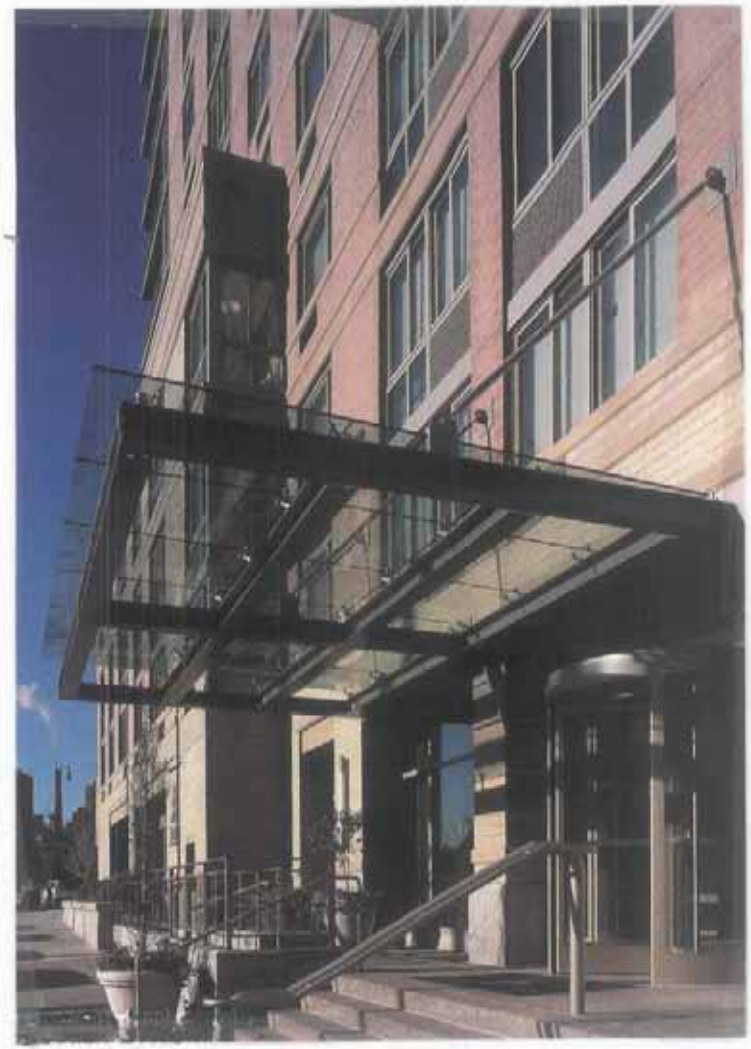
While these standards encourage a respect for historic buildings, their architecture, materials and ornamental details it is also recognized that downtowns are dynamic places. Over time existing buildings (some of them historic) will be replaced by new uses and contemporary structures.



Encourage overhead weather protection

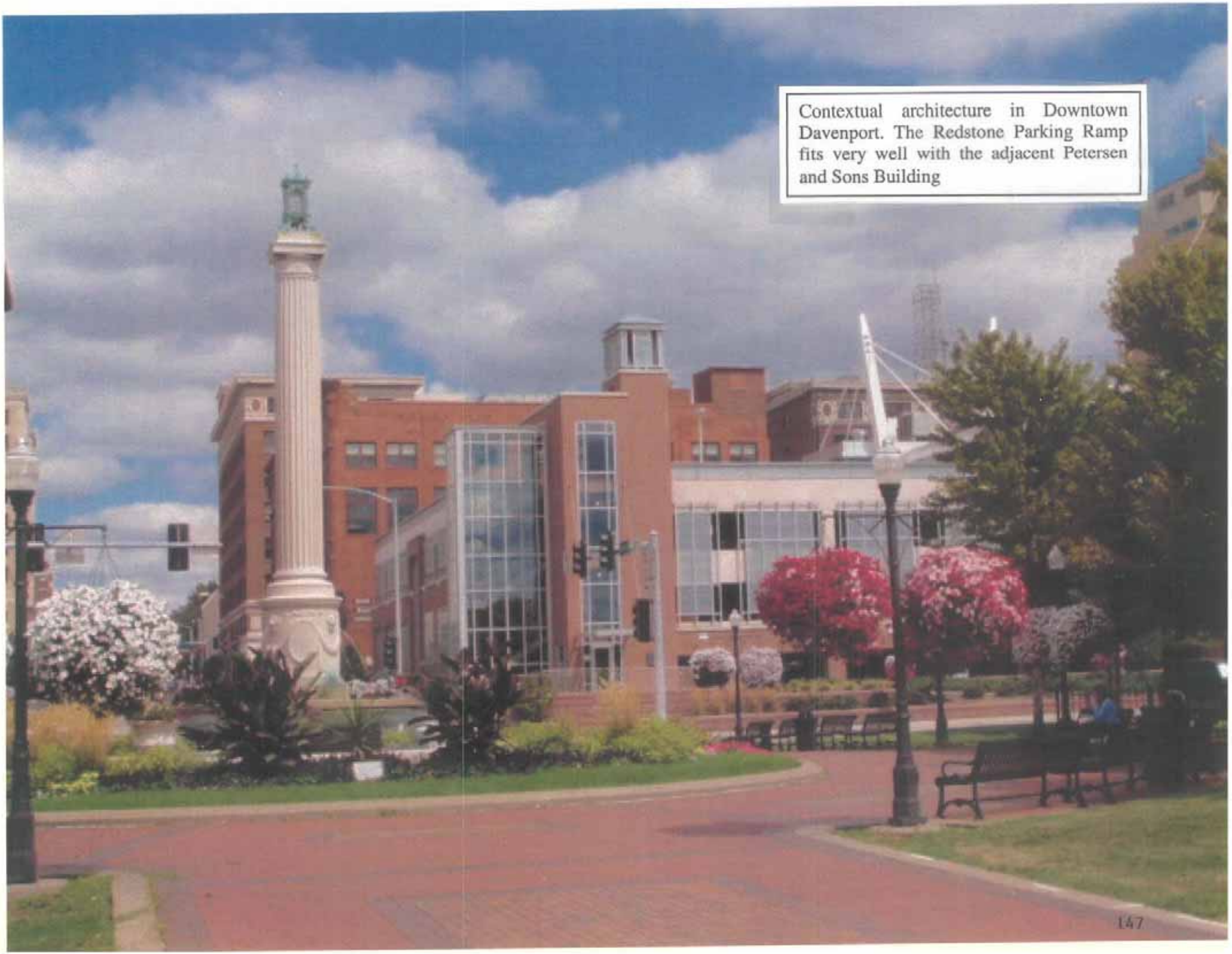
Overhead weather protection helps to define the pedestrian realm and reduce the scale of tall buildings. Transparent or translucent canopies along the length of the street provide welcome weather protection, resulting in a more pedestrian friendly environment. Lighting beneath canopies and marquees add intimacy and promotes a sense of security. Busy downtown bus stops benefit greatly from canopies extending over the building façade.

- Overhead weather protection should be designed with consideration given to:
- the overall architectural concept of the building
- uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections)
- minimizing gaps in coverage
- a drainage strategy that keeps rain water off the street level façade and sidewalk
- continuity with weather protection provided on nearby buildings
- the relationship to architectural features and elements on adjacent development especially if abutting a building of historic or noteworthy character
- the scale of the space defined by the height and depth of the weather protection
- the use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light
- if opaque material is used, the illumination of light-colored undersides to increase security after dark.

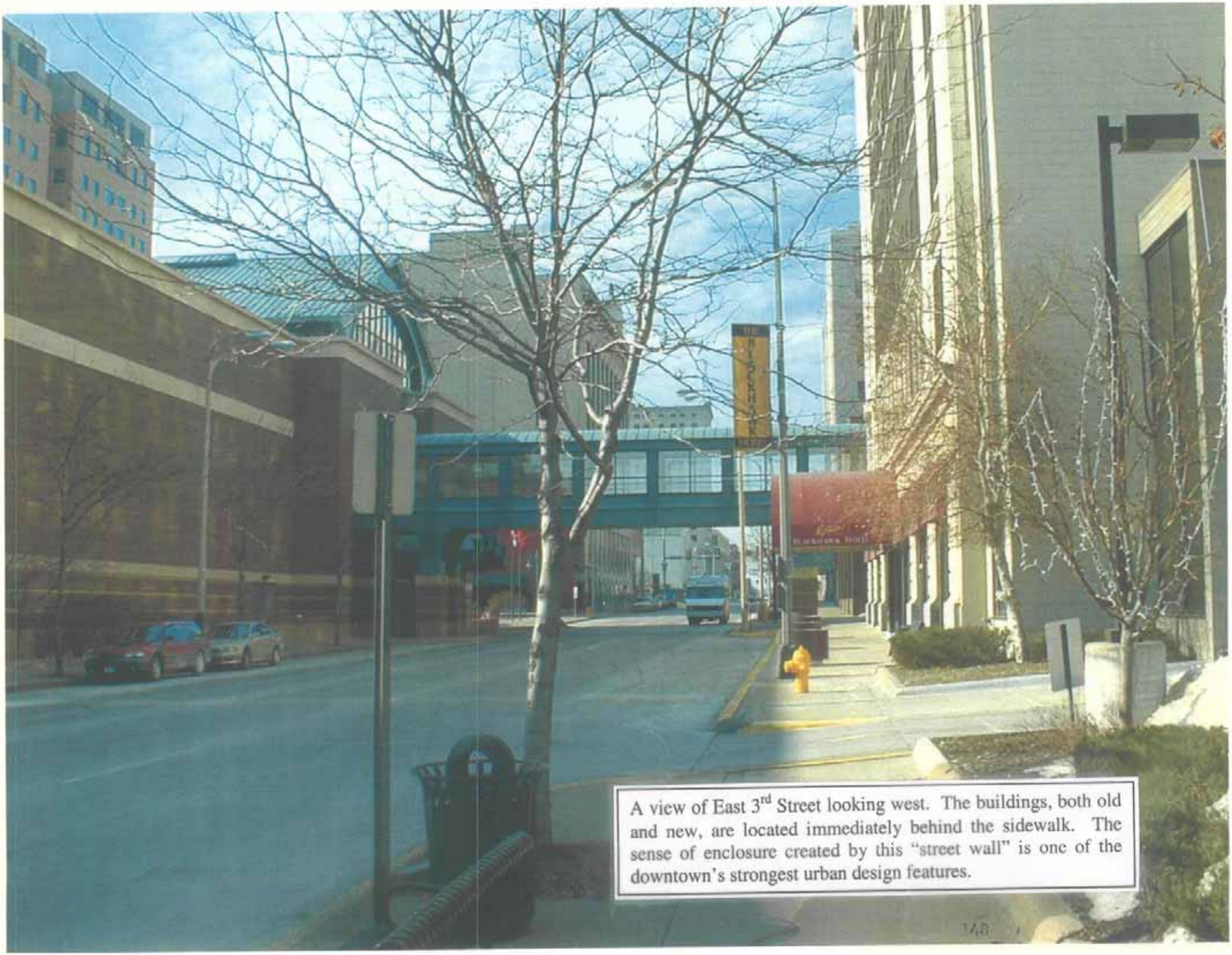


The nearby City of Moline provides a good example of the use of contextual architecture. The architectural designs of recently constructed buildings vary substantially. The structures, however, by using brick colors that are similar maintain a strong unity of design. The Radisson Hotel is worth noting in that the amount of the façade that is brick is quite small. Yet, it is enough to make this connection. (The gray EIFS or drivit that makes up the majority of the building's façade also works well in that it repeats a color which matches the limestone details that are common on both contemporary and historic structures in downtown Moline).

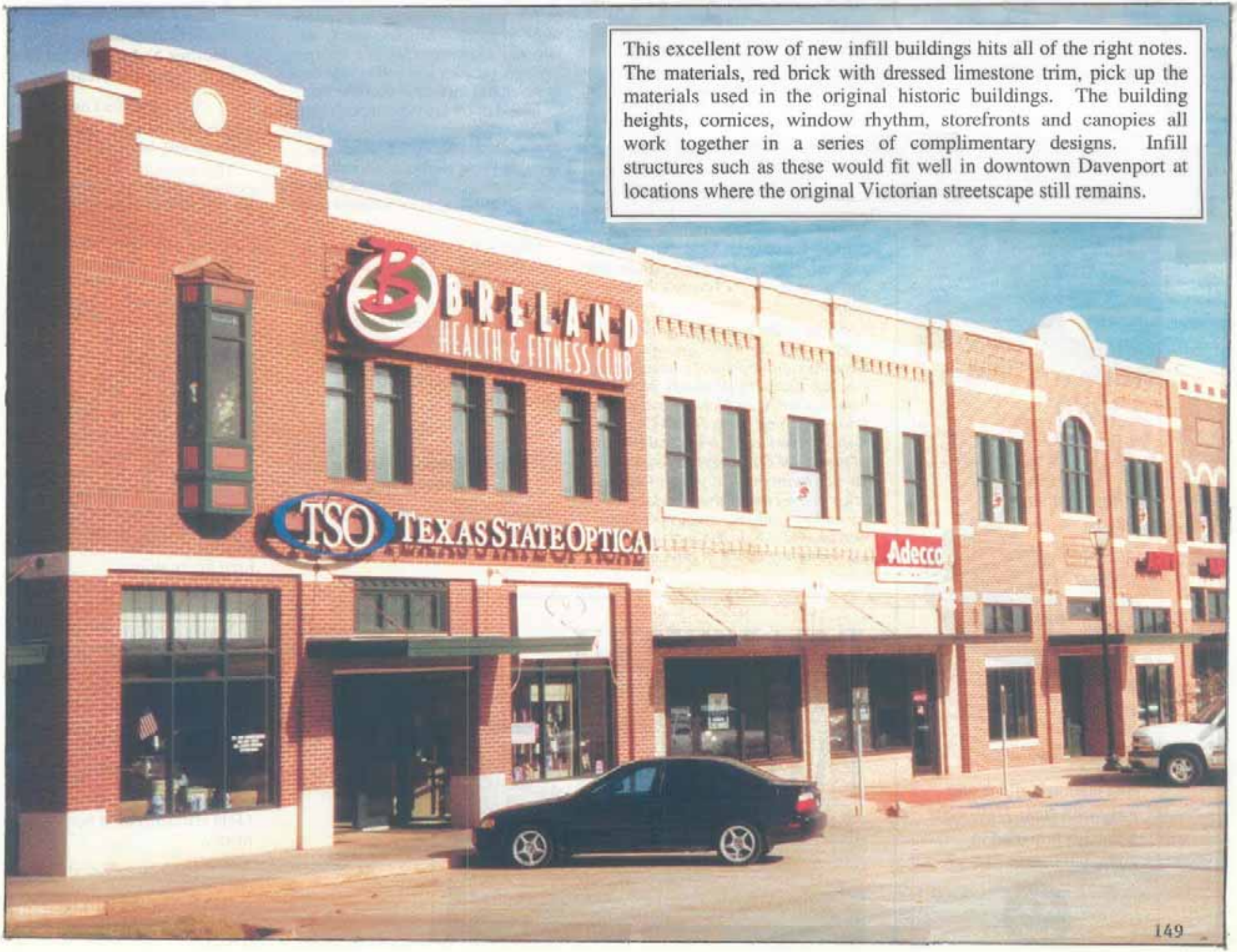
Radisson



Contextual architecture in Downtown Davenport. The Redstone Parking Ramp fits very well with the adjacent Petersen and Sons Building



A view of East 3rd Street looking west. The buildings, both old and new, are located immediately behind the sidewalk. The sense of enclosure created by this "street wall" is one of the downtown's strongest urban design features.



This excellent row of new infill buildings hits all of the right notes. The materials, red brick with dressed limestone trim, pick up the materials used in the original historic buildings. The building heights, cornices, window rhythm, storefronts and canopies all work together in a series of complimentary designs. Infill structures such as these would fit well in downtown Davenport at locations where the original Victorian streetscape still remains.

The Figge Art Museum is an example of a Signature Building. Signature buildings are structures, often built by prominent designers, constructed with cutting edge designs and materials.

FIGGE

These design guidelines do not usually rule out specific building materials. Instead they use words like "quality", "permanence" and "strength". New structures using architectural metal, however, will be looked at very closely and approval will require a superior design. The cinema structure (left) is one example that meets that criteria. Note that much of the building's façade is brick which readily ties it to many downtown structures. Its scale also fits well with the downtown's Victorian architecture. The choice of an art deco design also makes the architectural metal a good choice in terms of materials. Art deco, being a "machine age" design, was often executed with metal. The structure's exterior lighting also recalls the neon lighting of that era.

Above and below are examples of buildings utilizing some form of architectural metal that meets the requirement that designs be "superior". To the upper right is a building that clearly would not meet this requirement. Architecture of this nature is not appropriate in the Downtown Design District.

Design Guidelines for Skywalk Bridges

Design Objectives:

Provide for accessibility

Create a comfortable downtown.

Encourage public and private investment in the future of downtown Davenport

Discussion:

The purpose of the City of Davenport's public skywalk system is to facilitate pedestrian movement within the core downtown office, shopping and entertainment areas. The City has established a Skywalk Commission and a Skywalk System Plan Map. The system includes skywalk bridges that extend over public rights-of-way as well as corridors that extend through buildings on private or public properties. The Plan Map shows present and potential skywalk locations and how these various pieces can be assembled to create a coherent overall downtown system. There is a presumption that links shown on the Skywalk System Plan Map may be constructed at some point in time. In addition, it is possible that property owners will propose additional skywalk links. In every case, however, it is the City Council that reviews and approves skywalk locations. The Design Review Board also has the authority to review segments of the public skywalk system which are subject to these guidelines, most often the skywalk bridges.

The Downtown Design Review Board may advise the City Council regarding design (as can the Skywalk Commission), but the Board is primarily charged with reviewing the exterior skin (the way it looks). It should be noted that Chapter 12.6 of the City

Code entitled "Skywalk Ordinance" contains "minimum design standards" regarding height requirements (over streets and alleys), interior skywalk dimensions and standards for lighting, heating and cooling.

Reviewing skywalk bridge designs.

When reviewing the appropriateness of a particular skywalk bridge design, consideration should be given to the following:

- The use of visual analysis, plans, elevations, and/or other visual tools may be used to ensure that the design, lighting, landscaping, or other design elements will minimize the impact of the project on the view from the street, sidewalk and surrounding properties. In particular, downtown Davenport is fortunate to have attractive river views at the termini of its north-south streets. These views are important in that they firmly connect the downtown to the Mississippi River and the natural world and create a strong sense of place. As such, east-west skywalk bridges, in particular, should be examined carefully.

- The connections of any skywalk bridge to adjacent structures should be sensitive to the design character of the buildings and be perpendicular to these structures.

- The materials used in the construction of the skywalk should complement the materials of the adjacent structures.

- As a general rule, skywalks should not connect to the primary facades of a structure that has been designated as a historic structure. There may, however, be instances when this is unavoidable.

- Vertical connectors should be clearly identified and readily apparent to pedestrians on both street level and the skywalk level.

- The design of the circulation pathways should be logical, understandable, and connect easily and logically to the existing skywalk system. This should be reinforced with easily perceived written or visual cues.

Although they were both constructed prior to the creation of these design guidelines, the RiverCenter's skywalk/bridges at Third Street and Second Street both fit the intent of these standards very well.

Each connection is short and necessary. The two pieces of the RiverCenter are tied together and the Radisson Hotel is connected to the RiverCenter parking ramp and the convention center proper, an immediate need.

Both skywalks also meet the guidelines' architectural standards. The Second Street skywalk/bridge picks up the buff brick color of the MidAmerican Energy Building. The Third Street skywalk or bridge similarly matches the architecture of the RiverCenter being constructed of the same materials and in the same color as the RiverCenter roof and marquee. The 3rd Street bridge is also handled well in that it occurs in the modern atrium addition rather than the facades of the historic buildings to either side.

Davenport Sky Bridge

Designed by Holabird and Root Architects and Engineers

Architects of Record Neuman Monson

The Davenport Sky Bridge, due to its architecture, prominent location and sweeping views of the Mississippi River, was sure to become a Davenport icon and it has become one. In addition, it creates a logical and needed connection over River Drive and the railroad between the riverfront and Downtown Davenport.

Residential Development

Design Objectives:

Encourage a diversity of uses and activities

Encourage public and private investment in the future of downtown Davenport

Encourage intense street level activity

Maintain a sense of connection to the natural environment

Encourage architectural excellence

Require the use of quality building materials

Promote downtown residential uses

Create an economically vibrant downtown

Discussion:

Residential development is important to the vitality of downtown Davenport. Downtown residents extend the level and hours of downtown activity as well as provide a market for downtown restaurants and retail stores. While the residential market today is relatively small it has the potential, given the physical attributes of downtown Davenport for substantial growth. (In particular, the downtown has attractive river views from many locations, impressive historic architecture and acres of park space).

Downtown Davenport currently has a variety of different housing types and options. These include high-rise elderly housing, apartments above offices and retail stores, historic apartment buildings (particularly on the downtown's west side), "For Sale" loft conversions (the Timmermann Building and the Bucktown Lofts), and rental loft apartments (such as those in the Crescent Warehouse Historic District).

In the future city staff expects the growth of these types of housing to continue. In addition, staff also expects to see historic office buildings converted to residential use and new construction infill rental and "for sale" housing units constructed.

With regards to the rehabilitation of historic buildings, the design guidelines established in previous sections of these standards apply. Generally, it makes little difference whether a building is being rehabilitated, or restored, for retail uses, offices or residential development. The same respect for the historic design and materials apply.

New residential development within the boundaries of the Downtown Design District should be constructed of quality materials and have an "urban feel" to it. Other guidelines include the following:

- the allowed building height will be contextual. In no case, however, shall a building be less than two stories;
- there is a presumption with these standards that a significant part of any façade facing a public street (not alley) will be brick and the City of Davenport, at its discretion, may require that an entire façade or facades be brick. The approval of other materials, particularly on street facing facades, will require an exceptional design;
- the architectural features, materials and articulation of the façade shall be continued on all sides visible from a public street (not alley);
- mixed use buildings with first floor commercial below upper floor residential is encouraged;

- individual doorways for residential uses are encouraged. If there is a "main" entrance it is to be clearly articulated through the use of architectural detailing;

- doorways, windows and other openings should be proportioned to reflect pedestrian scale and movement;

- windows and doors on the front façade should create lines of sight between the building and the street;

- balconies overlooking the street (but not encroaching over the street or public sidewalk) are encouraged;

- garage doors should be located on the rear side of buildings whenever possible;

Examples of acceptable project designs and comments follow. (Note that additional guidelines apply to the Crescent Warehouse Historic District and the Third Street Historic District due to their special character).

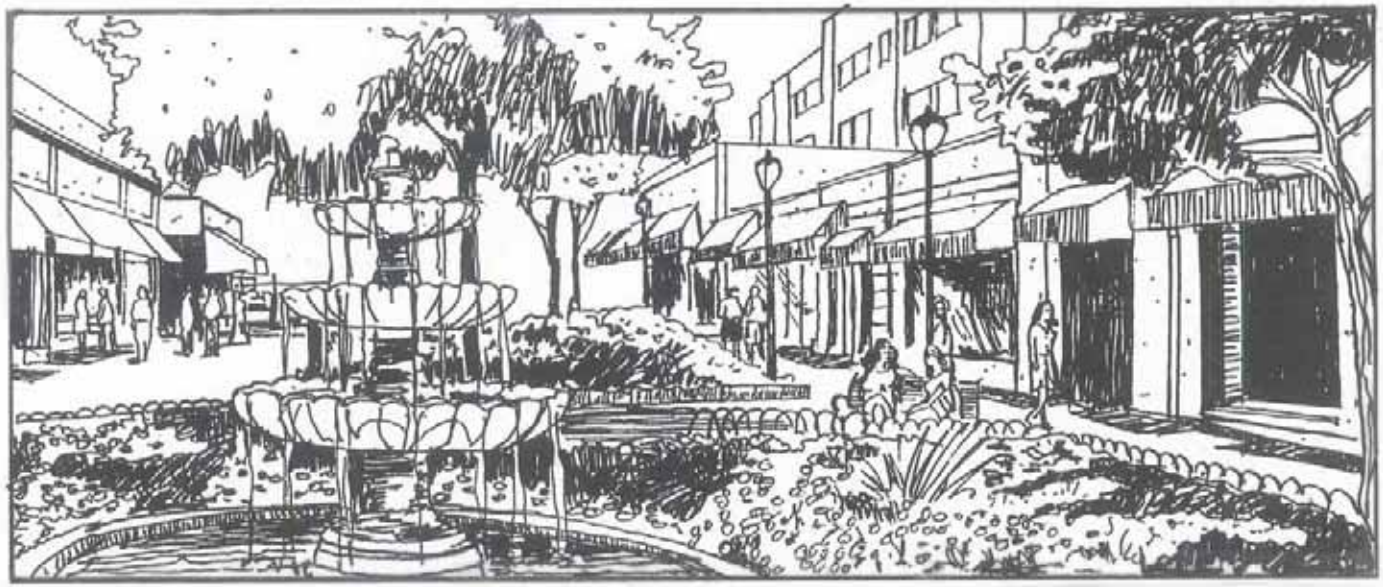
Note the many strong features on the building to the left. Its human scale creates a pedestrian oriented ambiance. The facades are richly detailed featuring bay windows, dormers and recessed balconies. The setback maintains a sense of enclosure while providing a clear demarcation of where the private property begins.

In Downtown Davenport the most appropriate design for new construction residential development should be driven very much by the specific location. The character of Downtown Davenport varies considerably from block to block. A project that works very well in one location could look totally out of place in another.

This large condominium mega structure is, in planning staff's view, about as large as a residential project in Downtown Davenport, should grow (at least in terms of footprint). Yet, it is a structure that staff could envision at some downtown locations.

Commercial development such as retail stores, offices, and restaurants on the first floor with residential development on the upper floors is very welcome, particularly if the residential is developed as infill on what has historically been one of downtown Davenport's main shopping streets. First floor shops give pedestrians more of interest to look at. The residential development does not create a hole or dead spot in the downtown's retail fabric. The shops and restaurants conversely provide the residential development with merchandise to purchase and services that otherwise may be missing in a downtown where much of the retail has melted away over the years. Finally, the mix of uses puts more "eyes on the street" and makes both residents and pedestrians feel safer.

The building's largely brick construction and use of some historic architectural features (although the design is clearly contemporary) are also desirable.



Further examples of mixed use designs.

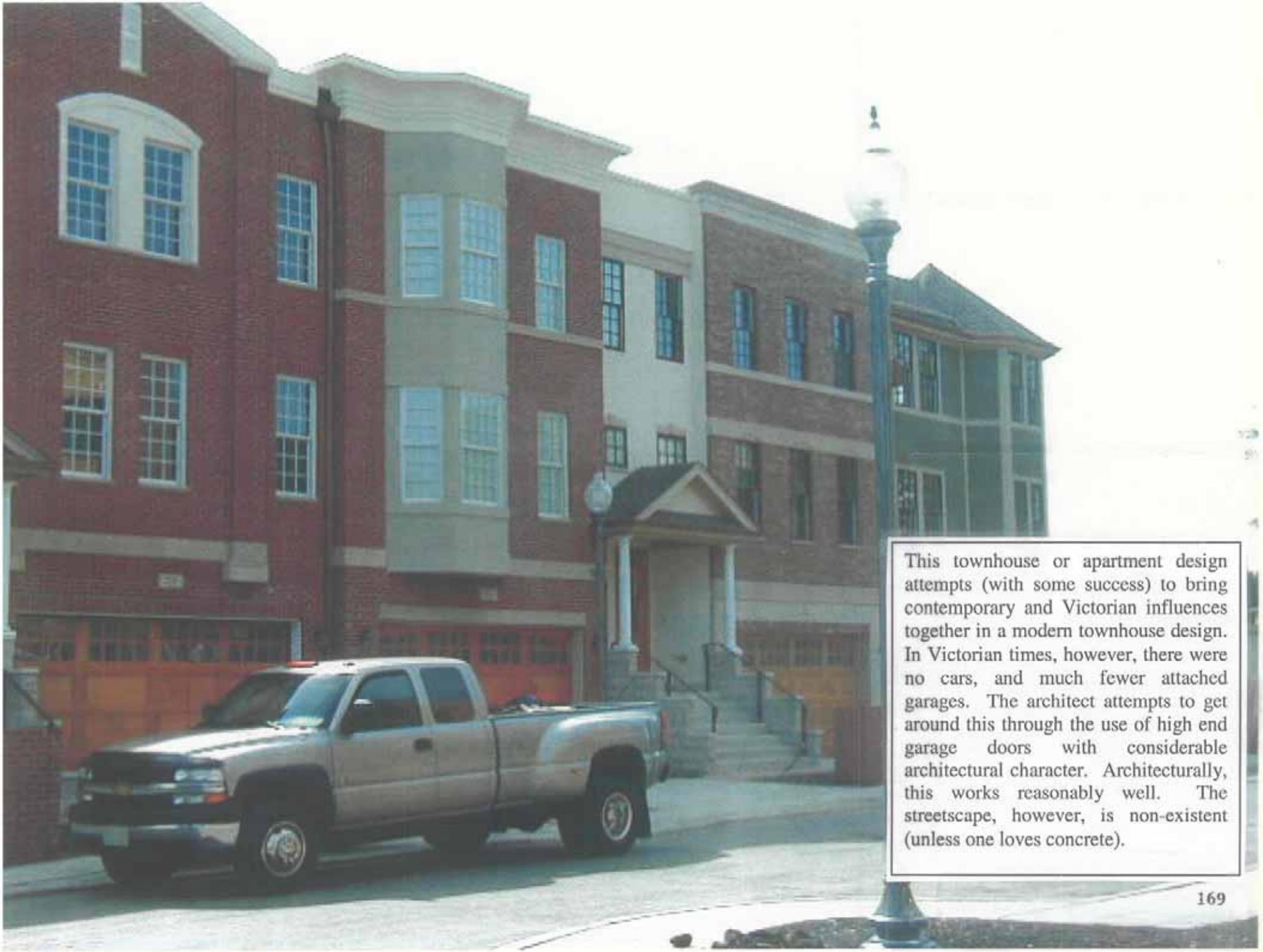
Pictured immediately above is Rollins Square, an 184 unit residential project in the City of Boston's South End. This is a design that would fit very well with the taller buildings of downtown Davenport's urban core. Note how this new building picks up the architectural features of the commercial architecture of the 1920's and 30's. Features include a strong base, largely brick construction. It uses the rhythm of window openings to create unity and stone belt courses to break up form. Also note how the building steps down to match the scale of the smaller buildings on its right. The smaller photograph (above right) shows the Putnam and Parker Buildings on Davenport's 2nd Street. Had these buildings from different cities been built together it would be an excellent example of contextual architecture—a new building picking up the scale, materials, colors and stylistic elements of its neighbors rather than ignoring them.

The above street face could look very much at home in portions of downtown Davenport (and very out of place in others). It would be most appropriate where a redevelopment block or two could be assembled. Locations that might be appropriate include the vacant block adjacent and to the north of the Quad City Times or perhaps on the downtown's west side. The design provides enough brick to give the buildings an urban feel. The mixture of roof shapes and mix of brick and frame structures is similar to the way Davenport's Third Street Historic District was originally developed. The lack of street front garage doors is positive. Improvements to this design could include raising the foundation out of the ground and using ten-foot ceilings on the first floor. These changes would give the row of homes more scale. One other feature worth noting is the narrow setback from the street. The small setback still allows the street to have a strong sense of enclosure but it also creates a "defensible space" that is obviously private property controlled by the renter or homeowner. A wrought iron fence at the rear of the public sidewalk would be even better. The space also, while small, creates the possibility of intensive and attractive landscaping.

The project above (and continuing onto the next page) presents another way to handle a large infill situation. While the previous page presented a block face with a wide variety of house designs (almost every home is different) it can also be attractive to repeat a good design, with fairly subtle changes, over and over, in a row of townhouses. In this case the proportion of the façade in brick just barely suffices. The variation in brick height, façade materials, window size and type and dormers, however, give the design interest. The entry doors, brick and wrought iron fencing, and details such as the house number being cut into stone suggest this is an upscale project despite the modest use of brick.

Parking for this project is handled in the ideal manner, rear entry garages. The alternative, garages facing the street can detract from a project's overall design quality while also degrading the streetscape. Rear loaded garages do largely eliminate the possibility of having a small rear yard. In a setting, however, like downtown Davenport this is offset, to some extent, by the large nearby expanses of public park space. Also, rear loaded garages do not eliminate the possibility of second floor decks (which could be substantially larger than those shown).

This otherwise excellent infill townhouse design has one flaw – the front entry garages. The repetition of garage doors and the large expanses of concrete necessary for driveways seriously degrades the streetscape. Also, of concern in a downtown setting is the safety impact of large numbers of backing vehicles on pedestrians and downtown drivers. Undoubtedly, situations will arise where front loaded garages are the only alternative. If allowed, this option should be limited to secondary streets with low traffic volumes.



This townhouse or apartment design attempts (with some success) to bring contemporary and Victorian influences together in a modern townhouse design. In Victorian times, however, there were no cars, and much fewer attached garages. The architect attempts to get around this through the use of high end garage doors with considerable architectural character. Architecturally, this works reasonably well. The streetscape, however, is non-existent (unless one loves concrete).

Designing for Public Safety

Design Objectives:

Encourage a diversity of uses and activities

Encourage public and private investment

Encourage intense street level activities

Create a safe downtown

Discussion:

CPTED (Crime Prevention Through Environmental Design) is a concept that makes the case that city planners and design professionals can help prevent crime and make the physical environment safer through the use of various environmental design principles. The concept's roots can be traced to Jane Jacobs' widely read book, The Death and Life of Great American Cities published in 1961. Jacobs pointed out that mixed uses, higher densities and watchful people all make the environment safer. Architect Oscar Newman further developed this theme with his book "Defensible Space" published in 1973. Newman's thesis was that architects, city planners and other designers give little or no thought to the issue of crime prevention during the design process even though by doing so designers can provide the seeds that, at best, may allow or encourage criminal behavior and, at worst, may cause an entire project to

fail. Newman proposed that public safety could be improved by providing environments that naturally bring people together, afford "eyes on the street" and instill a sense of ownership over both the public and private realms. CPTED's three primary principles are access control, natural surveillance and territorial reinforcement.

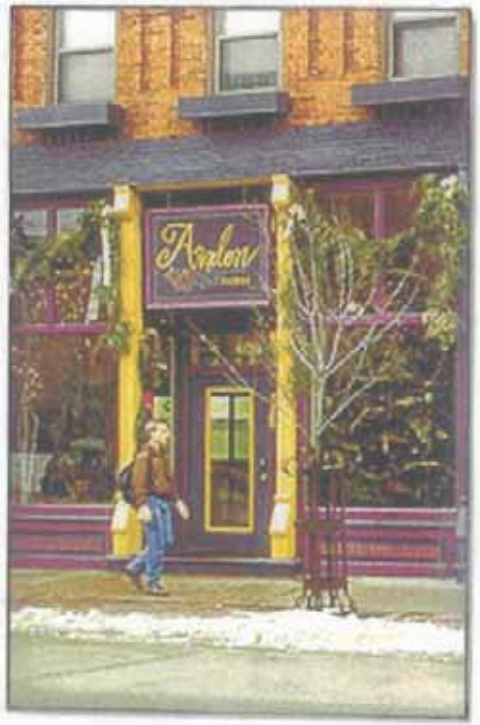
Access control is a design concept directed at decreasing crime opportunity. Surveillance is directed at keeping intruders under observation. Traditionally, access control and surveillance have emphasized mechanical or organized crime prevention techniques. More recent approaches to the physical design of environments have shifted the emphasis to natural crime prevention techniques.

This shift in emphasis has led to the concept of territoriality, which suggests that physical design can create or expand a sphere of influence so that users develop a sense of proprietorship – a sense of territorial influence – and potential offenders perceive this territorial influence.

It is important to provide clear borders defining controlled space. Boundaries may be identified physically or symbolically, and can include fences, shrubbery, or signs. The underlying principal is that a "reasonable individual" must be able to recognize the transition from public to private space.

CPTED principles have perhaps been more widely accepted in police circles than among designers. CPTED is one focus of the City of Davenport Police Department's Crime Prevention Unit. The Davenport Police Department has been training officers in CPTED since the late 1980's.

These design guidelines provide the opportunity to bring this crime prevention focus into the design review process.



Mixed use development, in particular residential units above commercial first floors, are desirable as it puts many "eyes on the street".

Design Guidelines for streetscape treatment and building design can help to create a visible organizational structure and a sense of human scale. To ensure a sense of safety, visibility of the street from adjacent buildings should be maximized; public spaces should be designed to provide for unobstructed views; and adequate lighting of streets, public spaces and parking areas should be provided. Activities on the street and public spaces should be encouraged in order to create feelings of safety and security. A high level of maintenance to keep the downtown clean and well organized also increases both physical and psychological comfort.

CPTED design considerations include:

- Land uses

    1. Encourage mixed use projects such as residential units above commercial uses.
    2. Encourage outdoor dining areas, patios and gardens. Where sidewalk width permits allow areas for seating (tables and chairs) to be placed on the public sidewalk. Outdoor eating areas help create a vibrant pedestrian environment and place additional eyes on the street.
    3. Allow live/work units in all downtown zoning districts.

- Provide adequate lighting.

    1. To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting.
    2. Illuminate distinctive features of buildings, including entries, signage, canopies, and areas of architectural detail and interest.
    3. Install lighting in display windows that spills onto and illuminates the sidewalk.

Illuminating building features can create a sense of safe and intimate space around the precinct of the building.

- Parking structures

    1. Maintain controlled access.
    2. Provide emergency phones
    3. Provide clear directional signage.
    4. Provide adequate lighting.
    5. Provide open or glass enclosed stairs.
    6. Encourage ground floor retailing.

- Signage

    1. Use wayfinding systems, directional signs, and informational kiosks. Pedestrians become concerned when they are unsure as to where they are and/or how to get where they are going.
    2. Consider whether ground mounted signage creates a hiding place. This can be discouraged with certain types of landscaping.

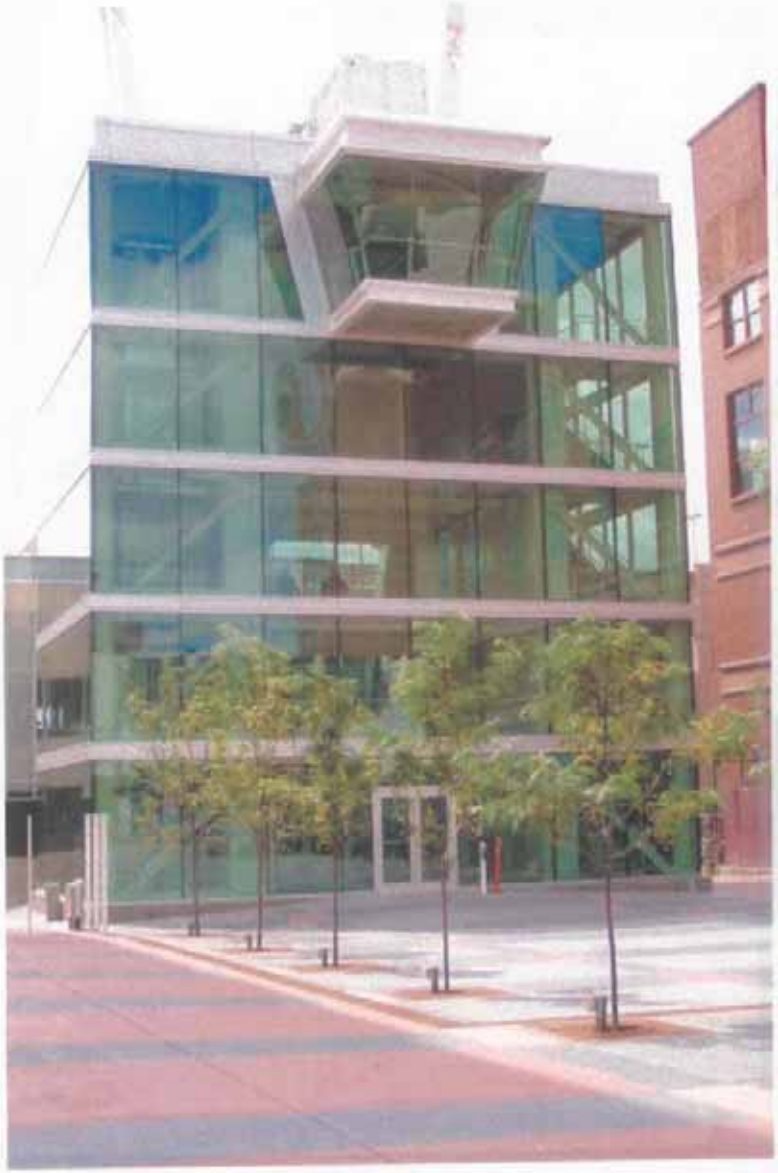
- Architectural considerations

    1. Avoid architectural features that provide hiding places for criminal activity.
    2. Use "cut away" corners as a building turns a downtown corner.
    3. Make it difficult to get on the roof.
    4. Use semi-transparent security screening rather than opaque walls, where appropriate.

5. Design entries that allow people to be easily seen when they are arriving and leaving.
6. Avoid blank and windowless walls that attract graffiti and do not permit residents or workers to observe the street.
7. Use ornamental grilles as fencing or over ground floor windows in some locations.
8. Place "ATM's" and bank drive-throughs at locations visible from main streets.
9. Encourage "eyes on the street" through the placement of windows, balconies, and street-level uses.
10. When planning new buildings, develop the ground level with as much public use space as possible with frequent views and access into internal activity spaces from adjacent sidewalks.
11. Graffiti, when left on buildings, fences, etc. sends a message that society is not in control. Graffiti should be promptly removed from all surfaces.
12. Keep alleys well maintained and graffiti free. Consider whether they can be used for activities other than access and dumpsters.
13. Private areas or property should be easily distinguishable from public areas.
14. Encourage design solutions that provide residential frontage on the street.
15. For residential properties, promote "territoriality" or "defensible space" through the use of fencing and landscaping.
16. On residential properties avoid "shared" entries when possible.
17. Ensure natural surveillance of children's play areas.

CPTED principles in practice. Ornamental fencing denies access and creates clear boundaries giving the residents a stronger sense of territoriality. Finally, the many windows and balconies provide for natural surveillance.

In terms of crime prevention, mixed use developments with commercial uses on the first floor and residential uses on upper floors have something of a symbiotic relationship and are strongly recommended by these design standards. This is particularly true of sidewalk cafes neighboring residential development (although some noise tolerance may be necessary). In this example patrons at the café are positioned to "keep an eye" on portions of three residential developments. Similarly, the substantial number of residential units looking down on the street also discourages criminal and anti-social behavior as well.



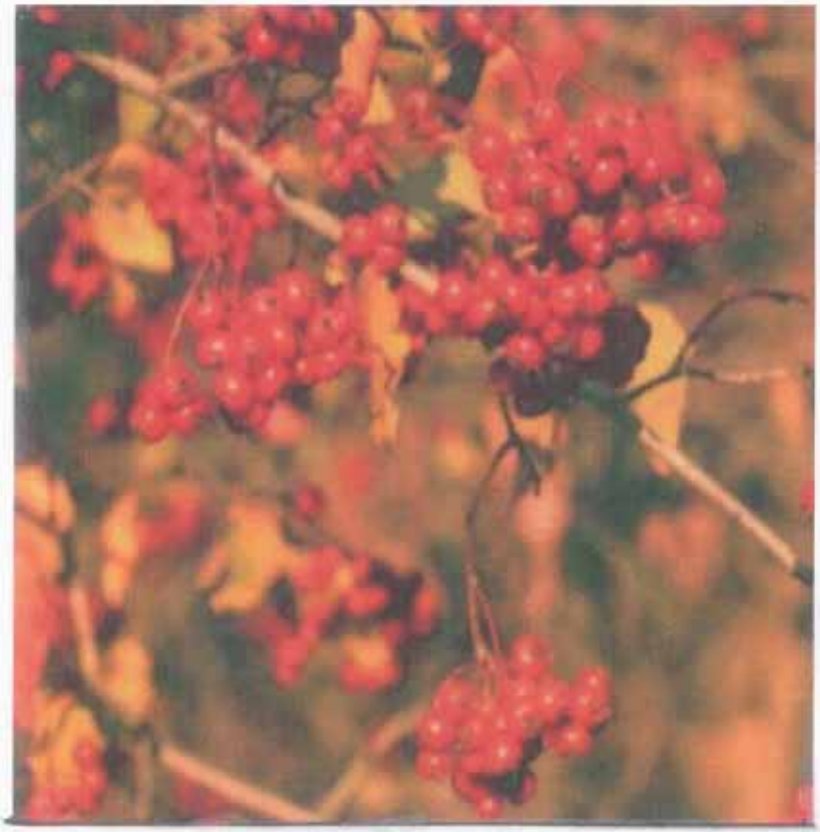
The City of Davenport's Sky Bridge over River Drive fully utilizes CPTED principals. The structure's skin is completely clear and transparent allowing pedestrians and even drivers on River Drive to readily see pedestrians utilizing it. In addition, the elevators on both ends occupy positions with considerable pedestrian activity.

Below: There is a direct link between street activity and citizens' perception of comfort and safety. As a general rule the greater the activity level the more comfortable we feel.

Security concerns, perhaps more in terms of perception than actual crime levels, can discourage the use of parking structures. Open or glass enclosed stairwells, glass enclosed elevators and even higher levels of illumination can enhance the psychological comfort felt by users.

This suburban St. Louis project (also used as an example under the guidelines section on "Residential Development") makes good use of CPTED (Crime Prevention Through Urban Design) principals. On the ground floor (both front and back) the brick and wrought iron fence is not just an attractive architectural element. It clearly demarcates on the front side where the public sidewalk and right-of-way ends and where private property begins. Similarly, on the rear it draws the same line separating the residence from the semi-public parking lot and sidewalk. The fence clearly states that the uninvited public has no business, much less right, to step any closer. On the rear the low rise juniper bushes (which are a little prickly) further say "stand back", as well as making it a little more difficult (when they are fully grown) to hop the fence. Further, both the first floor patios and the second floor balcony (though small) create outside spaces that residents can use for outside grilling or sipping a glass of wine or watering container flowers. This puts "eyes on the street". The more eyes there are the less likely it is that any anti-social behavior will occur.

A garage is an important residential asset given the City of Davenport's climate. In a downtown location it may also be reassuring in terms of crime prevention (as the renter or homeowner can enter the garage before exiting their car). Also, in some locations it may be a relatively inexpensive way to floodproof a building (place the furnace, electrical boxes, etc. out of the flood plain and then let the garage simply flood).

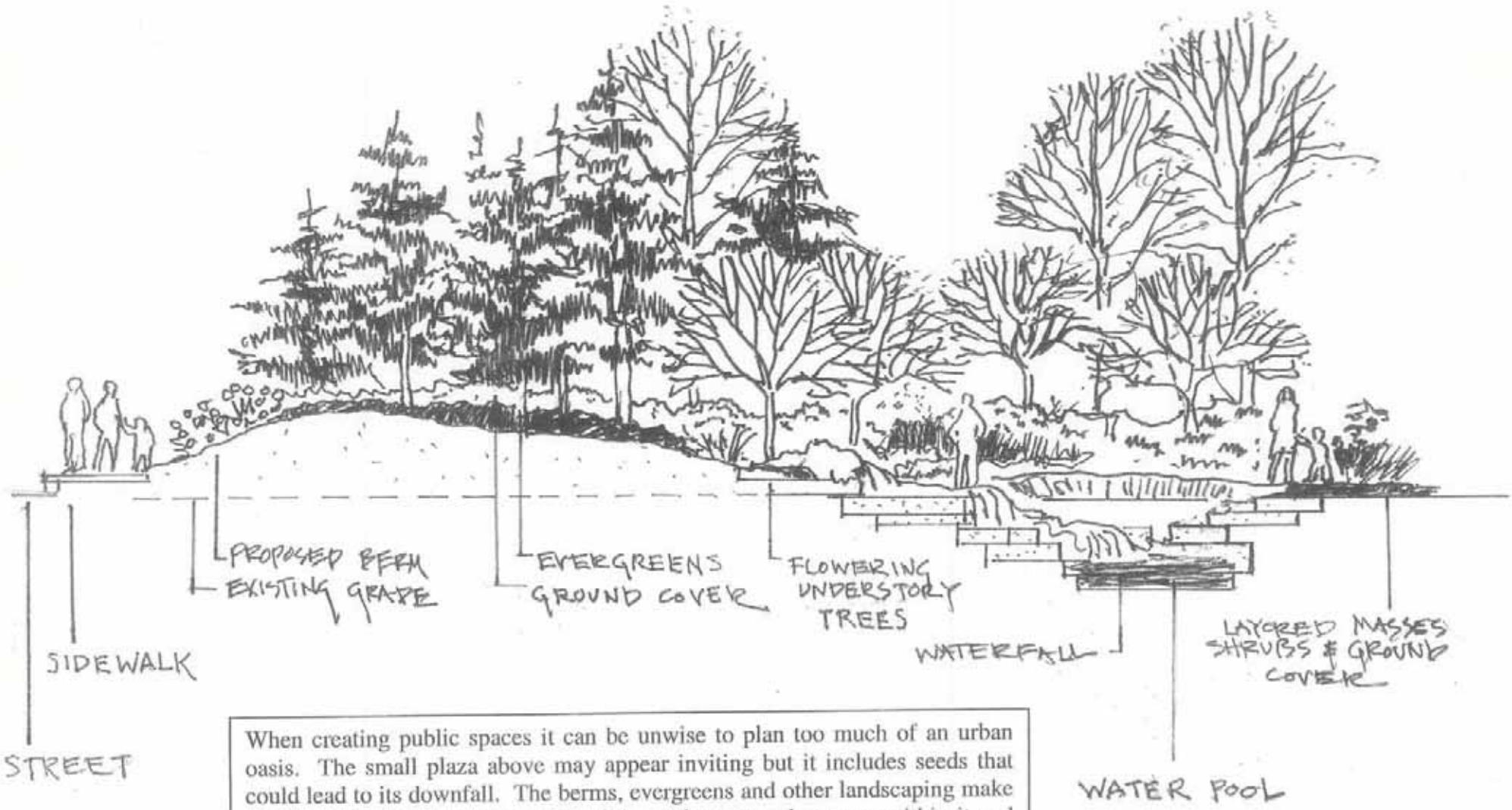


Landscaping can also be used to deter crime in certain circumstances. Thorny trees and bushes can effectively create boundaries, discourage access and look attractive while doing so. The examples shown on this page include Washington Hawthorn (above left), Cameo Japanese Flowering Quince (top right) and Rose Glow Japanese Barberry (lower right).

Irrigation systems associated with landscaping can also be timed to discourage loitering.

The project to the left (also examined under "Residential Development") is an attractive residential project. However, in terms of CPTED principals it does not work nearly as well as the developments on the preceding pages. The almost solid row of garages eliminates any possibility of creating a sense of territoriality on the street. Where the public right-of-way ends and private property begins is anyone's guess. The shared entry also breaks down control of the street. Is someone unknown who chooses to sit on the front steps a guest of someone else? Or an intruder? Also, there are no patios or balconies reducing surveillance of the street. The only outside location to sit is the shared entry steps which are not very inviting.

A playground for a small downtown residendial development does not require a large space. Also note the degree to which "natural surveillance" has been worked into this particular design. The series of decks almost guarantee that a neighbor will be watching any playing children.



When creating public spaces it can be unwise to plan too much of an urban oasis. The small plaza above may appear inviting but it includes seeds that could lead to its downfall. The berms, evergreens and other landscaping make it difficult for pedestrians outside of the park to see other users within it and vice versa. Similarly, users within the park are easily screened from each other. Planning research suggests that citizens, as a general rule, avoid places that are not open and visible. They do not feel safe.

Signage

Design Objective:

Reinforce the unique character of downtown Davenport

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.

Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings

- Merchants are encouraged to create their own unique signs, symbolic of their personal business.

- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.

- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.

- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.

- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.

Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.

- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.

- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.

- Avoid typefaces that are difficult to read. This often will include signs written in script.

- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).

- As a general rule, signs provided by national distributors are not appropriate. They often appear to be "add ons".

- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.

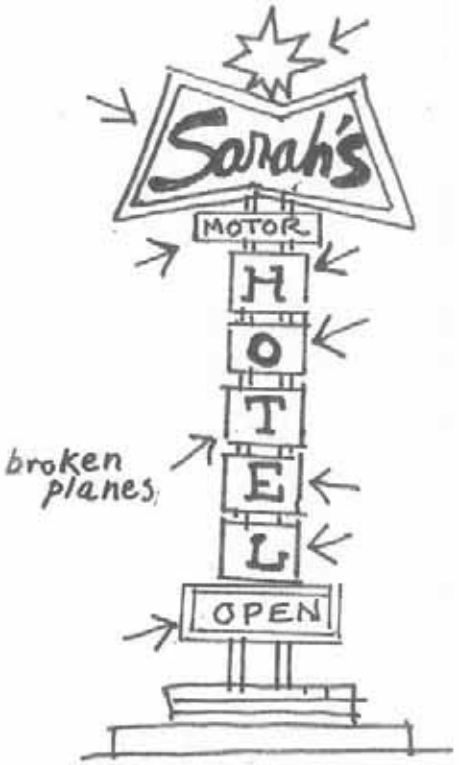
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.

- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).

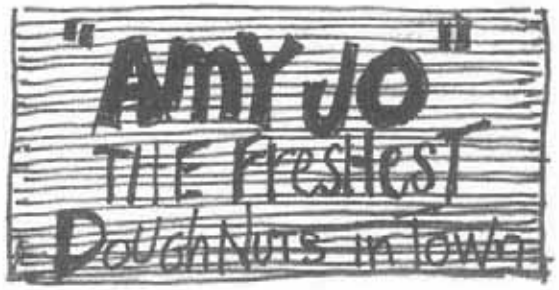
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.

- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.

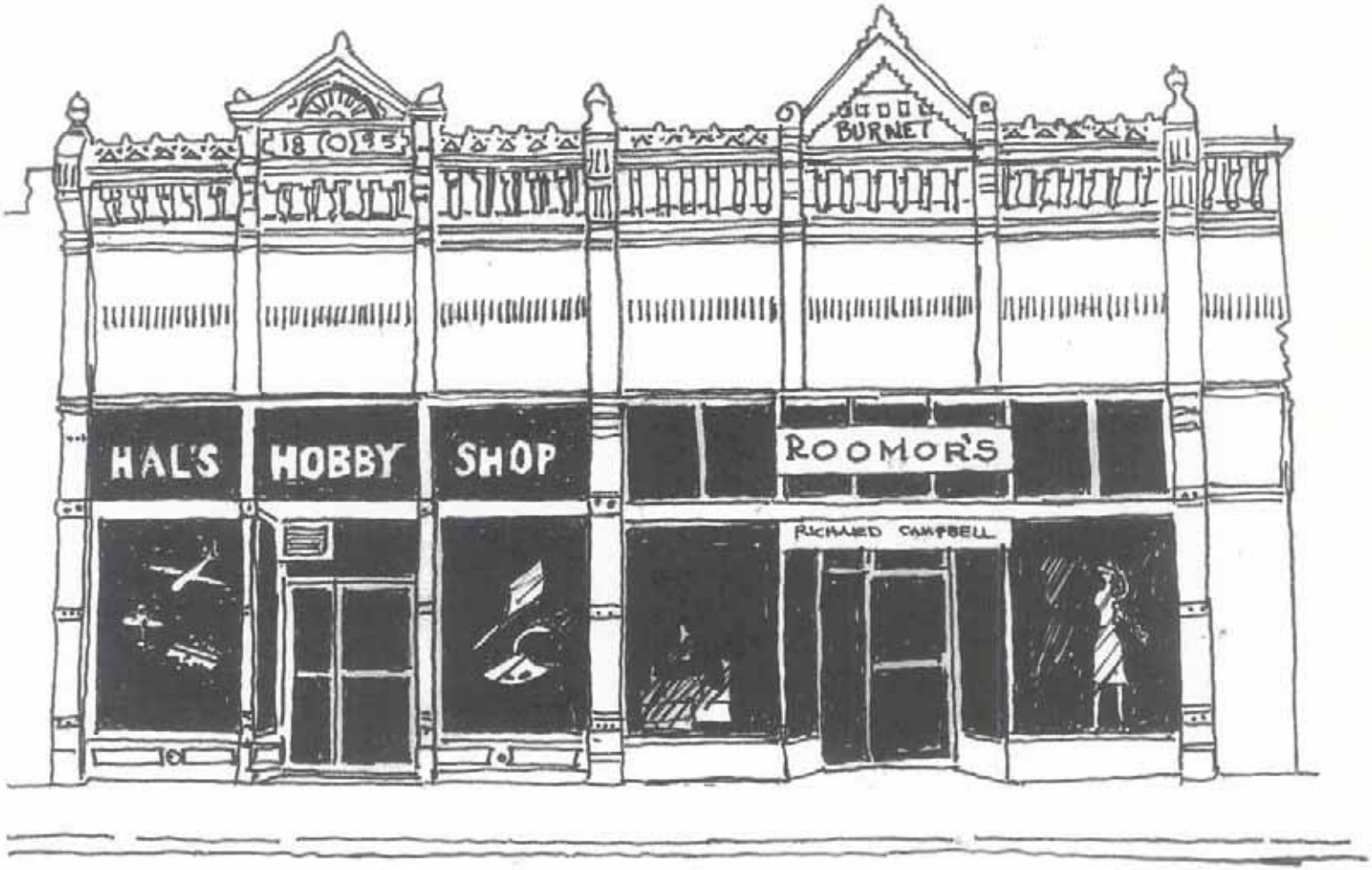


Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

BoRics

Avoid unusual type faces that are difficult to read.

SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

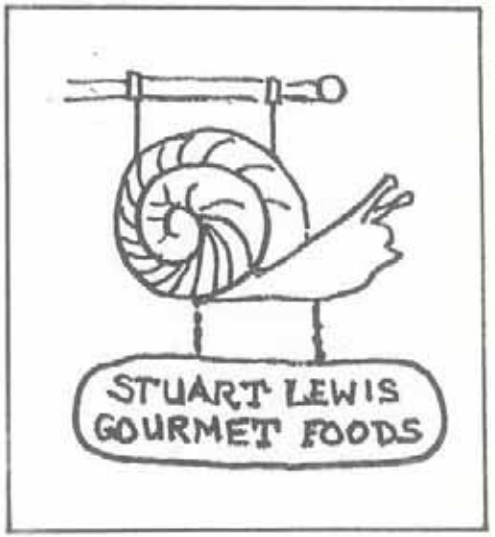
Wall Signs

Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.



- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.

Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.

- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.

- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.

- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.

Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

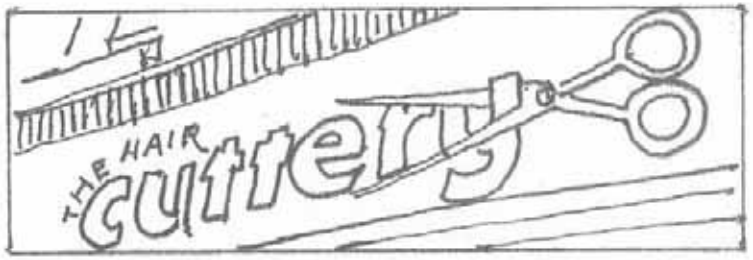
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

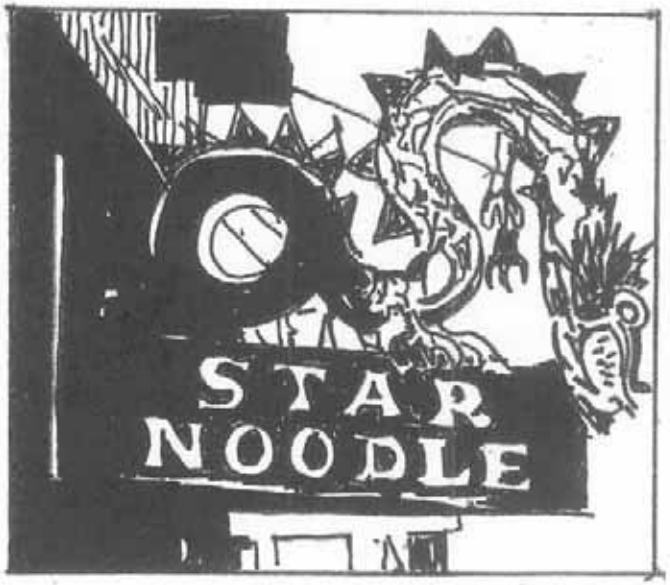
Painted Wall Signs

From the mid-19th Century to the early 20th Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

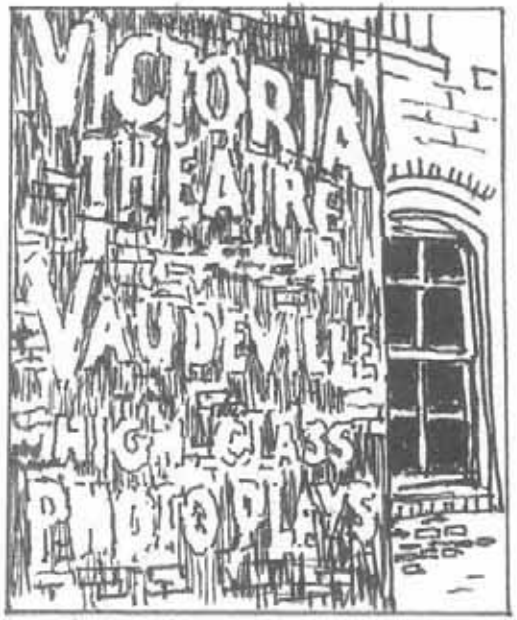
- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.

- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.

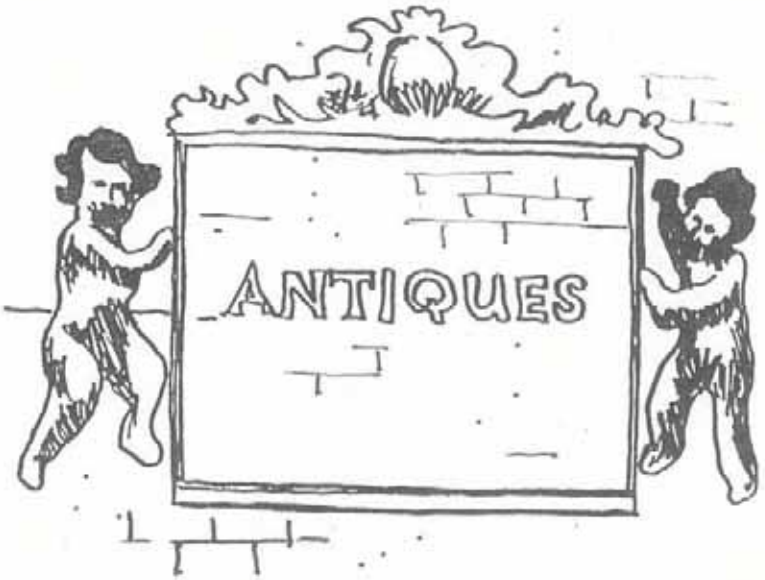




While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).



Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.

Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

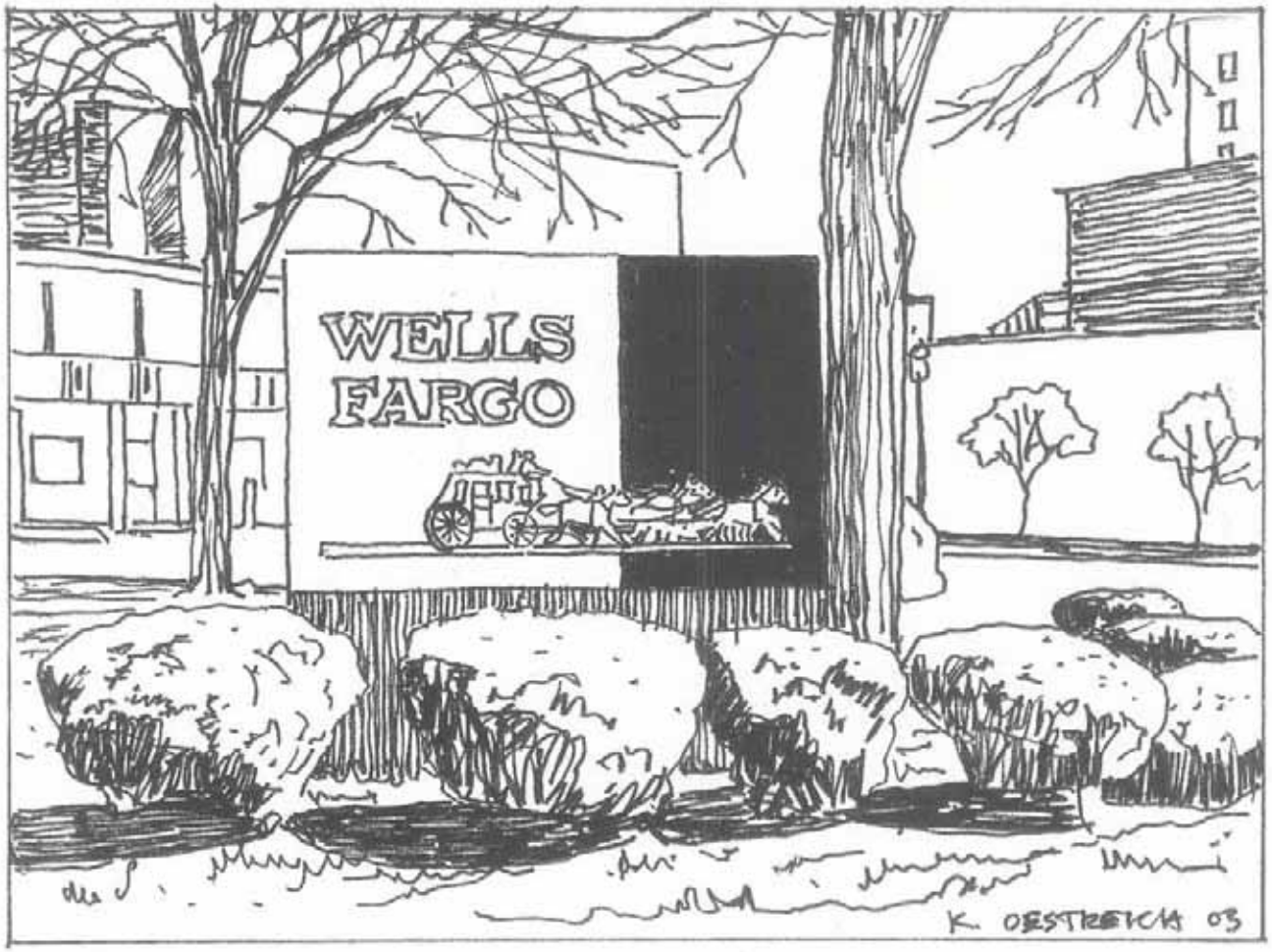
Monument or Ground Signs

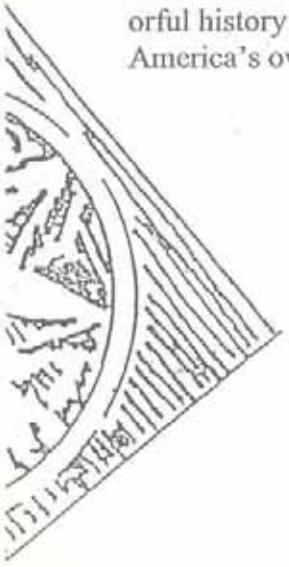
Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.

- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.

The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.





Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern "bubble" type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.

- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.

- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.

- Banners should be removed or replaced when they show signs of fading or unattractive wear.

Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.

Directional Signage for Parking Lots

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as "customer parking" makes the direction signage easily comprehensible.

- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

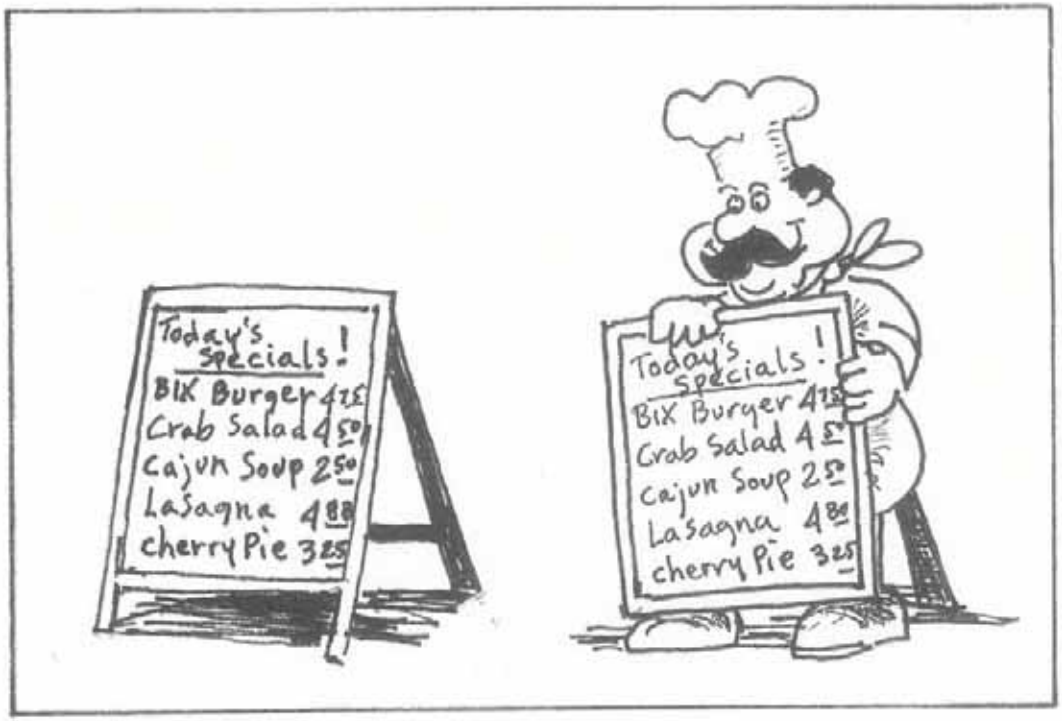
Sandwich Board Signs

Sandwich board or "A-frame"signs may, at the City's discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an "encroachment permit."

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.

- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.

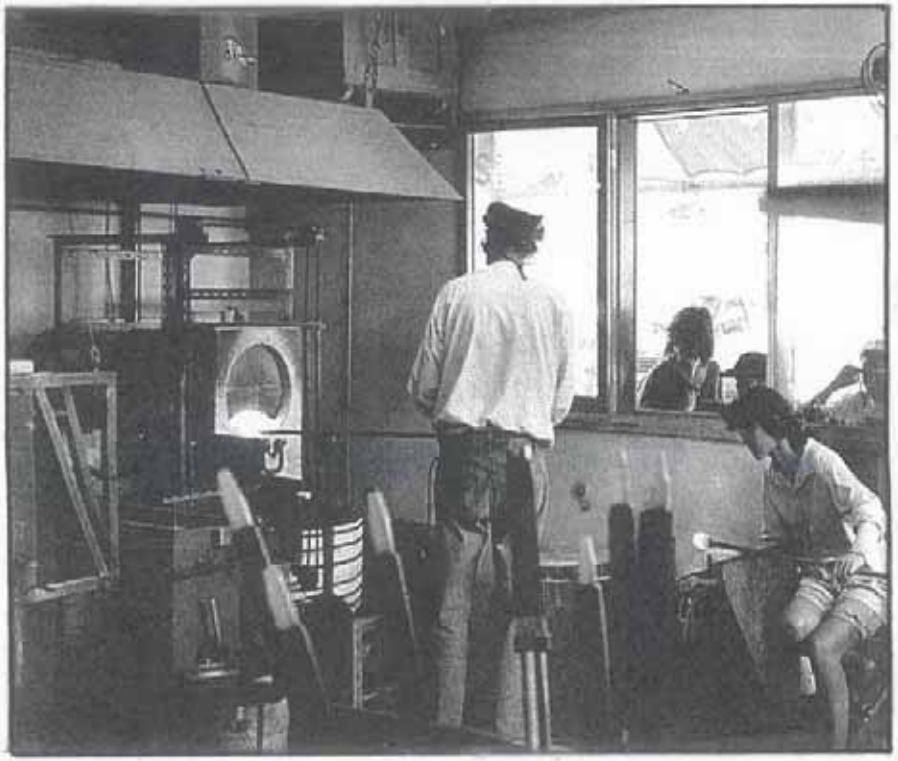
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.

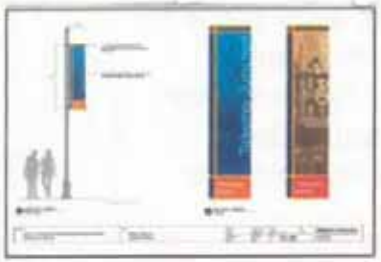


Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.

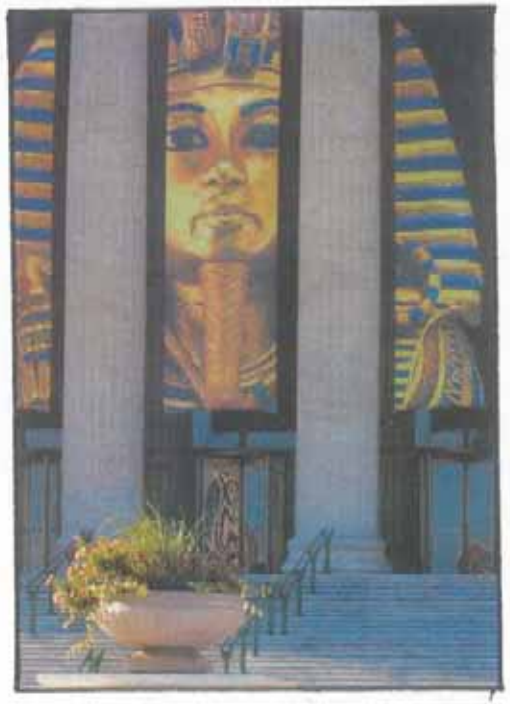
Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

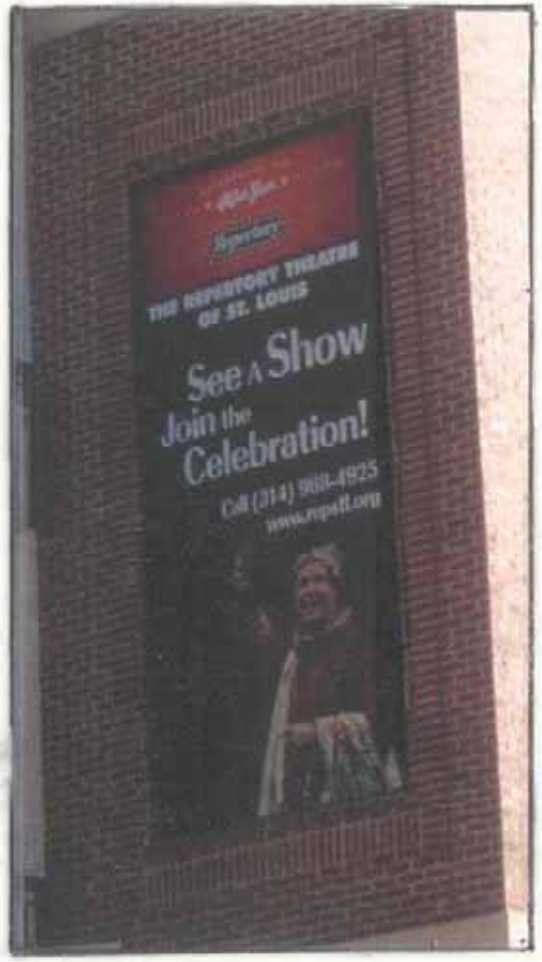
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.





The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.

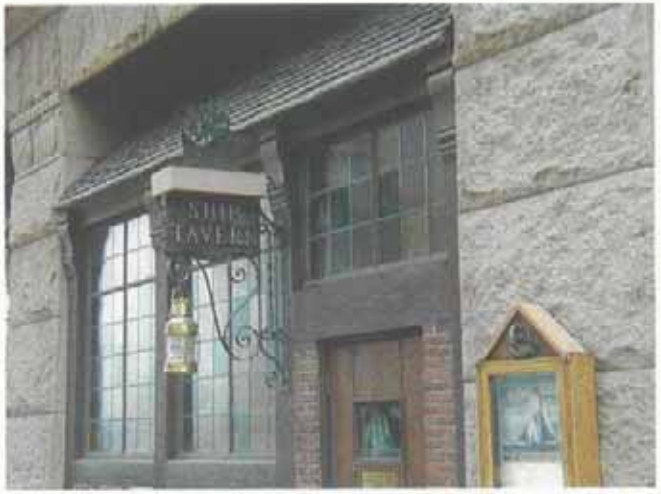




Signage: various forms of attractive signage meeting the guidelines

Signage: various forms of attractive signage consistent with the guidelines

The Ship Tavern:



The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded "shaped sign" in the form of a shield back lighting the form of a sailing ship. The words "Ship Tavern" are also spelled out in "cut letters." These signs are oriented to passing automobiles. Note they do not hide any of the building's architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant's entry. The sign includes, once more, the restaurant's name coupled with a unique wrought iron sailing ship in silhouette and a ship's sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant's name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant's sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.

Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.

- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.

- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.

Design Details – Awnings and Canopies

Design Objective

Awnings and canopies are encouraged.

Discussion

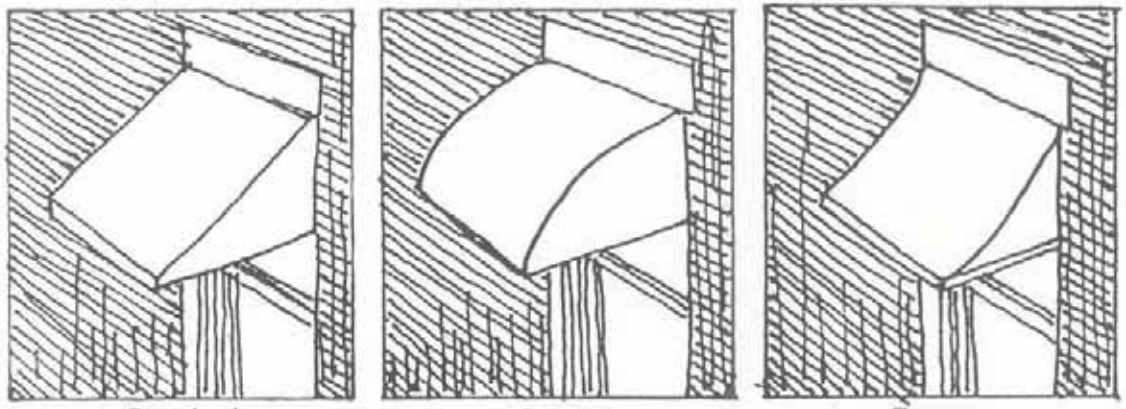
Canopies, arcades, awnings and overhangs provide shade and weather protection while enhancing the pedestrian environment at ground level. They help to define the pedestrian space along the street. Canopies and awnings can also serve as an architectural element on buildings to help articulate a building's façade, creating greater variety and interest at street level. Awnings and canopies are also a traditional design element common to commercial buildings in Downtown Davenport. Finally, they can also provide an additional location for business signage.

Awnings and canopies come in many shapes, styles and colors. In general awnings should fit the architecture of the building, be well maintained, functional and be at a height that will not obstruct pedestrian movement along the sidewalk (7' minimum).

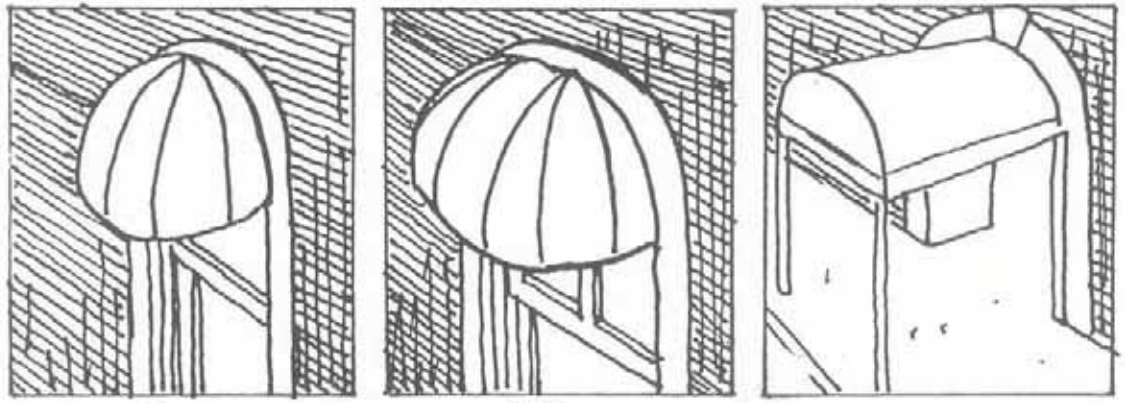
AWNING TYPES

Awnings come in many styles as is shown in the examples to the right. As a general rule "standard" awnings and "marquee awnings" are more appropriate on historic buildings. Contemporary buildings, on the other hand, can effectively use any awning style depending on the building's architectural design.

In the case of a canvas marquee the structure's clearance above the sidewalk must be a minimum of 8 feet. Awnings of any sort (including marquees) can extend no more than two-thirds of the width of the sidewalk. Any supporting poles for a marquee need to be located at least 2 feet behind the curb. Finally, the marquee must not interfere with wheelchair movement on the sidewalk or wheelchair access to buildings.



Standard Convex Concave



Dome Bullnose Marquee

Guidelines

- A pedestrian friendly environment includes the regular use of awnings, canopies and arcades throughout the district. Consider locating them above window displays and entries.

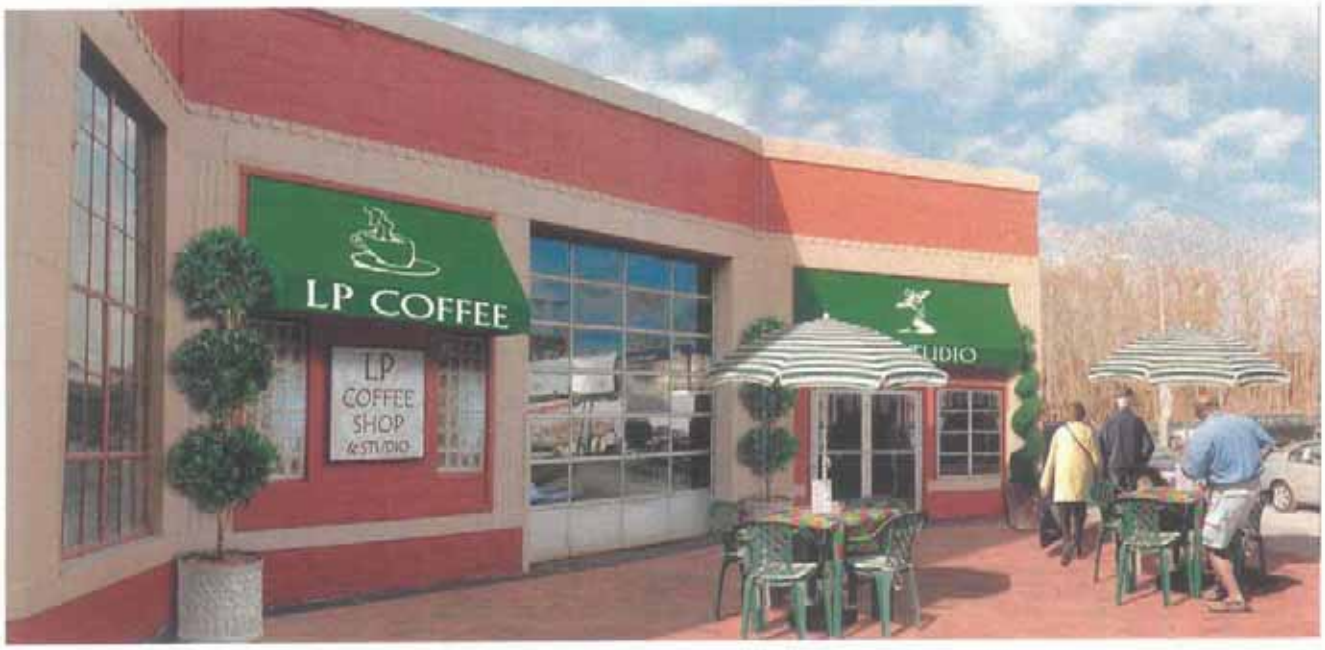
- Using awnings and canopies in ways that reinforce the design characteristics of traditional commercial architecture can improve the image of individual buildings, the businesses within, and the entire streetscape.

- When suitably designed and kept in good repair, awnings and canopies convey merchant's concern for their customers and their business district.

- Because the repair or installation of awnings and canopies is relatively inexpensive, these fixtures can provide a highly visible means of generating enthusiasm early in the downtown revitalization process as well as building a foundation for further improvements.

This "before" and "after" illustration demonstrates the ability of awnings to enrich a building façade.

Awnings also make simple and effective signage. When used as signage, lettering should be limited to the valance with the sloped portion of the awning limited to logos or symbols.



Davenport businesses on Third Street making good use of awnings.

The Radisson Quad City Plaza is a contemporary building that makes good use of awnings. Note that the bullnose style works very well with the hotel's modern architecture. In this case the awning's main purpose is to enrich the façade and bring color into the architectural design. The deep blue-green color of the awnings contrasts sharply with the orange and yellow color palette of the first floor façade.

Climate

- Awnings and canopies should be suited to the climate of the region. All climatic forces – sun, rain, hail, snow and wind should be considered.

- In northern regions (the City of Davenport is borderline "northern") buildings with southern exposures generally should have retractable fabric awnings as the awning can be extended during the summer to block the sun and reduce heat build up, while being lowered during the winter when sunlight is at a premium.

- Dark areas similarly can benefit from awnings that can be raised when appropriate.

- Retractable awnings may also be useful where they, otherwise, would need to carry heavy snow loads.

- Awnings protect storefront windows from moisture penetration and prevent excessive light and heat build up inside buildings. By blocking out the sun, awnings and canopies keep merchandise in display windows from fading and prevent other damage caused by heat and sunlight.

Awnings and Architectural Detail

- Carefully design awnings in terms of size, shape and placement. The new fixture should preserve the integrity of the building's architectural style by complementing the façade's detailing, color, materials, scale, proportion and form.

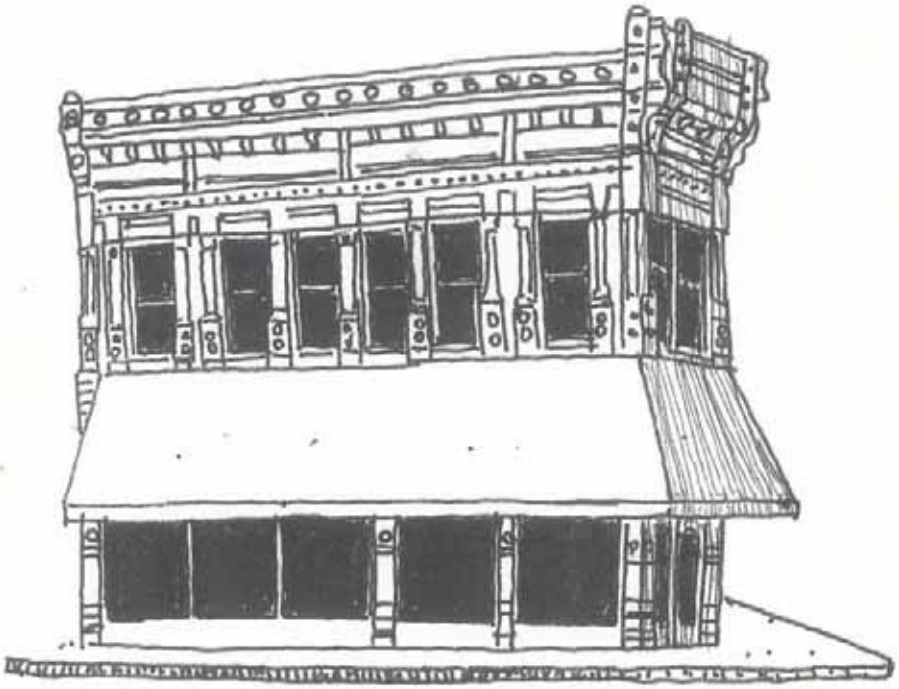
- Carefully design awnings in terms of size, shape and placement. Awnings should fit individual window bays or structural divisions of the building rather than extending beyond a single bay. The correct use of awnings enhances the architecture of most buildings. Conversely, poorly placed awnings can cover historical decorative ornament, transoms and other architectural elements of the façade that should be left visible.

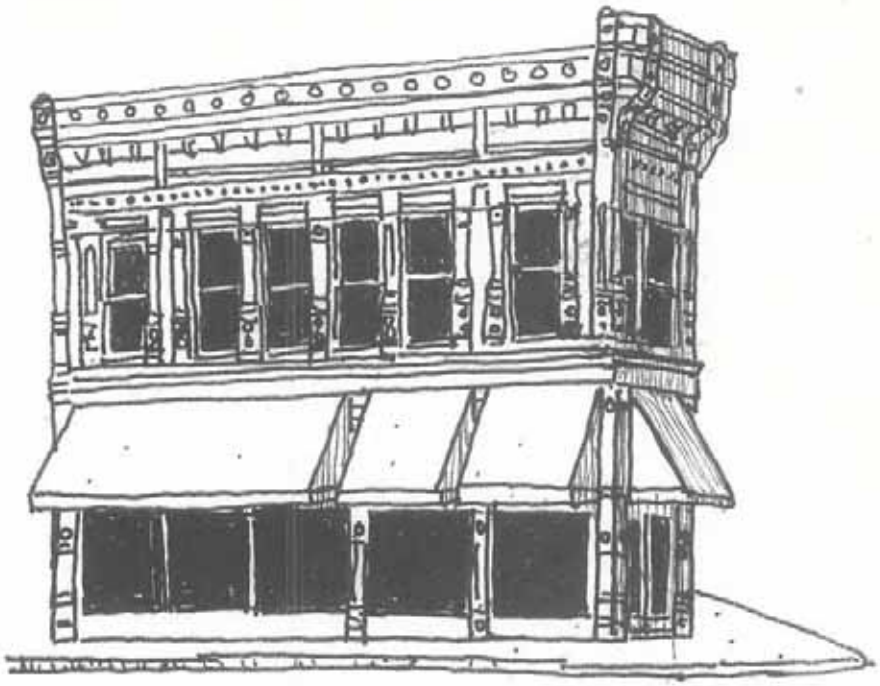
- The proportions of a building provide clues for the proper dimensions of awnings and canopies. Buildings with a horizontal emphasis, such as those built in the Prairie or Art Moderne styles should have flat canopies or low-pitched awnings to reinforce these styles. Victorian buildings, on the other hand, are more vertical and awnings placed over storefront windows, entrances, etc., should emphasize that verticality.

- As a general rule, awnings should only cover about one third of the opening in which they are placed. Larger awnings obscure too much of the business inside.

- Awnings should also match the shape of the opening it is placed in or over. A square opening should have a square, standard sloped awning, while round or arched openings should have awnings that match the curve of the opening.

- Canopies should be designed to cover as little of the building and store front as possible as they tend to be relatively flat. Given their shape, it may be appropriate to allow them (unlike awnings) to cross the bays on a multi-bay building.





When factors such as climate and building orientation call for the use of awnings or canopies, the architectural character of the building should determine their design. The new fixtures should preserve the integrity and coherence of the building's style by complementing the façade's detailing, color, materials, scale, proportion and form.

Awnings and canopies should complement the scale of the building rather than overwhelm it. Awnings that are too large may cover important architectural features on the façade and destroy the continuity and coherence of it's design. Store fronts were designed to fit within a visual framework formed by the storefront cornice, at the top, and by the vertical columns on either side. Awnings should fit within this framework to ensure the visual continuity of the building's primary structural members from the ground floor to the upper stories. This is true not only for small businesses that occupy a single storefront but also for larger stores that occupy several bays in a single building.

Awnings that cover up these strong vertical elements destroy the visual relationship between the upper and lower stories, thereby distorting the scale of the building. The examples above illustrate this point. One need not be an architect to look at the building on the left to realize something is just not working. In the example on the right the building's verticality has been restored.

Awnings and Canopy Materials

- Historically, fabric, metal and wood were the most common materials used for awnings and canopies and they remain the most appropriate today. On contemporary structures glass may also be in keeping with the architecture of the building.

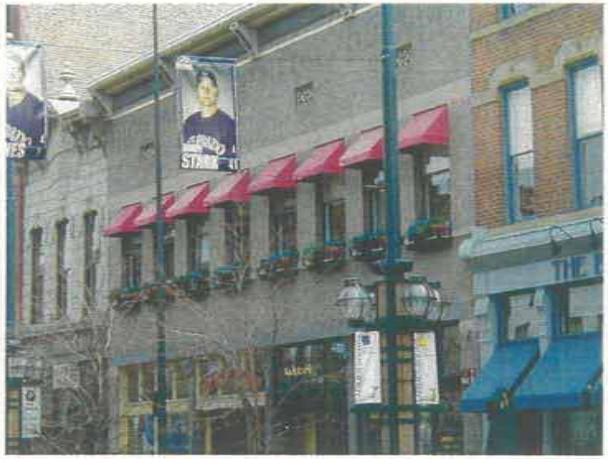
Color

- Using awnings and canopies over storefronts and entries provide opportunities for colorful accent and signage. This helps create an interesting and active street front. Avoid harsh or gaudy colors that compete for attention and detract from the buildings overall image. Simplicity and restraint often produce the best results.

- The use of second and upper floor awnings that complement the ground floor awnings in terms of size, style and color creates a consistent design image for a building façade.

- On small buildings where the awning is a prominent part of the façade, its color should harmonize with the building. The visual impact of potentially obtrusive fixtures such as marquees can also be minimized by using a complementary color. Conversely on large buildings where awnings constitute a smaller part of the facade, their color can complement the accent colors used for ornamental details, window frames and other building trim.

- Signage on awnings should be limited to the valance with the exception of a logo which may appear on the slope portion of the awning. Solid colors work better if signage is being used, as stripes can make reading signage difficult.



Awnings, Canopies and Marquees

Patterns

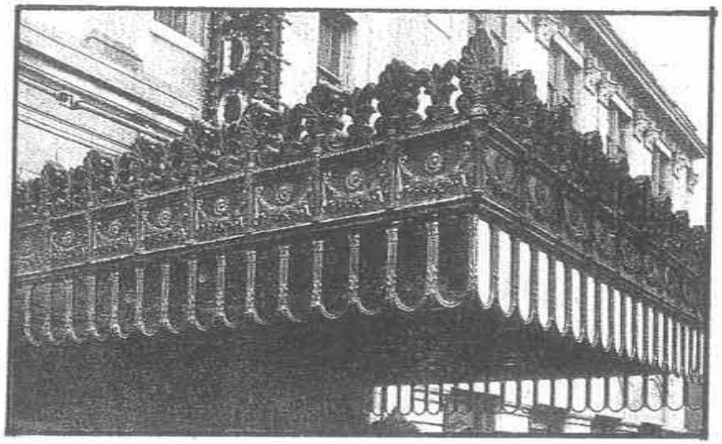
- Fabric awnings often have patterns (usually stripes). Patterned awnings can be used to add interest to plain buildings. Care must be taken, however, not to overpower building details with too bold of a pattern.

Ornament

- Canopies can be ornamental with pressed tin ceilings and other ornamental details. Ornament, like other aspects of canopy design, should suit the character of the building.

Illumination

- For most downtown buildings, awnings that are fully illuminated should be avoided. Exterior illumination, if necessary, should be carefully controlled by using spotlights mounted to the façade above the awning.



The most elaborate marquees were typically created for theatres and Victorian office buildings and retail stores. Bare bulb marquees (with or without neon additions) were commonly used on theatres. The Capitol Theatre provides a good local example. Elaborate pressed tin marquees were often used on office buildings and department stores. The Petersen and Sons Department Store Building once had one (it was not original to the building, however). The M.L. Parker Building, 104 West 2nd Street, constructed in 1922 also had an intricate pressed metal marquee which was lost in recent years. (The marquee anchors in the form of lion heads are still on the building's east façade.) These pressed tin marquees are still being made, typically being available in either galvanized metal or copper, at a cost that is fairly reasonable.

Civic Art, Murals and Trompe L'oeils

Design Objectives:

Actively promote civic art downtown

Reinforce the unique character of Downtown Davenport

Reinforce a sense of historical continuity for the city and the downtown

Discussion:

Civic art can enrich the downtown experience, enhance the city's public image and add beauty for all citizens to enjoy. Art which includes references to the city of Davenport's geography, landmarks, history, diverse ethnic cultures, industry, local crafts and other cultural attributes can increase our sense of belonging by associating us with a place imprinted with a specific image rather than one that looks and feels like any other modern American city.

While these design guidelines do not set any particular requirement for either the public or private sector to create civic art it is hoped that the standards will encourage both sectors to consider civic art early in the design process and to create it. Downtown Davenport is currently undergoing a revitalization of its core. It is particularly important during periods of growth that private projects, new public spaces and infrastructure improvements all include a significant and visible component of public art.

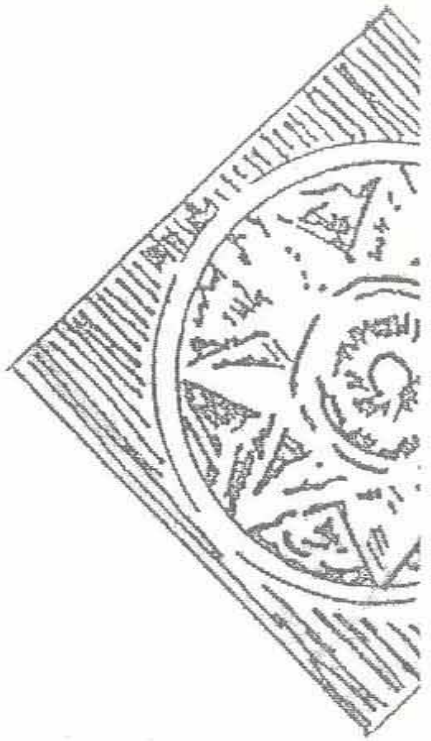
Civic art should reveal and celebrate:

- the historical underpinnings of the City of Davenport;
- the City of Davenport's diverse cultural underpinnings;
- connections to our natural systems such as the Mississippi River;
- the transportation network by enhancing bus shelters, street furniture and street light standards;
- the city's past through memorials and commemoration.

General Guidelines for Civic Art

Consider:

- the relationship of civic art to its proposed site and its visual impact.
- the ability of civic art to enhance the downtown experience such as bringing people together, inviting public interaction, creating moments of visual or intellectual interest and enhancing the area's beauty.
- the durability of the proposed materials and the difficulty of maintenance and upkeep in a public setting.
- using the placement of public art to terminate a vista or serve as a focal point. If used in this context the "piece" needs to have a scale that is in keeping with the proposed location.



- the human, or in some instances conversely, the monumental scale of artwork to be located on city streets. Again the scale of the piece needs to be in scale with the proposed location.

- the artwork's symbolic and aesthetic qualities.

- When related to a specific landmark building the artwork should be subordinate to the overall building.

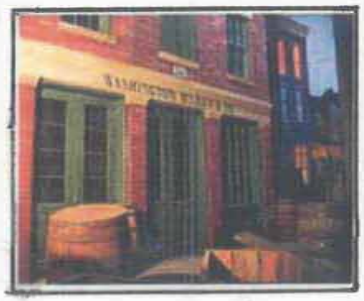
- The artwork should be relevant to the location and not confuse the public with false history.

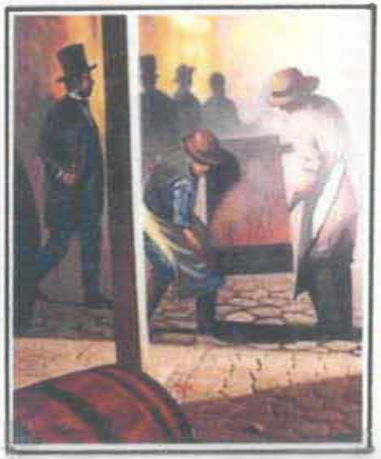
- The artwork should not obscure building elements or details. For example, a mural should not cover windows or important architectural details.

- The artwork should not impede pedestrian movement or endanger it.

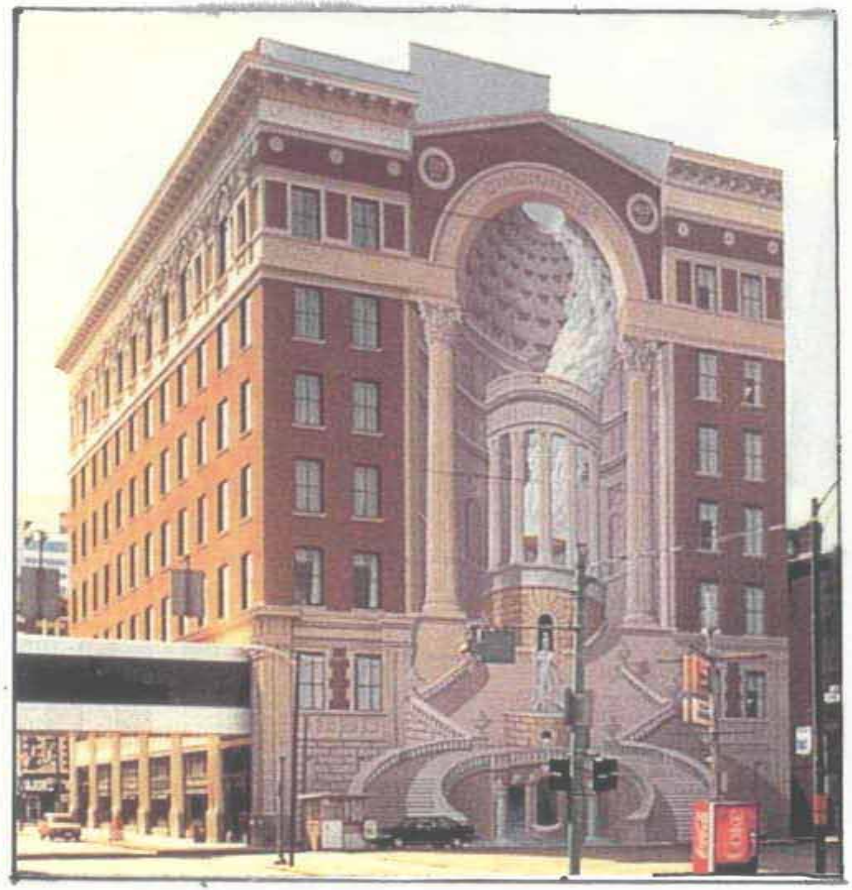
- Consider the time frame proposed for a given piece of public or civic art. The bar for allowing a piece for a one-year time period as part of a temporary display should be different than for something that is intended to be a multi-year or a permanent addition to the city. Art that is to be with the city for years should be executed by highly trained and able professionals. The committee shall review and approve all designs prior to installation.

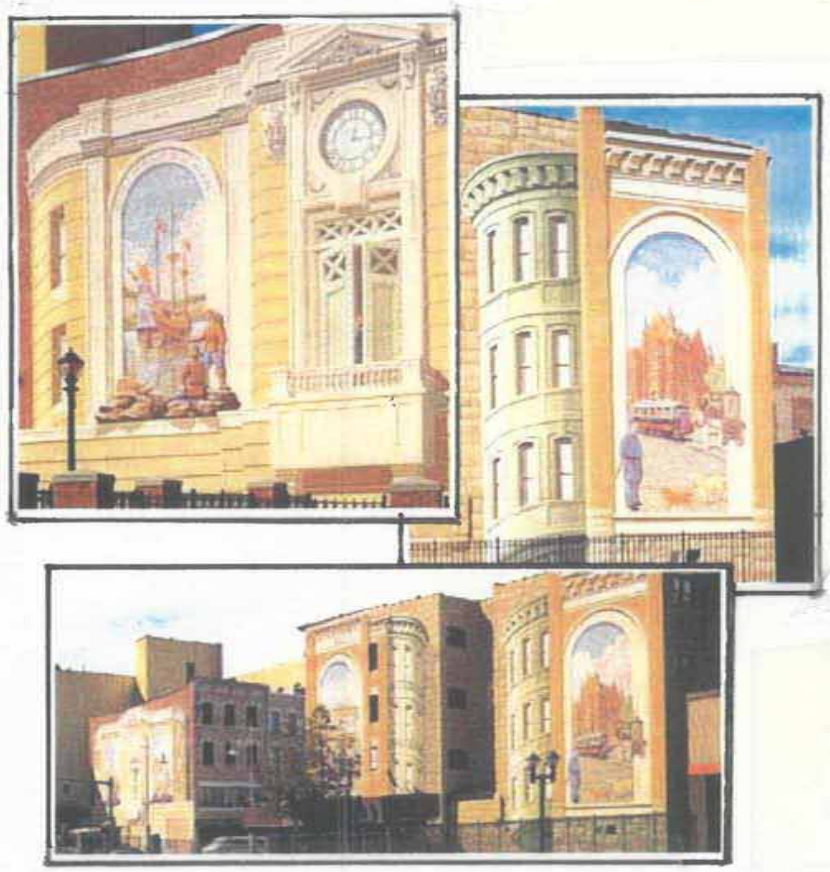
- If a work is not considered to be permanent consider the process for removing and decommissioning it up front.





Murals provide one opportunity to celebrate the City of Davenport's history, diverse cultural traditions and natural systems such as the Mississippi River through public art. To provide examples of high quality, professionally done murals that meet the criteria listed in the design standards staff turned to the web page of Evergreene Painting Studios Inc. and with their permission is using the three examples above and to the left. Top left: a mural depicting rural life on the Mississippi River for the Alabama Constitution Center, Huntsville, Alabama. Top Right: three details from a 30 foot high by 200 foot long scene showing the Ohio River at sunset in 1865 Cincinnati for the Cincinnati Historical Society. Bottom left: a mural for the Apple Pie Bakery Restaurant at the Culinary Institute, Hyde Park, New York. (Closer to home Evergreene did the jazz murals for the Rhythm City Riverboat Casino here in Davenport). Murals, in particular, provide a cost efficient way to enliven the unsightly party walls often left behind when downtown buildings are demolished. They are a tool, however, that should be used sparingly.

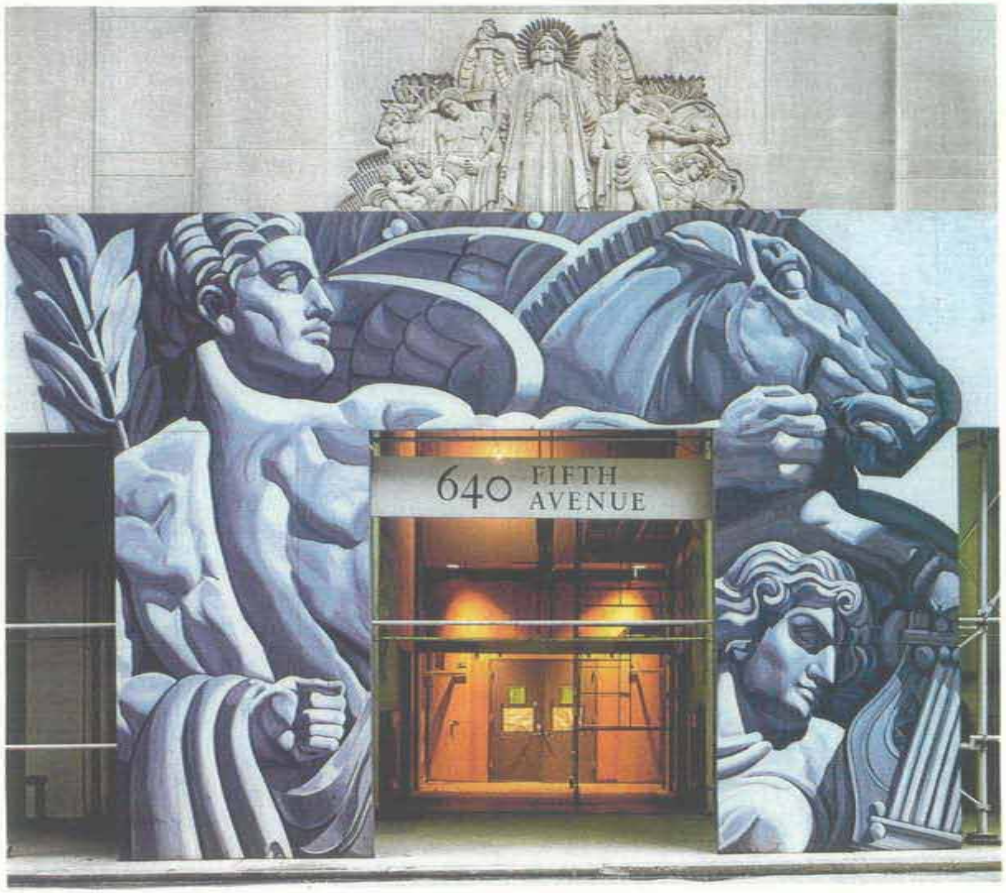




Trompe L'oeils are another method of improving the unsightly walls that tend to appear in downtown situations due to demolitions. In some cases demolition reveals the "rear end" of a historic building that was not intended to be seen by the public due to its being hidden behind neighboring structures. These facades were often constructed with less expensive materials and may lack the architectural ornament and details common to the building's other elevations. Or alternately demolition may leave a semi-wrecked party wall once shared with a now missing neighbor. Tromp L'oeils can be extravagant architectural fantasies imperceptibly extending the real space of architecture into the illusory space of painting transforming empty walls into magnificent facades. The two examples above are designs by the renowned artist Richard Haas. Top left is the Brotherhood Building in Cincinnati, Ohio. To the right are murals that Haas designed as an economical revitalization effort for Yonkers, New York. Both projects were painted by Evergreene Painting Studios, Inc. While Haas tends to work on large monumental designs planning staff has seen Trompe L'oeils used effectively on buildings as small as a gas station.

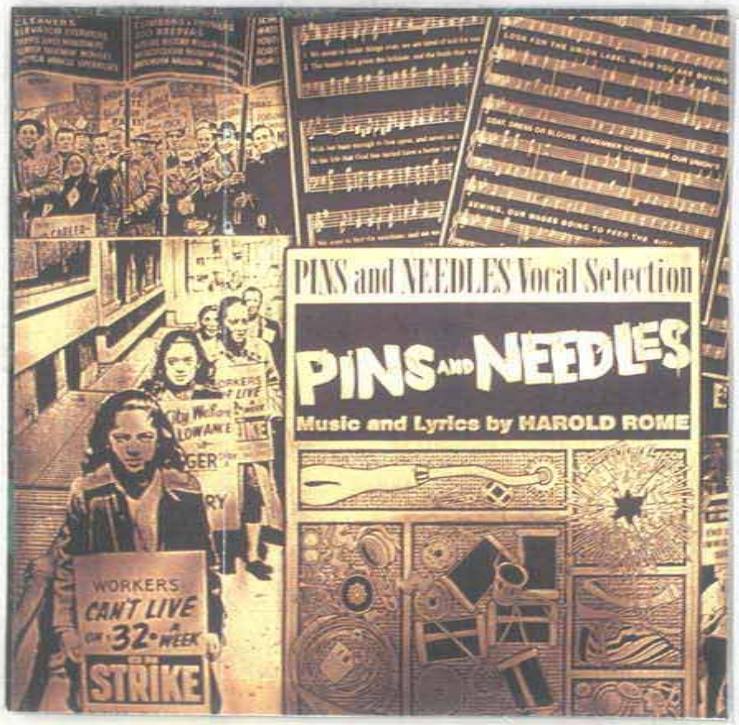
Below: One of man's first forms of visual communication was painting on cave walls. Ever since, murals have been a companion to architecture. Below is a graphic painted on a temporary construction fence for the Metropolitan Life Building in New York City. The work helped dispel the stigma of construction while providing valuable publicity for the project and the business.

Does the City of Davenport expect businesses to put up a construction fence of this nature when they work on the façade of their building? Of course, not. A design of this nature would only be appropriate on a few Downtown Davenport structures and any construction graphics would be purely voluntary. The point, however, is if an opportunity arises and the costs prove reasonable it is appropriate to seize every opportunity to visually remind the public about a revitalizing downtown Davenport and its individual businesses.



Above: One last Trompe L'oeil example, in this case showing both the "before" and "after". The project, also by Evergreene, is the Lennox Apartment Building (previously Lennox Hotel) in Downtown St. Louis, Missouri. The building had stood vacant for a number of years before its restoration. The hotel was a monumental building on three sides but the east façade was in poor shape due to the demolition of an adjacent structure. It takes an observant eye to notice that everything but a few of the windows was created by the skillful use of Trompe l'oeil.

A "spin off" of wayfinding systems is to use information signage and public art to make citizens and visitors aware of the community's unique heritage. The photographs above and to the right are from Westminster, Colorado, a Denver suburb. The City of Davenport similarly has a rich history that in many cases is largely forgotten.



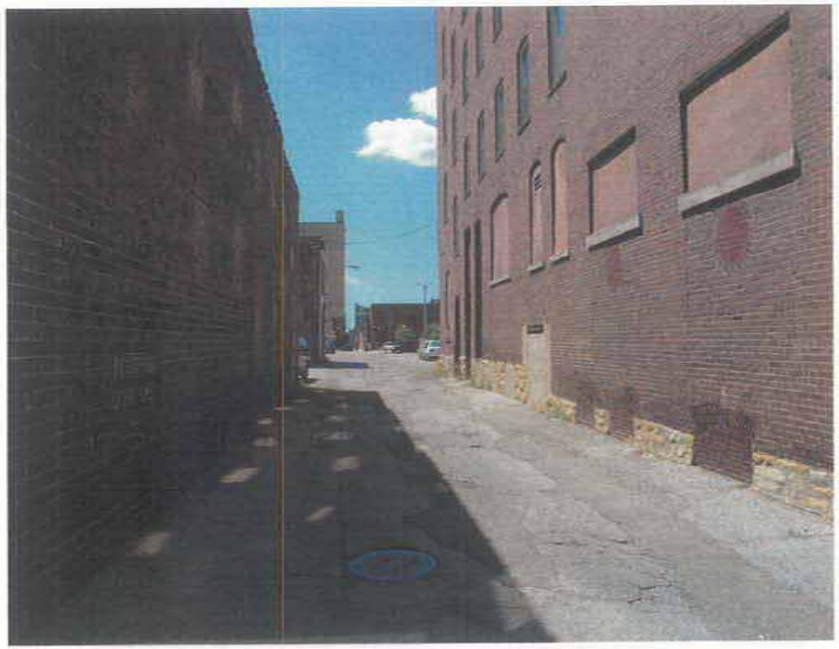
Using sculpture to create a sense of place by looking to a community's history and natural world by inspiration.

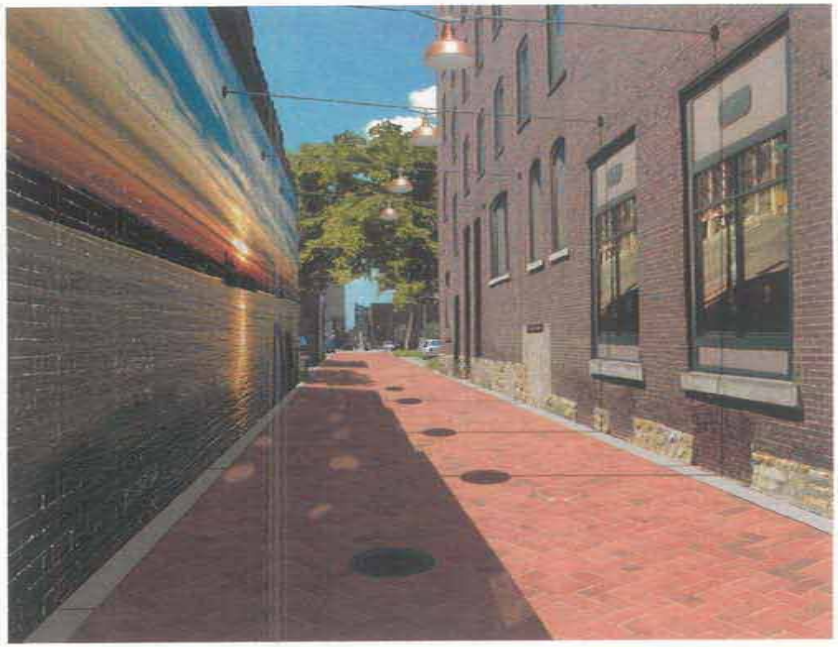
Top left – In Boston, legendary Boston Celtics' coach Red Auerbach prepares to light up his trademark victory cigar.

Top right – Davenport, "Watching the Ferry" by Louis Quaintine based on a 1947 lithograph by John Bloom who sketched boys watching the W.J. Quinlan, a ferry on the river.

Left – In Davenport, "Give Wings to Dreams" by Janice Lewellen celebrates the City of Davenport's winter visitors with a swirling spiral of bald eagles.

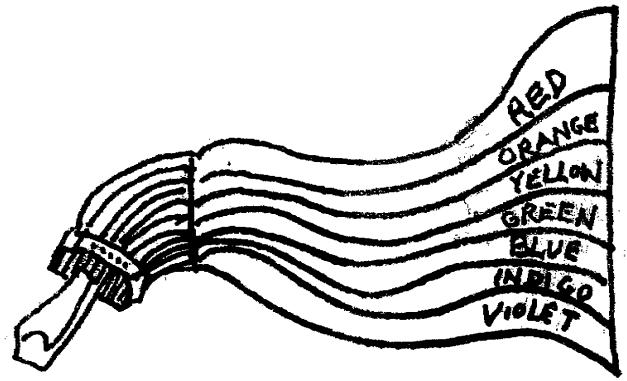
Far left – Union Square in New York City, one of a series of in-ground bronze panels detailing the history of New York City's textile workers





Pulling it all together: A mural of a Mississippi River riverboat scene is step one in the process of changing a downtown alley into a thoughtfully designed "people place". Other suggestions from other portions of these guidelines include creating or enlarging windows on alleys, creating an outside seating and eating area and adding landscape planters.

The Use of Color



Design Objectives:

Build a positive identity

Discussion:

The use of color is often a sensitive subject in design guidelines. The use of pre-determined colors can lead to a dull streetscape lacking distinction and interest. Matching existing color schemes also can lead to blocks or an entire district in, for example, one variation of brown. In general, the major principle in the selection of building colors is to be a "good neighbor". Colors should coordinate with other buildings on the block or district.

Historically, building colors in Downtown Davenport have been associated with the red brick materials used in many of the downtown buildings. In fact, this locally made product is often called "Davenport Brick". The overuse of dark brown colors, however, can also create a darker image on the street, especially during the winter months when skies are often overcast.

Color selections should also be made with consideration to the orientation of buildings, which can affect the appearance of colors. Colors on south and west facing facades will often appear warmer, due to sun exposure, than colors on the north or east sides. It is recommended with paint colors to compare a color sample on both cloudy and sunny days. (In the Downtown Design District exterior paint colors will be reviewed).

Guidelines:

Encouraged:

- Using subtle colors, rather than more intense hues on larger surfaces of buildings creates a more pleasing street environment.

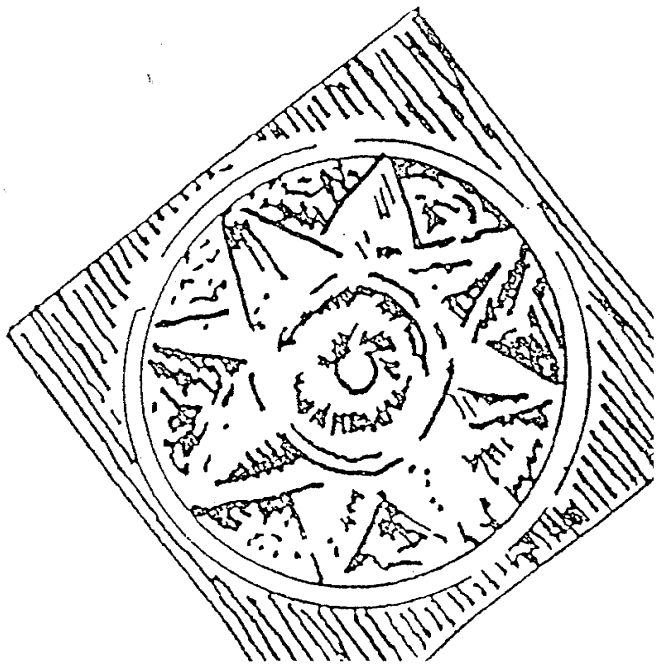
- Paint colors related to natural materials used in the building design, such as brick, stone, tiles, and terra cotta often work best.

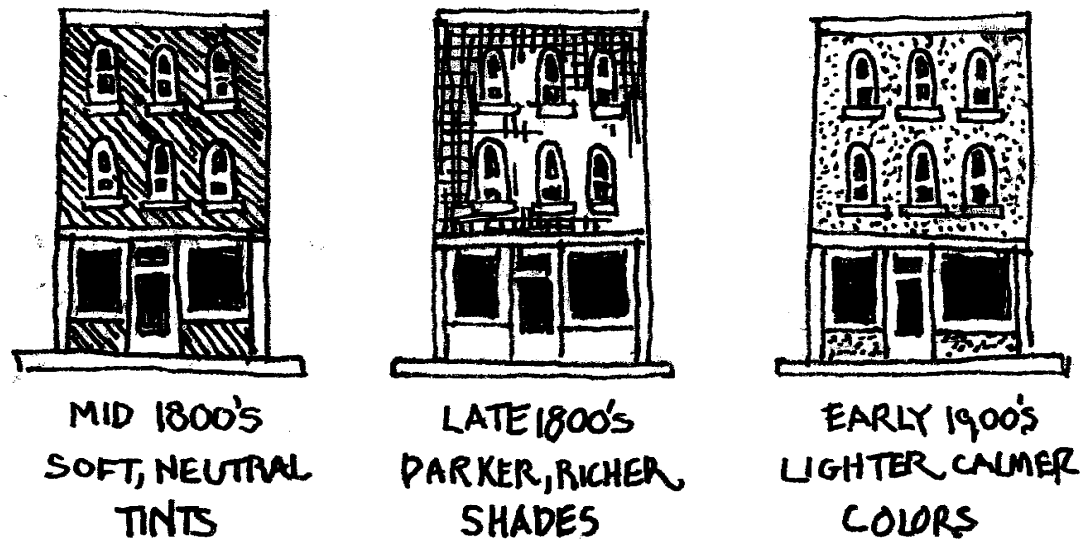
- Encouraging the use of contrasting accent colors for architectural details, awnings and at entrances creates interesting architectural elements. Trim colors, however, should not be so intense that they dominate the building. It is usually best to use complementary colors.

Discouraged:

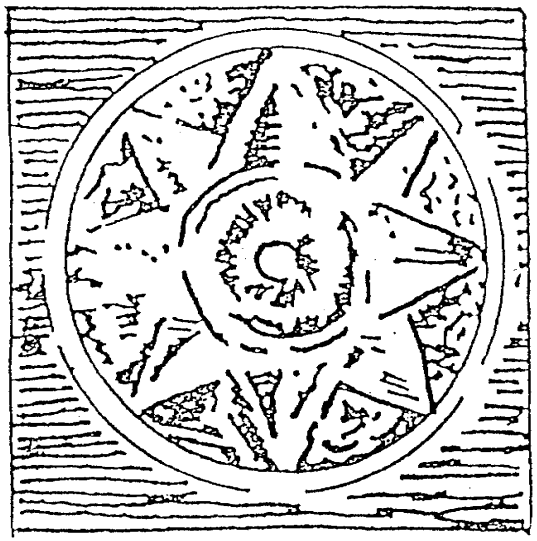
- Using a multitude of strong, vivid colors on buildings, or using colors that are not harmonious with other colors on the building or found on adjacent buildings creates incongruous streetscapes.

- Be wary of painting masonry structures. The paint will require ongoing maintenance.





These guidelines do not require that historic buildings be painted with their original colors or colors that were commonly used during the era in which they were constructed. Should a building owner wish to use period colors the State Historical Society can provide advice regarding colors popular during the decade the building was constructed. The original color can usually be determined by sanding a small area to reveal the different layers of paint. Be aware that over time the original color may have faded. To get a better idea of the true color, wet the original surface. The base color will appear more accurately when moist.



Maintenance and Materials

Design Objectives:

Build a positive identity

Encourage public and private investment

Create a safe downtown

Create a comfortable downtown

Create an economically vibrant downtown

Discussion:

Deferred maintenance often contributes to the shabby appearance of some central business districts. Lack of maintenance and repair may be the major visual problem in some portions of the Downtown. Simple cleaning and repair of existing structures and facilities can transform the Downtown, a block or a building overnight.

Guidelines

- Encouraging regular ongoing maintenance of existing buildings and structures like simple repainting, cleaning and replacement of windows, awnings, and landscaping is a more effective and less expensive solution than a major alteration.

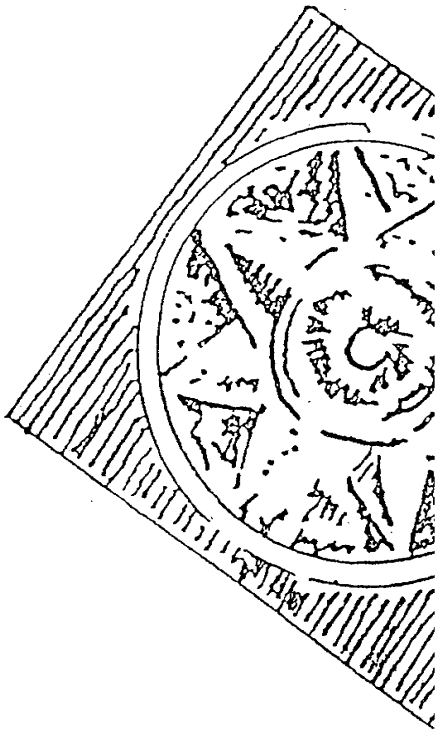
- Where possible, using substantial, high-quality materials is preferred over less expensive alternatives that will not endure over time and use, as it makes for an unattractive downtown.

- Using cleaning techniques that do not destroy existing materials such as brick and stone is a sensible solution for otherwise the cost would be very expensive in the long term. For example, sand blasting of brick may destroy the outer surface, causing future water damage to the building surface.

- Maintaining the original surfaces and colors of older buildings rather than painting them helps maintain the original identity of the building. Similarly painting or treating natural or previously unpainted surfaces of brick, ceramic tile, or terra cotta with other coating materials may change the original character of the building.

- Using high-quality materials to replace existing building features (for example, aluminum-framed windows being replaced by wood or steel-framed windows) helps maintain the overall architectural identity of the building. Similarly new windows having same individual details like sash, frame thickness and window depths as the original or historic ones preserves the architectural characteristics of the buildings.

- Considering original color schemes while rehabilitating and maintaining existing buildings preserves its character.



The Architecture of Mainstreet

Glossary of Facade Terms

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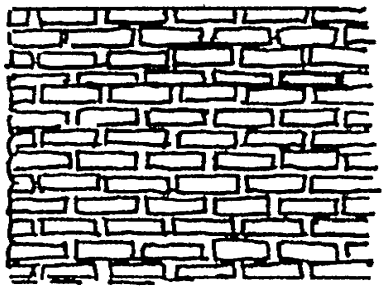
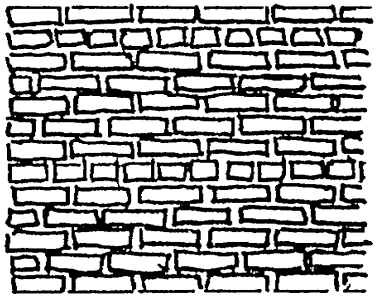
Masonry

stretching course
A continuous course of stretchers in brickwork.

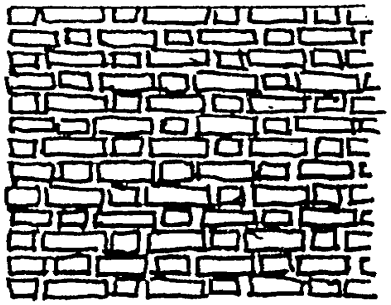
heading course
A continuous course of headers in brickwork.



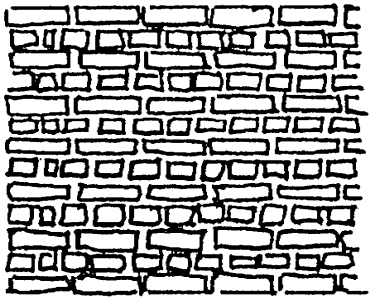
running bond
A brickwork or masonry bond composed of overlapping stretchers. Also called *stretcher bond.*



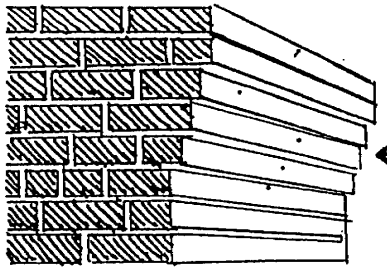
common bond
A brickwork bond having a course of headers between every five or six courses of stretchers. Also called *American bond.*



Flemish bond
A brickwork bond having alternating headers and stretchers in each course, each header being centered above and below a stretcher.

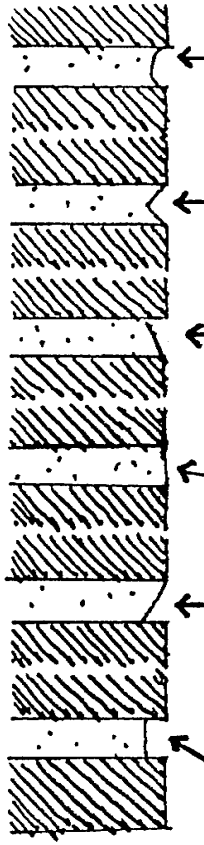


English bond
A brickwork bond having alternate courses of headers and stretchers in which headers are centered on stretchers and the joints between stretchers line up vertically in all courses.



corbel
A brick or stone projecting from within a wall, usually to support a weight.

corbelling
An overlapping arrangement of bricks or stones in which each course steps upward and outward from the vertical face of a wall.



concave joint
A curved, hollowed mortar joint formed by a rounded bar.

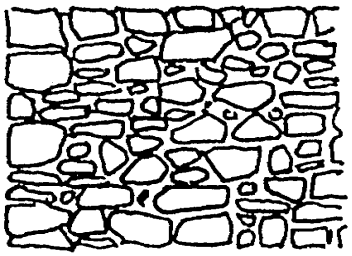
V-joint
An angular, hollowed mortar joint formed by a V-shaped jointer.

weathered joint
A mortar joint smoothed by pressing the trowel in at the upper edge of the joint, forming a sloping surface that sheds water readily.

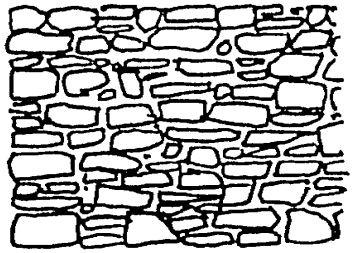
flush joint
A mortar joint struck flush with the masonry.

struck joint
A mortar joint pressed in at the lower edge and sloping in the reverse direction from a weathered joint.

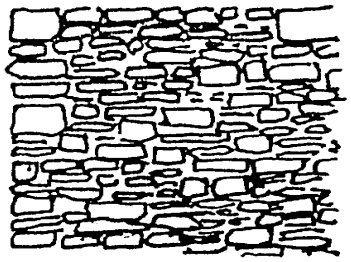
raked joint
A mortar joint made by removing mortar to a given depth with a square-edged tool before hardening.



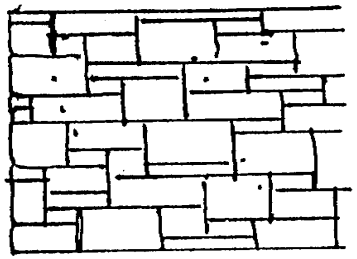
random rubble
A rubble wall having discontinuous but approximately level beds or courses.



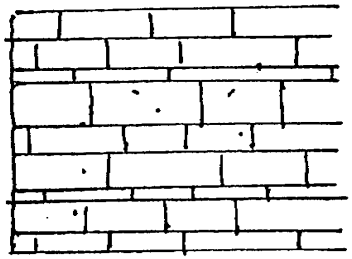
coursed rubble
A rubble wall having approximately level beds and brought at intervals so continuous level courses.



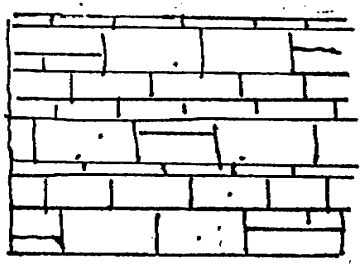
squared rubble
A rubble wall built of squared stones of varying sizes and coursed at every third or fourth stone.



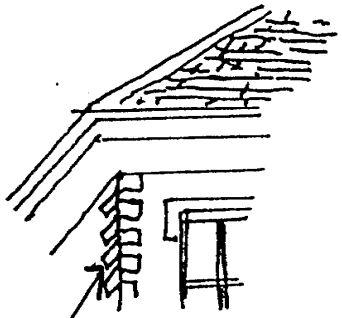
random ashlar
Ashlar masonry built in discontinuous courses.

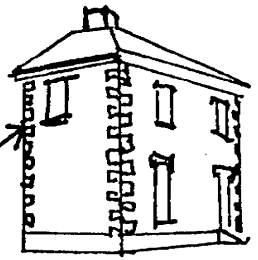


coursed ashlar
Ashlar masonary built of stones having the same height within each course, but each course varying in height.

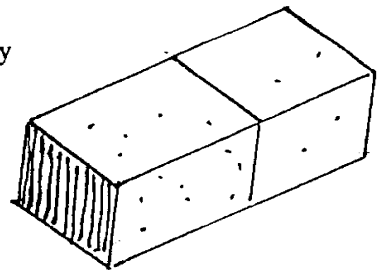


broken rangework
Ashlar masonry laid in horizontal courses of varying heights, any one of which may be broken at intervals into two or more courses.

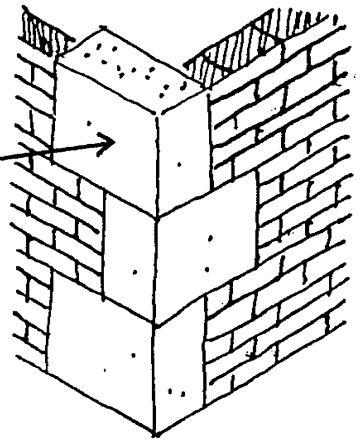




ashlar
A squared building stone finely dressed on all faces adjacent to those of other stones so as to permit very thin mortar joints.



quoin
An exterior angle of a masonry wall, or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, color, size or projection.



Masonry

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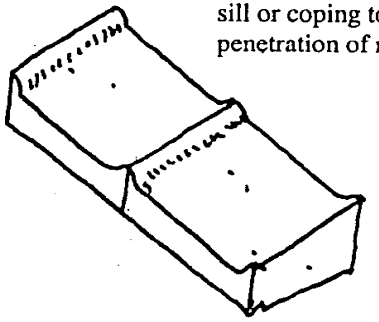
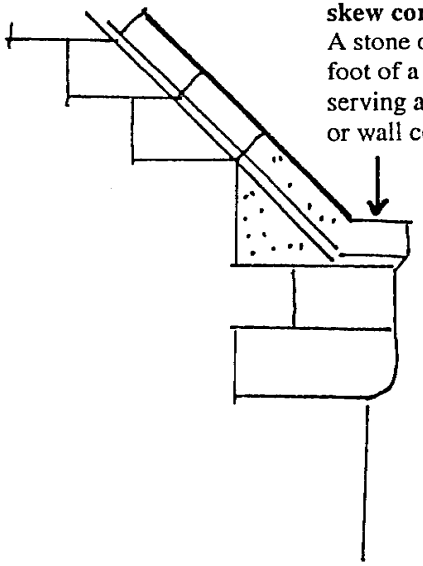
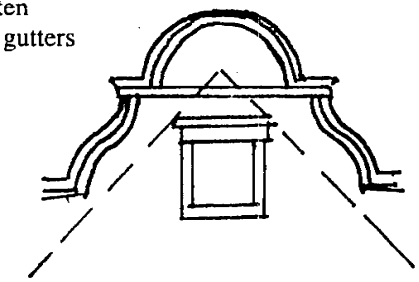
saddle joint
A vertical joint raised above the level of the washes on a stone sill or coping to prevent the penetration of rainwater.



capstone
A finishing stone of a structure, as a copestone.

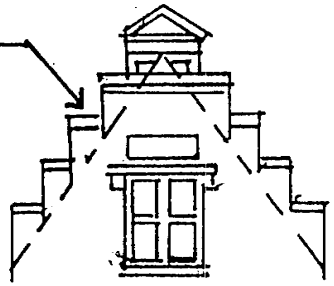


skew corbel
A stone overhanging at the foot of a gable coping, often serving as a stop for eave gutters or wall cornices.



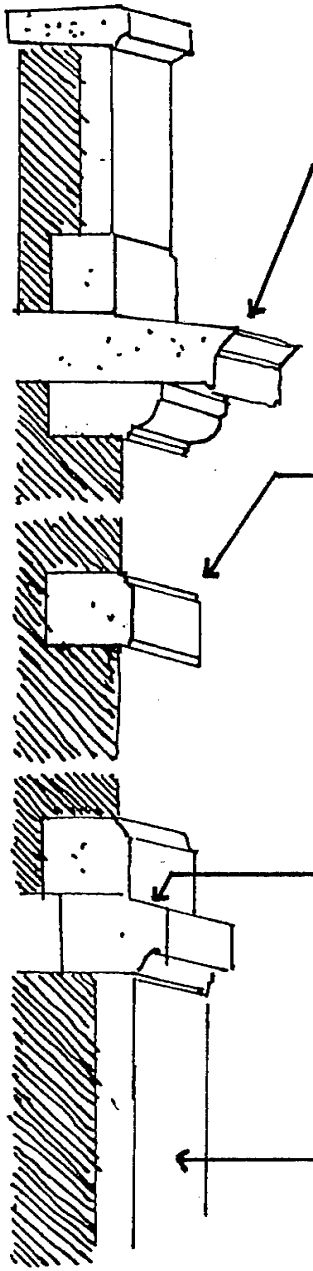
fractable
A coping on a gable wall concealing the slopes of the roof, esp. one having an ornamental silhouette.

corbiestep
Any of a series of steplike projections that terminate a masonry gable above the surface of the roof.



corbie gable
A gable having corbiesteps. Also called a stepped gable.

Masonry



copestone
A stone forming a coping.

dripstone
A stone molding used as a drip, as on a cornice over a window or doorway.

string course
A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall. Also called *belt course*.

table
A course or band, esp. of masonry, having a distinctive form or position.

water table
A projecting stringcourse, molding, or ledge placed so as to divert rainwater from a building.

scarcement
A footing or ledge formed by a setback in the face of a wall.

plinth
A continuous, usually projecting course of stones forming the base or foundation of a wall.

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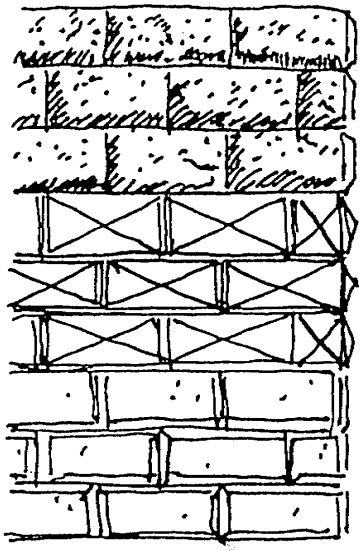
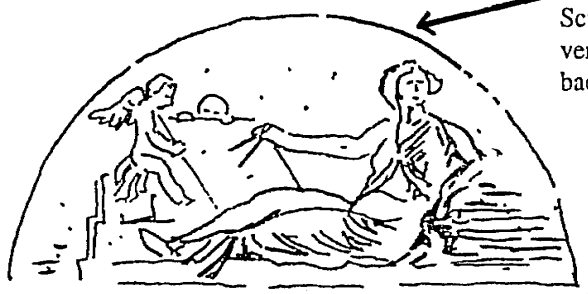


rustication
Ashlar masonry having the visible faces of the dressed stones raised or otherwise contrasted with the horizontal and usually the vertical joints, which may be rabbeted, chamfered, or beveled.

rustic joint
A mortar joint between stones recessed from the adjacent faces between sunken drafts or bevels.

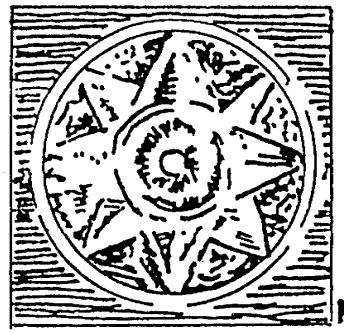
rustic
Having rough, irregular surfaces and sunken or beveled joints.

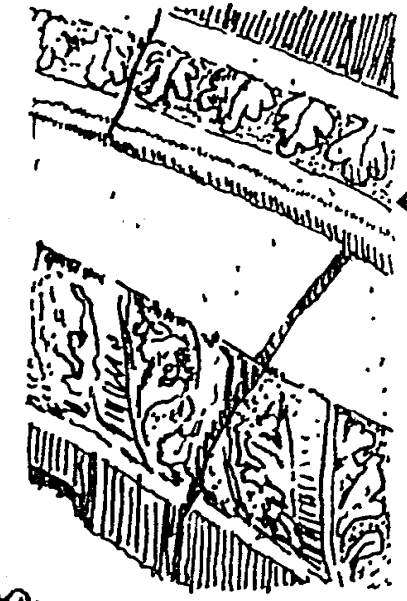


bas-relief
Sculptural relief that projects very slightly form the background.

sunk relief
Sculptural relief in which the highest points on the modeled forms are below or level with the original surface.

relief
The projection of a figure or form from the flat background on which it is formed.

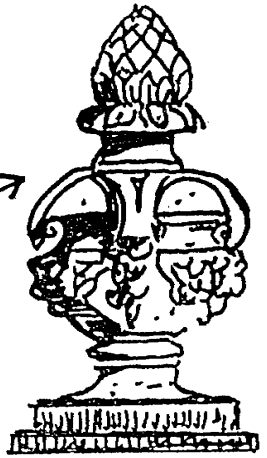




terra cotta
A hard, fired clay, reddish-brown in color when unglazed, used for architectural facings and ornaments, tile units, and pottery.

architectural terra cotta
Hard-burned, glazed or unglazed terra cotta, hand-molded or machine-extruded to order as a ceramic veneer for walls or for ornamentation.

carved work
Hand cut ornamental features in brick or stone masonry.



Masonry

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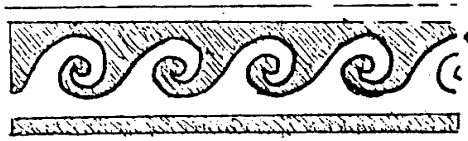
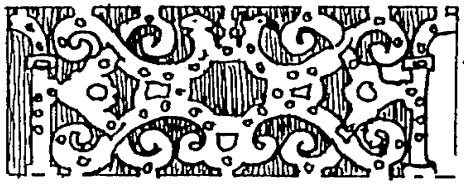
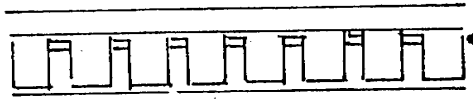


Scroll
An ornament having a spiral or convoluted form resembling a partly or loosely rolled parchment.

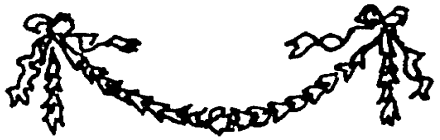
Banderole
A sculptured band resembling a long ribbon or scroll, adapted to receive an inscription.



Strapwork
Ornamentation composed of folded, crossed, and interlaced bands, sometimes cut with foliations.

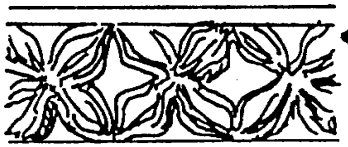


Dentil band
A molding occupying the position of a row of dentils, and often carved to resemble one.



Festoon
A decorative representation of a string or garland of flowers, foliage, ribbon, or the like, suspended in a curve between two points.

Architectural Ornament



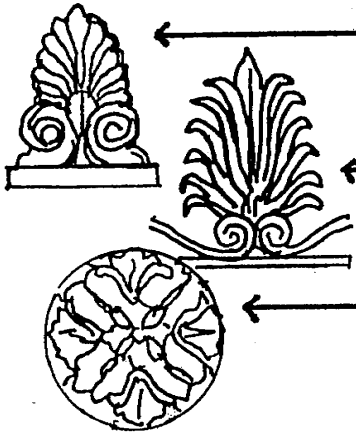
Dogtooth
Any of a series of closely spaced, pyramidal ornaments, formed by sculptured leaves radiating from a raised center, used esp. early English Gothic architecture.

Arabesque
A complex and ornate design that employs flowers, foliage, and sometimes animal and geometric figures to produce an intricate pattern of interlaced lines.

Calf's tongue
A moulding having pendant, tonguelike elements carved in relief against a flat curved surface.

Scallop
Any of a series of curved projections forming an ornamental border.

Lotus
A representation of various aquatic plant in the water lily family, used as a decorative motif in ancient Egyptian and Hindu art and architecture.



Anthemion
An ornament of honeysuckle or palm leaves in a radiating cluster. Also called honeysuckle ornament.

Palmette
A stylized palm leaf shape used as a decorative element in classical art and architecture.

Rosette
An ornament having a generally circular combination of parts resembling a flower or plant. Also, rose.

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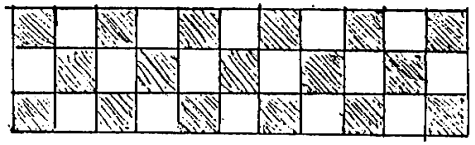
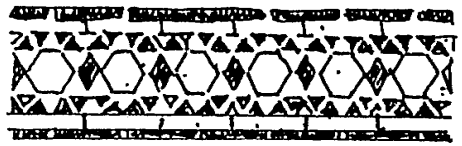
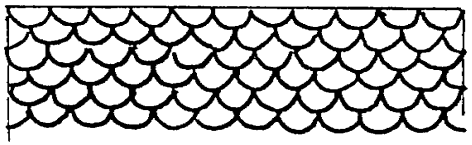


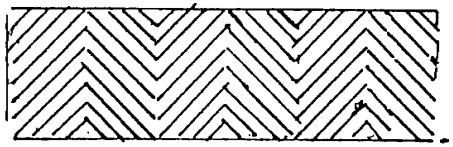
Checker
To mark or decorate with a squared pattern.



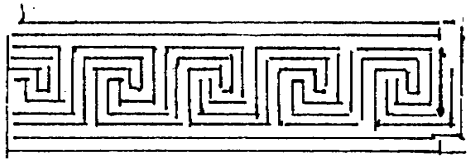
Diaper
A pattern of small, repeated figures connecting or growing out of one another.



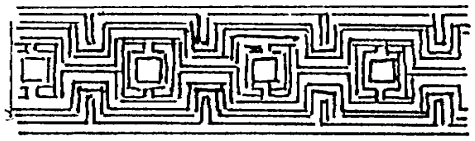
Imbrication
A pattern or design resembling the regular overlapping of tiles or shingles.



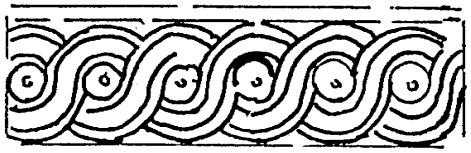
Chevron
A V-shaped pattern used in heraldry and as ornamentation.



Fret
A decorative design contained within a band or border, consisting of repeated often geometric figures. Also called a key pattern.



Meander
A running ornament consisting of an intricate variety of fret or fretwork.



Guilloche
An ornamental border formed of two or more interlaced bands around a series of circular voids.

Foliated
Ornamental with foils or representations of foliage.

Wreath
A decorative band or garland of flowers, foliage, or other ornamental material.

Fleur-de-lis
A stylized three-petal iris flower tied by an encircling band, used as the heraldic bearing of the royal family of France.

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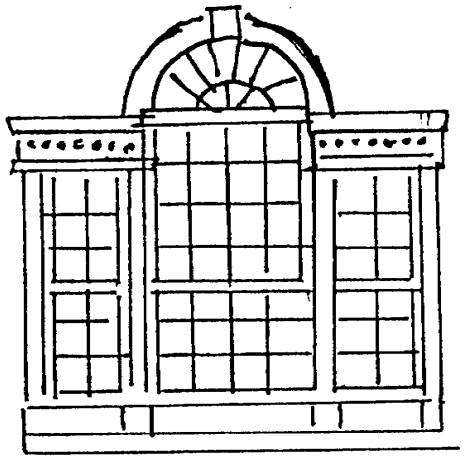
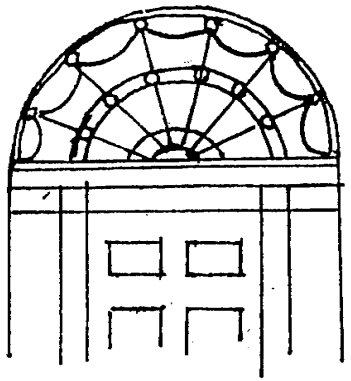
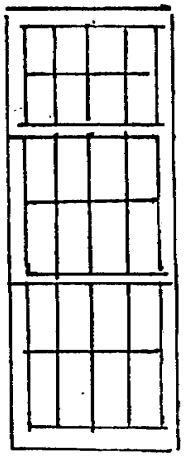


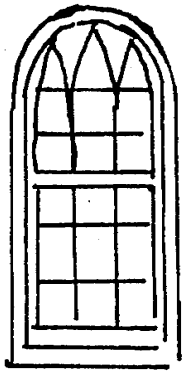
PALLADIAN WINDOW



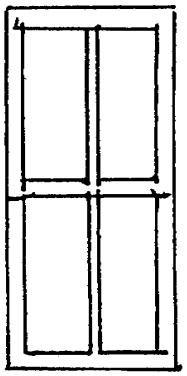
FANLIGHT



TRIPLE HUNG



CIRCULAR HEAD



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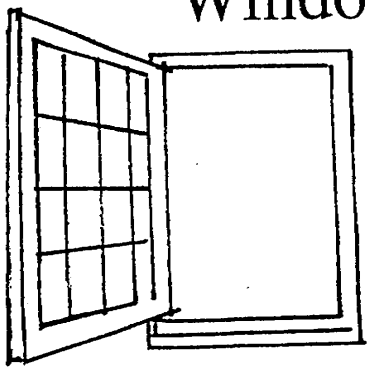
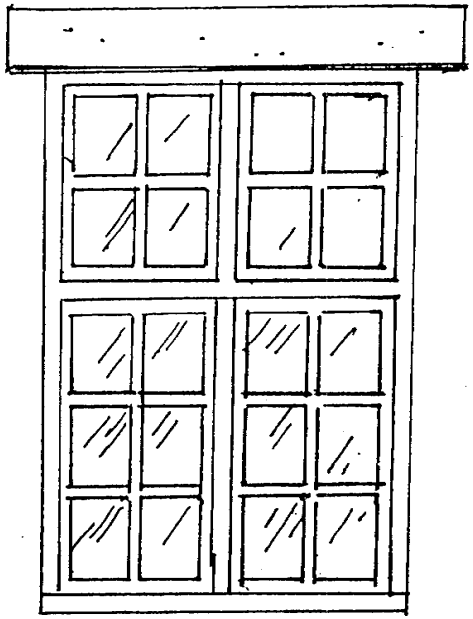
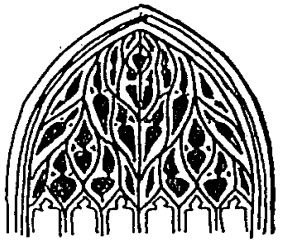


CASEMENT



FRENCH WINDOW



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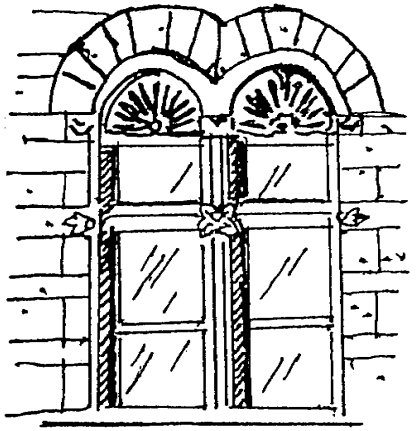
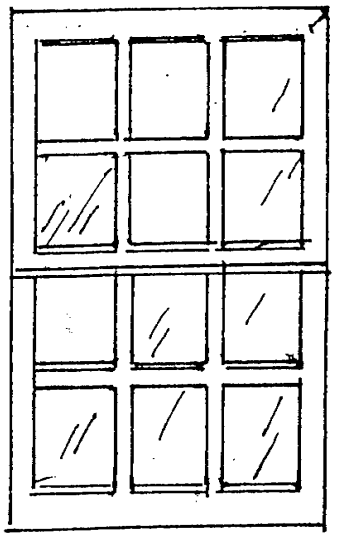
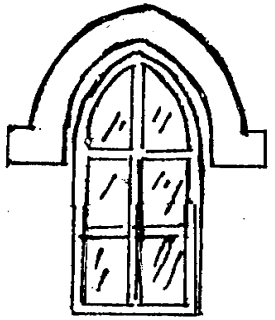


COUPLED WINDOWS



6 OVER 6 GLAZING

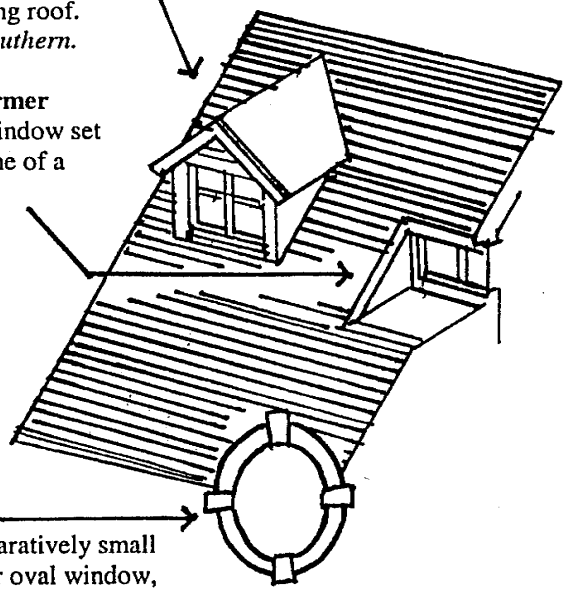


LANCET WINDOW

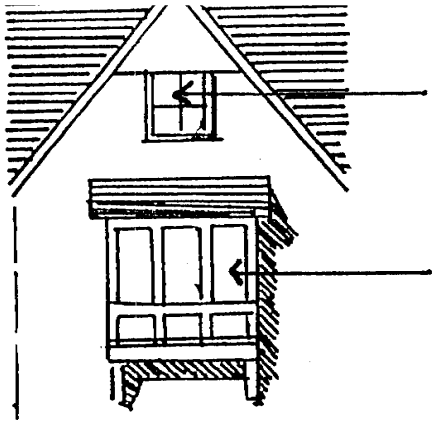
Windows

dormer window
A vertical window in a projection built out from a sloping roof. Also called *luthern.*

internal dormer
A vertical window set below the line of a sloped roof.

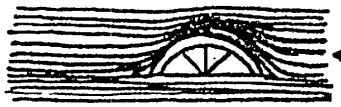


oxeye
A comparatively small round or oval window, as in a frieze or dormer.



gable window
A window in or under a gable.

oriel
A bay window supported from below by corbels or brackets.



eyebrow
A low dormer having a roof that is an upwardly curving continuation of the main roof plane.

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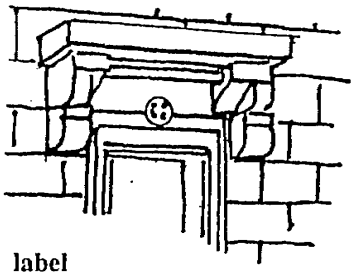
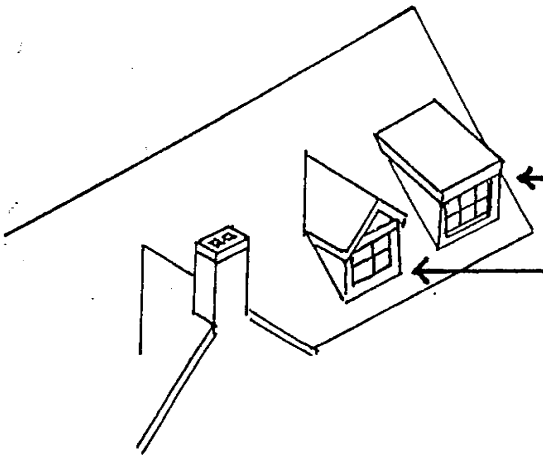
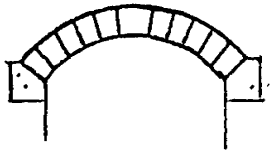


label
A molding or dripstone over a door or window, esp. one that extends horizontally across the top of the opening and vertically downward for a short distance at the sides. Also called *hood molding.*

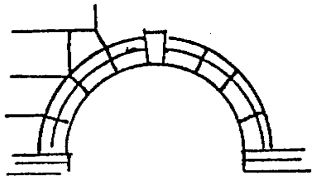


shed dormer
A dormer having a shed roof.

gable dormer
A dormer having a gable roof.

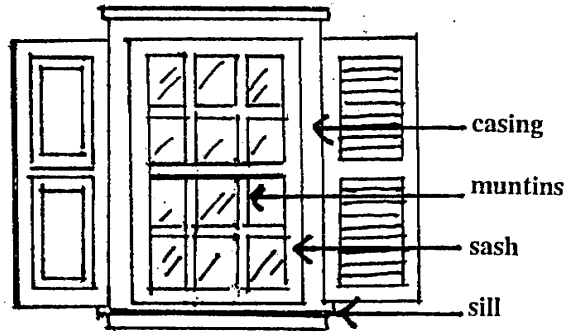


segmental arch

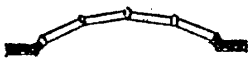


roman arch with keystone

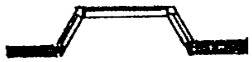
head



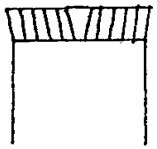
double-hung



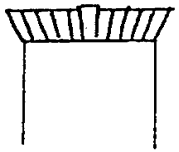
bow window
A bay window having a rounded projection.



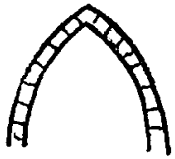
cant bay window
A bay window having cant sides.



french arch with keystone



jack arch with keystone



lancet arch

lintel

Arches

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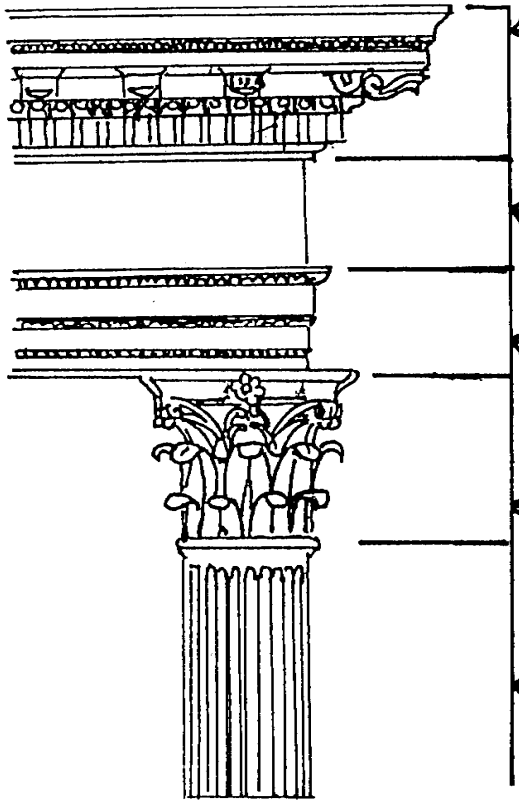


Cornice
The uppermost member of a classical entablature, consisting typically of cymatium, corona, and bed molding.

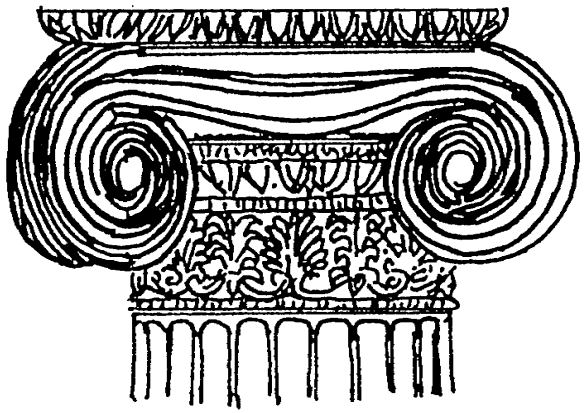
Frieze
The horizontal parts of a classical entablature between the cornice and architrave, often decorated with sculpture in low relief.

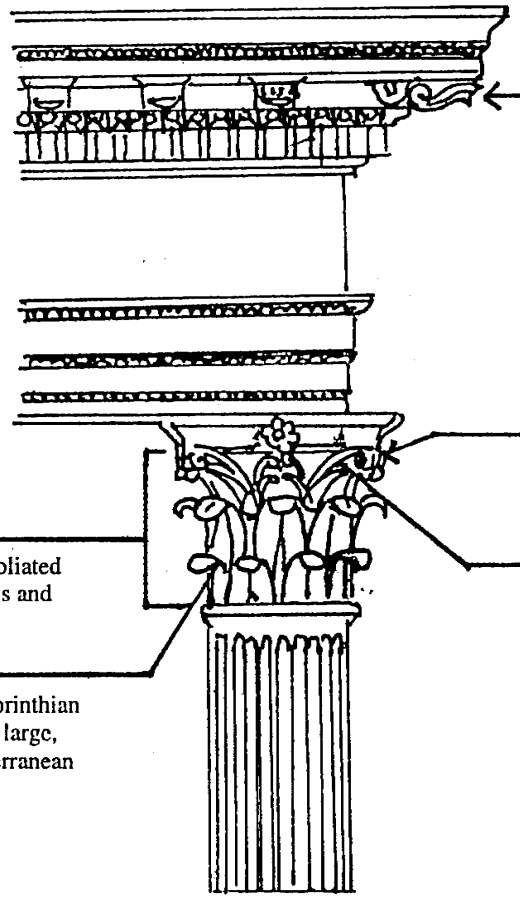
Architrave
The lowermost division of a classical entablature, resting directly on the column capitals and supporting the frieze.

Capital
The distinctively treated upper end of a column, pillar, or pier, crowning the shaft and taking the weight of the entablature or architrave.

Shaft
The central part of a column or pier between the capital and the base.

Entablature
The horizontal section of a classical order that rests on the columns, usually composed of a cornice, frieze, and architrave.





Modillion
An ornamental bracket, usually in the form of a scroll with acanthus, used in series beneath the corona of a Corinthian, Composite, or Roman Ionic cornice.

Helix
A spiral ornament, as any of the volutes issuing from a cauliculus in a Corinthian capital.

Cauliculus
Any of the ornamental stalks rising between the acanthus leaves of a Corinthian capital, from which the volute spring.

Bell
The underlying part of a foliated capital, between the abacus and neck molding.

Acanthus
An ornament, as on the Corinthian capital, patterned after the large, toothed leaves of a Mediterranean plant of the same name.

Corinthian Order
The most ornate of the five classical orders developed by the Greeks in the 4th century BC but used more extensively in Roman architecture, similar in most respects to the Ionic but usually of slenderer proportions and characterized esp. by a deep bell-shaped capital decorated with acanthus leaves and an abacus with concave sides.

Columns

Doric order
The oldest and simplest of the five classical orders, developed in Greece in the 7th century BC and later imitated by the Romans, characterized by a fluted column having no base, a plain cushion-shaped capital supporting a square abacus, and an entablature consisting of a plain architrave, a frieze of triglyphs and metopes, and a cornice, the corona of which has mutules on its soffit. In the Roman Doric order, the columns are more slender and usually have bases, the channeling is sometimes altered or omitted, and the capital consists of a bandlike necking, an echinus, and a molded abacus.

Triglyph
One of the vertical blocks separating the metophes in a Doric frieze, typically having two vertical grooves or glyphs on its face, and two chamfers or hemiglyphs at the sides.

Metope
Any of the panels, either plain or decorated, between triglyphs in the Doric frieze.

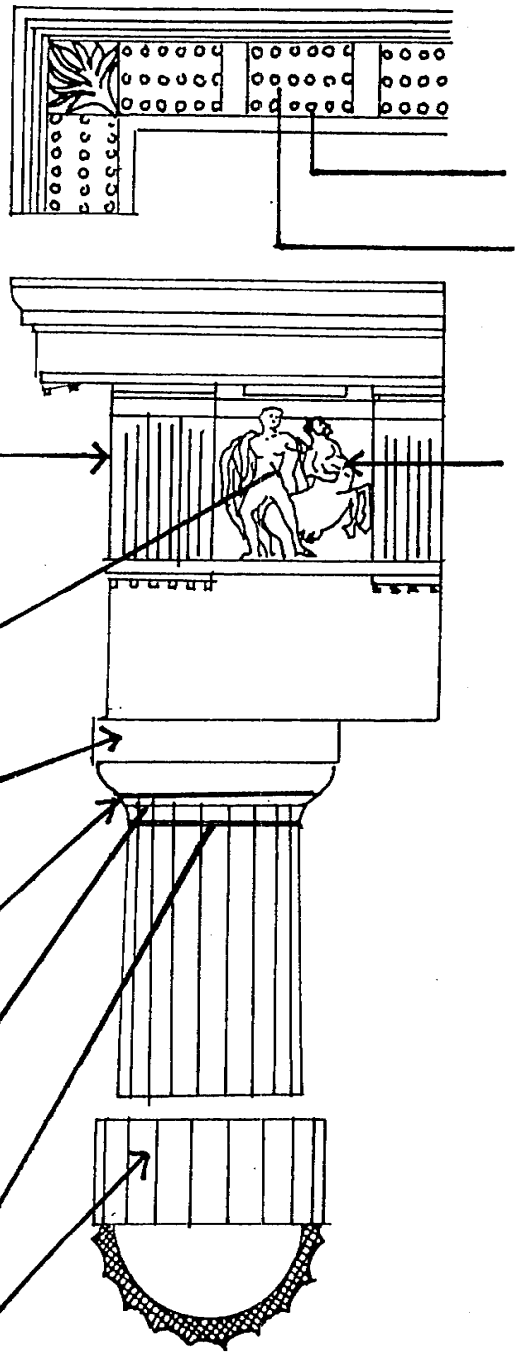
Abacus
The flat slab forming the top of a column capital, plain in the Doric style, but molded or otherwise enriched in other styles.

Echinus
The prominent circular molding supporting the abacus of a Doric or Tuscan capital.

Necking
The upper part of a column, just above the shaft and below the projecting part of the capital, when differentiated by a molding, groove, or the omission of fluting.

Annulet
An encircling band, molding, or fillet, on a capital or shaft of a column.

Fluting
A decorative motif consisting of a series of long, rounded, parallel grooves, as on the shaft of a classical column.



Soffit
The underside of an architectural element as an arch, beam, cornice, or staircase.

Gutta
One of a series of small, droplike ornaments, attached to the undersides of the mutules and regulae of a Doric entablature.

Mutule
A projecting flat block under the corona of a Doric cornice, corresponding to the modillion of other orders.

Zophorus
A frieze bearing carved figures of people or animals.

Trachelium
That part of the necking between the hypotrachelium and the capital of a classical column.

Hypotrachelium
Any member between the capital and the shaft of a classical column.

Entasis
A slight convexity given to a column to correct an optical illusion of concavity if the sides were straight.

Drum
Any of several cylindrical stones laid one above the other to form a column or pier .

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Tuscan order
A classical order of Roman origin, basically a simplified Roman Doric charcterized by an unfluted column a plain base, capital, and entablature having no decoration other than moldings.

Columns

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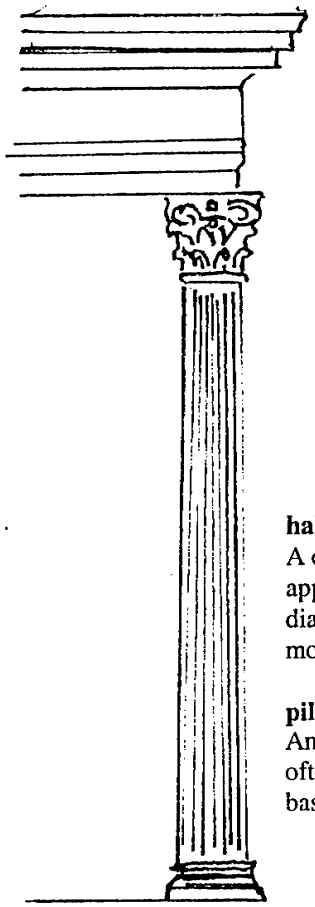
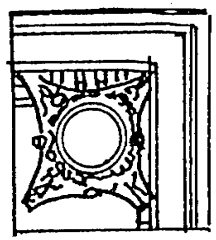
Egg and dart
An ornament motif for enriching an ovolo or echinus, consisting of a closely set, alternating series of oval and pointed forms. Also called egg and tongue.

Dentil
Any of a series of closely spaced, small, rectangular blocks forming a molding or projecting beneath the coronas of Ionic, Corinthian and Composite cornices.

Fascia
One of the three horizontal bands making up the architrave in the Ionic order.

Ionic order
A classical order that developed in Greek colonies of Asia Minor in the 6th century BC, characterized esp. by the spiral volutes of its capital. The fluted columns typically had molded bases and supported an entablature consisting of an architrave of three fascias, a richly ornamented frieze, and a cornice corbeled out on egg-and-dart and dentil moldings. Roman and Renaissance examples are often more elaborate, and usually set the volutes of the capitals 45 degrees to the architrave.





half columns
A column projecting approximately one half its diameter, usually slightly more. Also *engaged column.*

pilaster
An engaged pier or pillar, often with a capital and base.

Attic base
A base to a classical column, consisting of an upper and a lower torus separated by a scotia between two fillets.

Scotia
A deep concave molding between two fillets. Also called trochilus.

Torus
A large convex, semicircular molding, commonly found directly above the plinth of the base of a classical column.

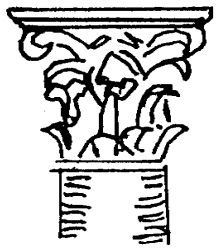
Volute
A spiral, scroll-like-ornament, as on the capitals of the Ionic, Corinthian, and Composite orders.

Cathetus
The vertical guideline through the eye of a volute in an Ionic capital, from which the spiral form is determined.

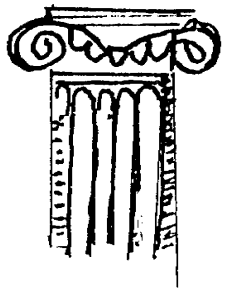
Echinus
The circular molding under the cushion of an Ionic capital between the volutes, usually carved with an egg-and-dart pattern. Also called cymatium.

Fillet
A narrow part of the surface of a column left between adjoining flutes.

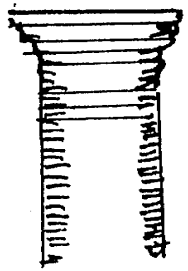
Composite order
One of the five classical orders, popular esp. since the beginning of the Renaissance but invented by the ancient Romans, in which the Corinthian order is modified by superimposing four diagonally set Ionic volutes on a bell of Corinthian acanthus leaves.



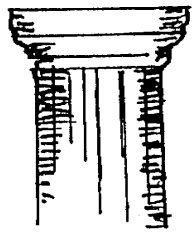
Corinthian



Ionic



Tuscan



Greek Doric

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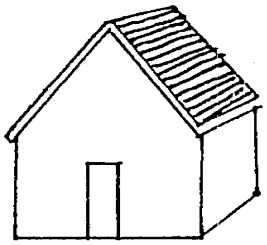
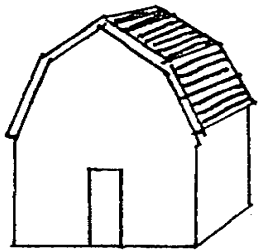
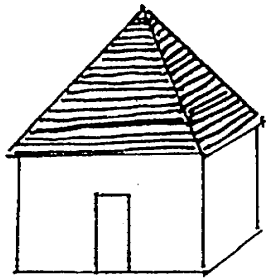


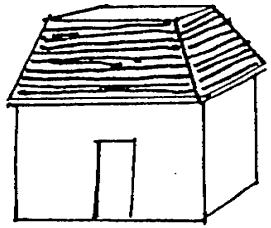
gable



gambrel

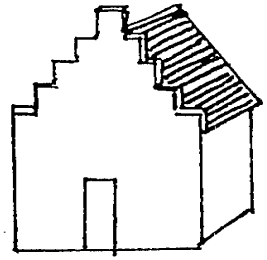


hip (ped)

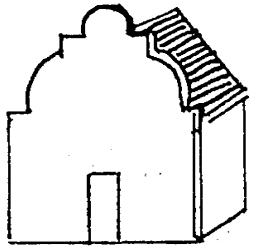


mansard

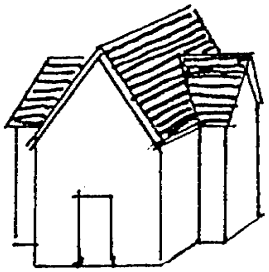
bell roof



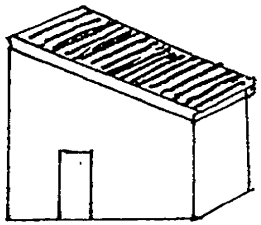
parapeted gable



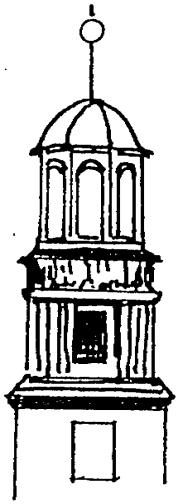
flemish or dutch gable



cross gable



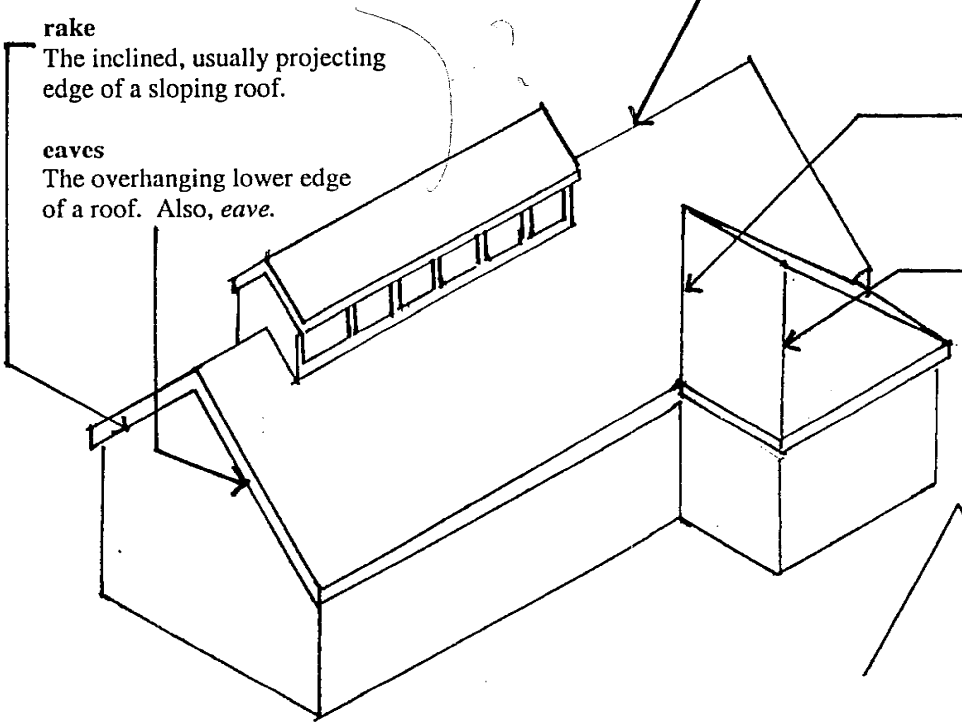
shed



cupola

rake
The inclined, usually projecting edge of a sloping roof.

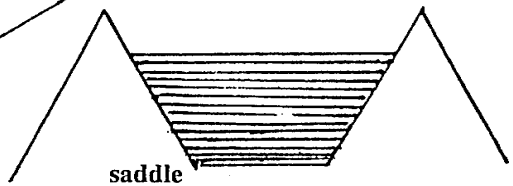
eaves
The overhanging lower edge of a roof. Also, *eave.*



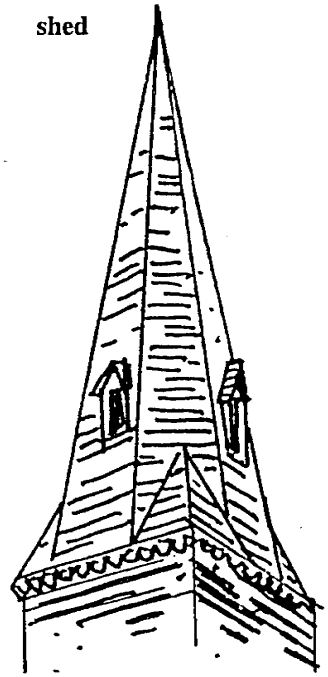
ridge
A horizontal line of intersection at the top between two sloping planes of a roof.

valley
An intersection of two inclined roof surfaces toward which rainwater flows.

hip
The inclined projecting angle formed the junction of two adjacent sloping sides of a roof.



saddle
A ridge connecting two higher elevations of a roof.



broached spire

Roofs

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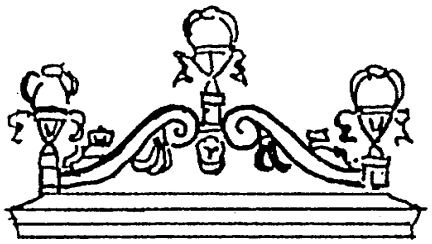
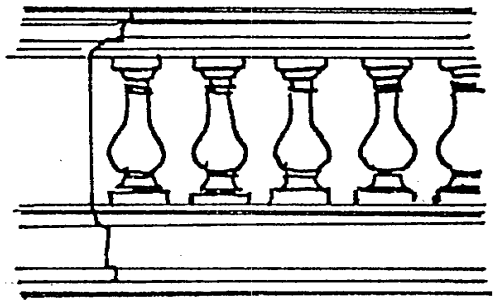
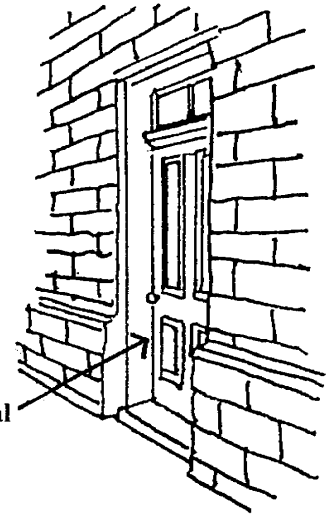


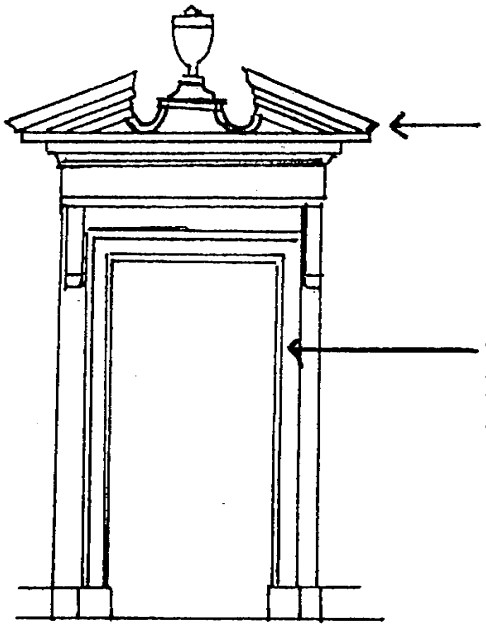
coronet
A pediment ornament wrought in relief over a window or door.



baluster
An upright, often vase-shaped, support for a rail.

balustrade
A series of balusters with a rail.

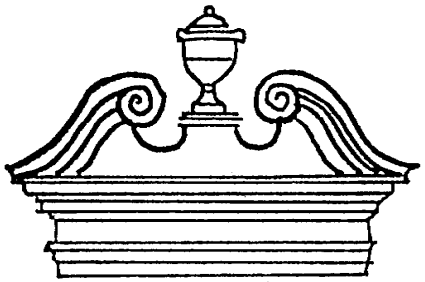




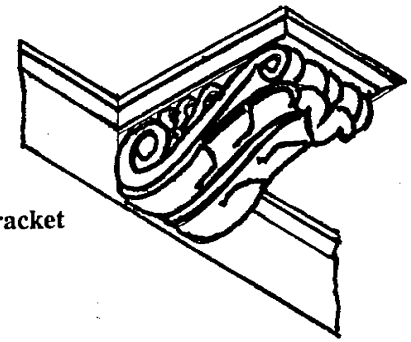
broken pediment
A pediment having its raking cornices interrupted at the crown or apex, the gap often being filled with an urn, a cartouche, or other ornament.

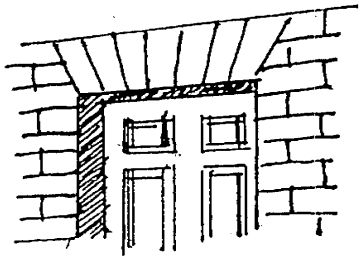
architrave
A molded or decorative band framing a rectangular door or window opening.

tabernacle frame
A frame around a doorway or niche, having two columns or pilasters on a base supporting a pediment.

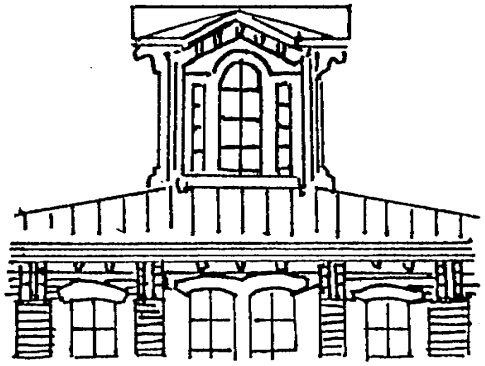


swan's neck pediment
A broken pediment having an outline formed by a pair of S-curves tangent to the horizontal cornice at the ends of the pediment and rising to a pair of scrolls on either side of the center, where a finial often rises between the scrolls.



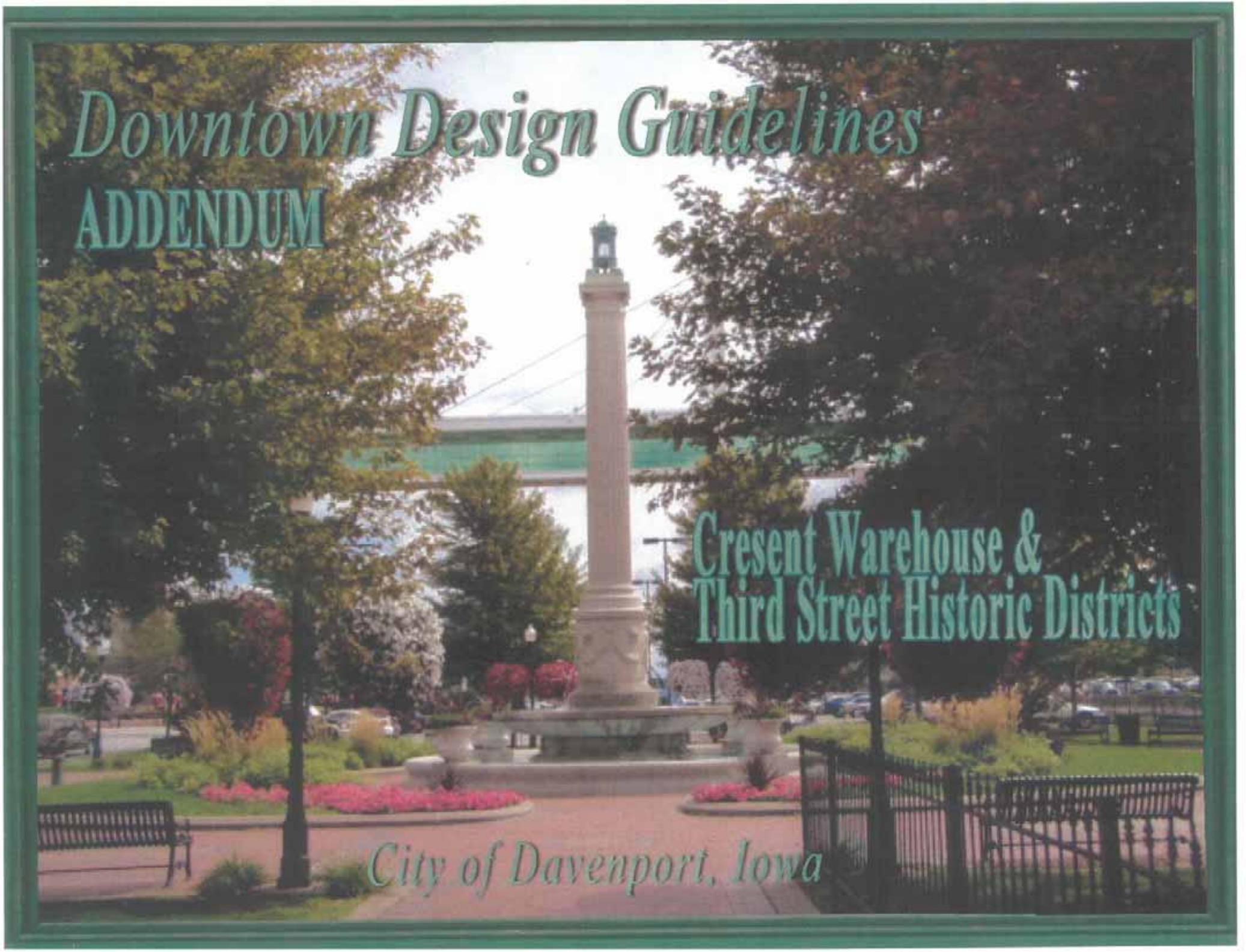


jack arch over doorway



lantern or belvedere

Details


Downtown Design Guidelines
ADDENDUM
Cresent Warehouse &
Third Street Historic Districts
City of Davenport, Iowa

Crescent Warehouse Historic District

Design Objectives:

Reinforce a sense of historical continuity

Encourage a diversity of uses and activities

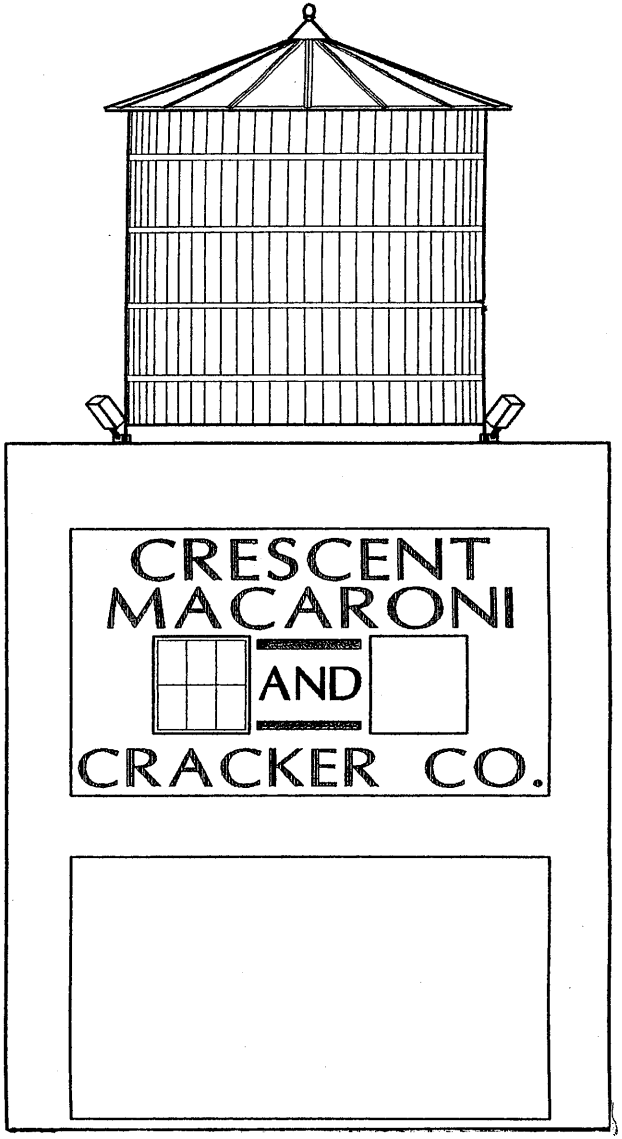
Encourage architectural excellence

Promote downtown residential uses

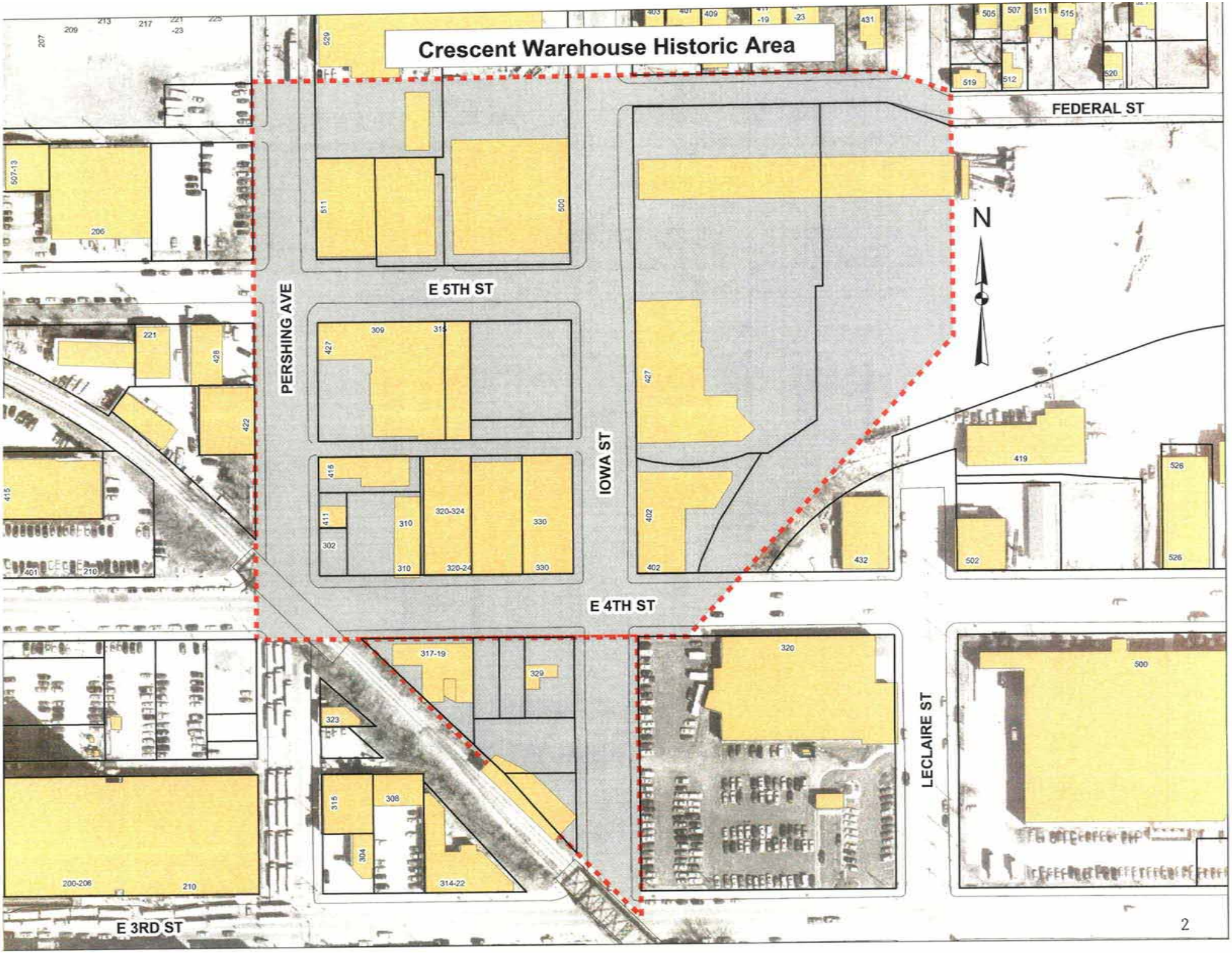
Discussion:

The Crescent Warehouse Historic District (which is listed as a district on the National Register of Historic Places) occupies a roughly rectangular-shaped piece of ground containing 14 factory and warehouse buildings east of Downtown Davenport and four blocks north of the Mississippi River. District boundaries include Pershing Avenue on the west, East 4th Street on the south, a diagonal line connecting East 4th Street northeast to LeClaire Street on the southeast, LeClaire Street (extended to the north) on the east, and Federal Street (extended to the west) on the north. The district contains one full city block and parts of three other blocks. It is located north of the crescent curve created by the elevated railroad bed of the former Chicago, Rock Island and Pacific Railroad that carries the former main trunk line of the railway. The elevated bed extends to the east and west along the north edge of the central business district. The remaining portion of the elevated bed of the former Rock Island Railroad is currently operated by the Iowa Interstate Railroad Ltd.

By definition, a historic district is a collection of buildings that when considered as a group rather than individually, possesses a sense of time and place. They may share a common building type, style, form and/or materials. They consist of contiguous properties or multi-block areas with relatively few intrusions.



The first place to start when considering the rehabilitation of a historic building is with research. Are there missing character-giving historic details that could be recreated?


Crescent Warehouse Historic Area
FEDERAL ST
E 5TH ST
PERSHING AVE
IOWA ST
E 4TH ST
LECLAIRE ST
E 3RD ST
N
507-13
206
221
428
422
415
401
210
529
511
500
309
315
427
415
411
302
310
320-324
330
320-24
402
432
419
526
502
317-19
329
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308
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314-22
200-206
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-19
-23
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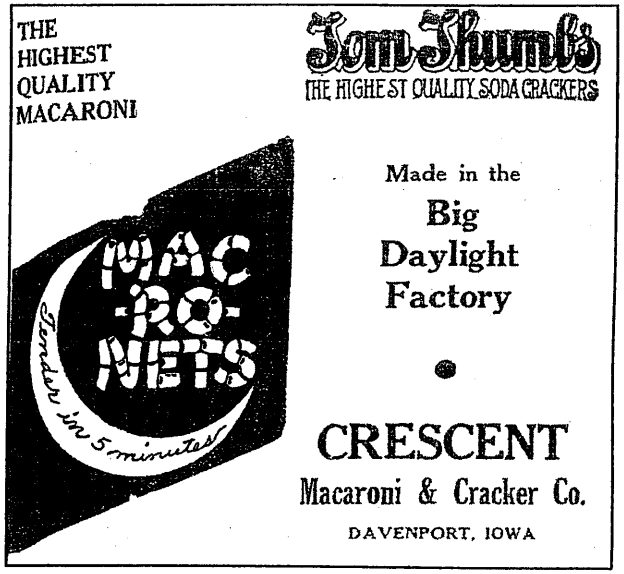
-23
225

The Crescent Warehouse Historic District meets these criteria based on its strong historical association with the commercial and industrial development that occurred between 1900 and 1950 at the east end of Davenport's central business district. During this time period the City of Davenport was transitioning from a lumber-based economy to a more diverse industrial and commercial base. The survival of an intact collection of multi-story warehouse and factory structures makes this historic district locally unique and rare within the State of Iowa.

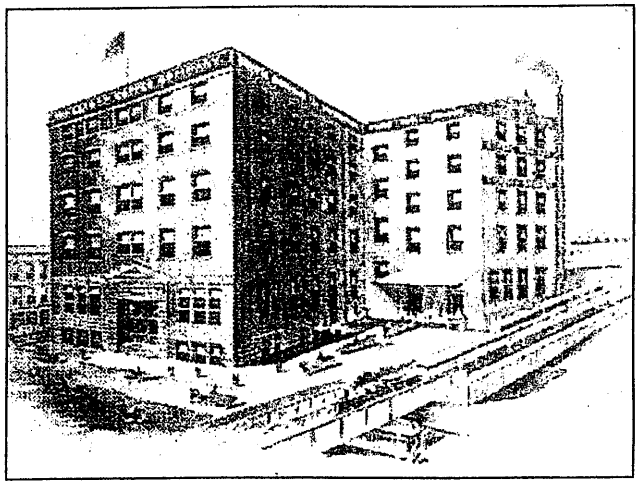
The historical development of the Crescent Warehouse Historic District spans the five decades between the turn of the 20th century and the post-World War II years. During this period government officials, railroad representatives, and dozens of private property owners made the decisions that impacted the physical development of the district. During these five decades of development the area was gradually transformed from a mixed residential and commercial neighborhood with a scattering of factories to a dense warehouse and factory district. The existing buildings retain visual clues of their historic uses with rail spurs, freight loading doors, oversized factory windows, and fireproof construction still in place. The earliest buildings were constructed beginning in 1901 with the last, the Vincent J. Neu Auto Dealership Building, being built in 1950. It (the dealership) was constructed at 328 East 4th Street on the site of the former Roddewig-Schmidt Candy Factory.

The district's factory buildings included a macaroni and cracker company, a coffee company and several paper box manufacturers. Jobbers included grocery and produce wholesalers, electrical suppliers, coffee wholesalers and printing suppliers.

Due to their intended use, typically as factories and warehouses, these buildings tended to be relatively simple boxes or rectangles ranging from one to six stories in height. Despite their relative lack of ornament their consistent use of reddish-brown brick in relatively similar colors and dressed limestone details give the district a strong architectural coherence.



Vernacular commercial building forms are among the more common architectural examples in the district. Several vernacular brick buildings dating from the 1910's through 1920's are scattered throughout the district. They include the first Sieg Iron Building at 312 East 5th Street and the Davenport Paper Box Company Building at 310 East 4th Street. These relatively plain examples exhibit simple masonry techniques such as segmental brick window arches, stone lintels, and brick corbelling along with cornices to achieve well-proportioned building facades.



Despite the general simplicity of the construction, at least six buildings in the Crescent Warehouse Historic District have been identified or attributed to prominent local architects. These include Seth Temple, Burrows and McCain; Clausen and Kruse, and Arthur Ebeling.

Design requirements for rehabilitation:

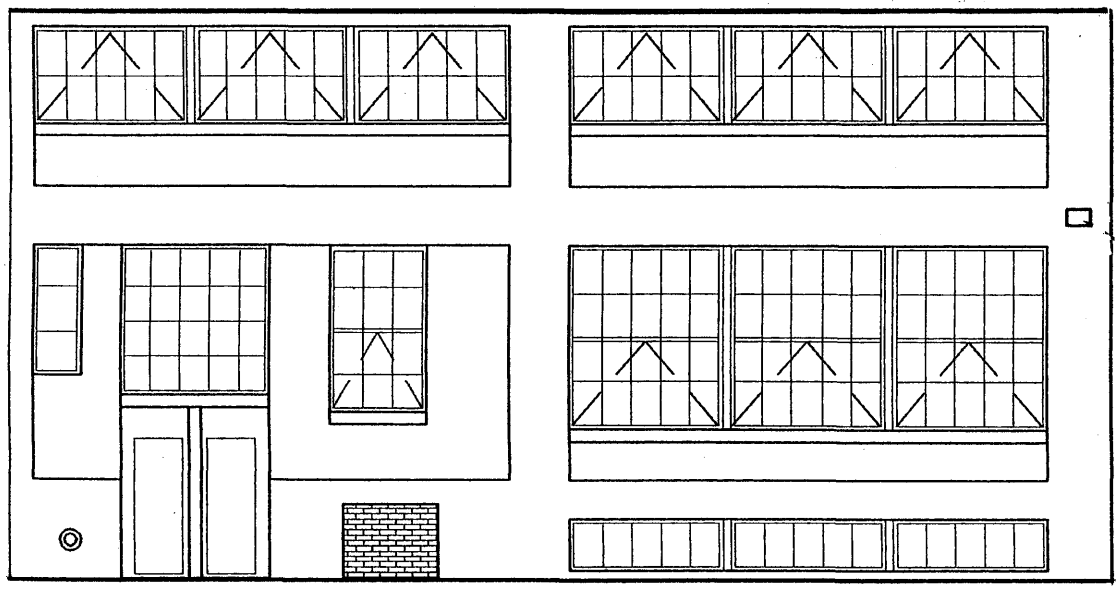
The design requirements for the rehabilitation of historic structures within the Crescent Warehouse Historic District are generally the same as listed elsewhere in the main body of the City of Davenport's "Downtown Design Guidelines", in particular the subsections entitled "Historic Architectural Façade Design", "Historic Architectural Decoration" and "Historic Architectural Materials". These two design documents are intended to work in conjunction with each other. These additional guidelines for additions and new structures to be constructed within the Crescent Warehouse District are intended to insure that any new construction is compatible with the unique existing factory/warehouse architecture of the District. These guidelines include the following:

- Building footprints should typically be square or rectangular (although there are lots where a triangular shaped footprint would be logical and acceptable). New structures should be in scale with the district's historic structures;

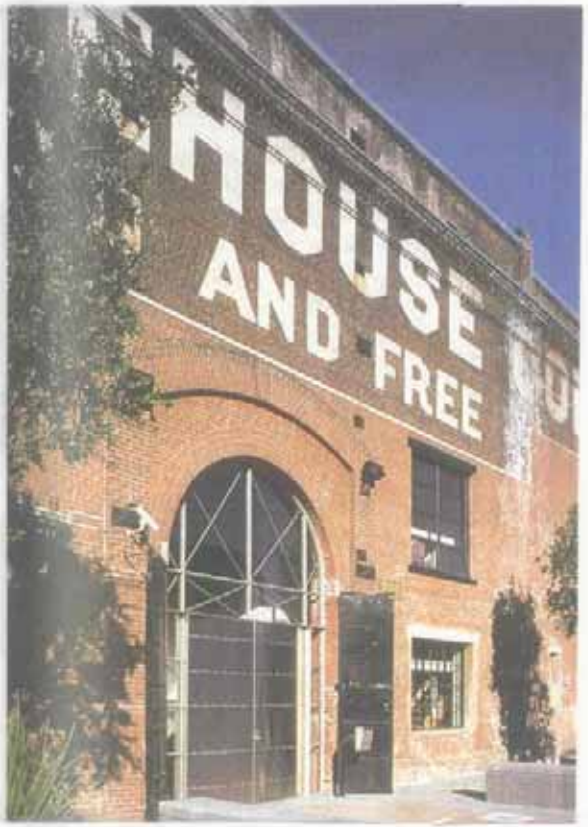
- building heights shall be limited to between two and six stories;

- building heights per floor should replicate the scale common to historic factory and warehouse structures;

- mechanical equipment shall be hidden to the extent possible;
- reddish brown brick should be the predominant (but not necessarily total) façade material;
- windows should be scaled in size to be similar to the historic windows within the district; Consider large window expanses that give the multi-pane look common in historic factory buildings (this look can be achieved with add on grills);
- dressed limestone can be used for sills, lintels, belt courses, entry features and other architectural details (as can materials that look similar);
- Foundations may be poured concrete;
- cornices should be relatively simple. Corbeled brick is acceptable;



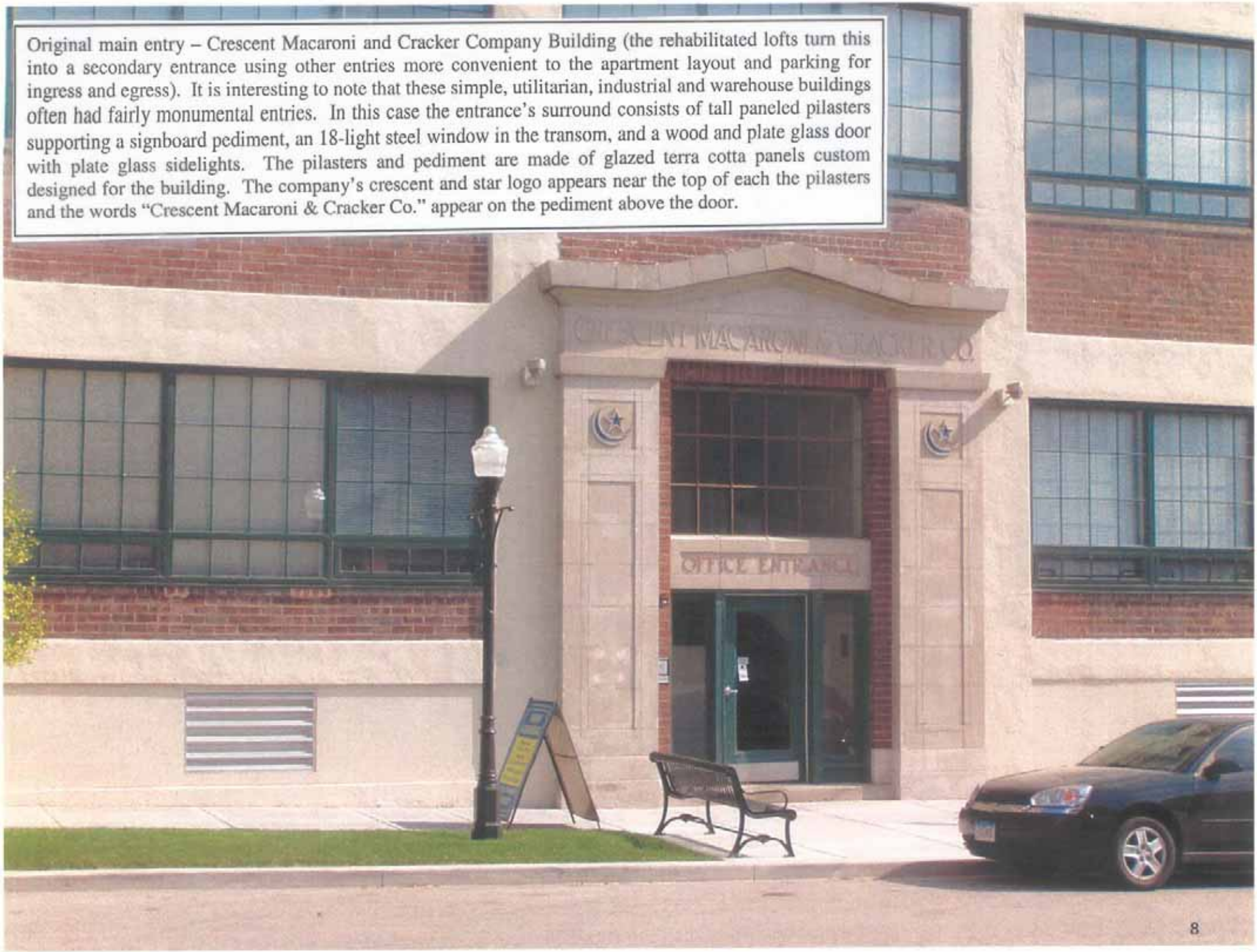
Industrial planning experts in the early 1900's encouraged the provision of natural light as an efficiency measure. As such, it became common in factory design to have large expanses of glass in windows containing numerous lights or panes. In rehabilitation situations this is an important character giving detail and windows of this nature should be maintained if possible. In new construction windows can play this same role and should be given consideration during the design process. The "look" of these multi-paned industrial windows can be created with add on grills.



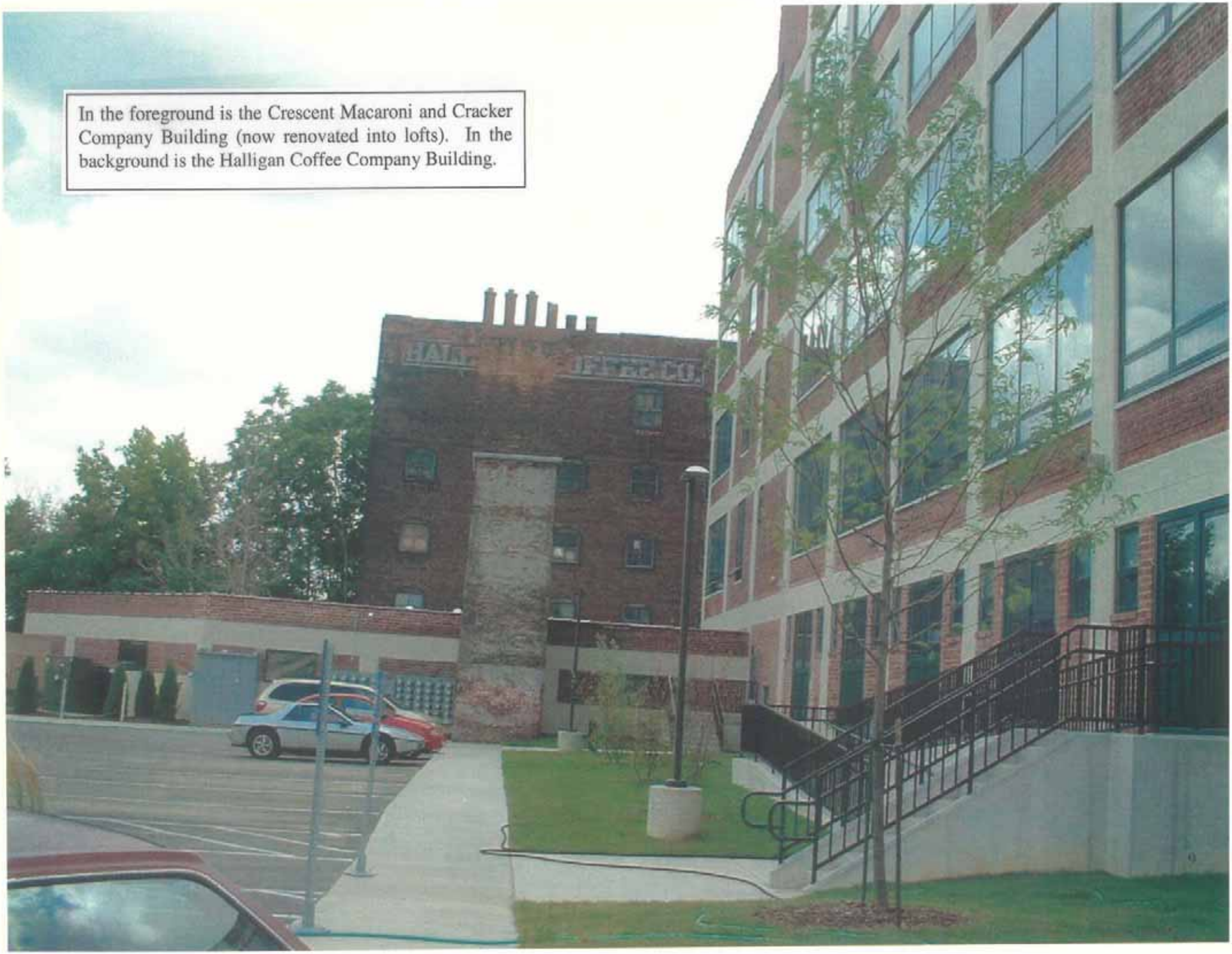
These guidelines generally support the preservation of "ghost signs" or "phantom signs", painted wall signs that advertise businesses or services that existed in the past but are now lost to history. In the Crescent Warehouse Historic District, however, the preservation of these signs is vital. The history of this district is very much about the commercial history of these companies and the City of Davenport. Similarly historic business names or symbols that may be carved in stone over entries or on other details should not be covered over or destroyed.

The largest building in the District is the Crescent Macaroni and Cracker Company Building located at 426 Iowa. The building was designed by the Davenport architectural firm of Clausen and Kruse and constructed in 1915-1916. The building was constructed utilizing the latest advances in "fireproof construction". These include structural reinforced concrete columns, floor and roof decking; metal clad wood doors throughout the building; steel window sashes; metal and concrete stair cases; and a dual purpose water tank (non-extant) located on top of the elevator tower.

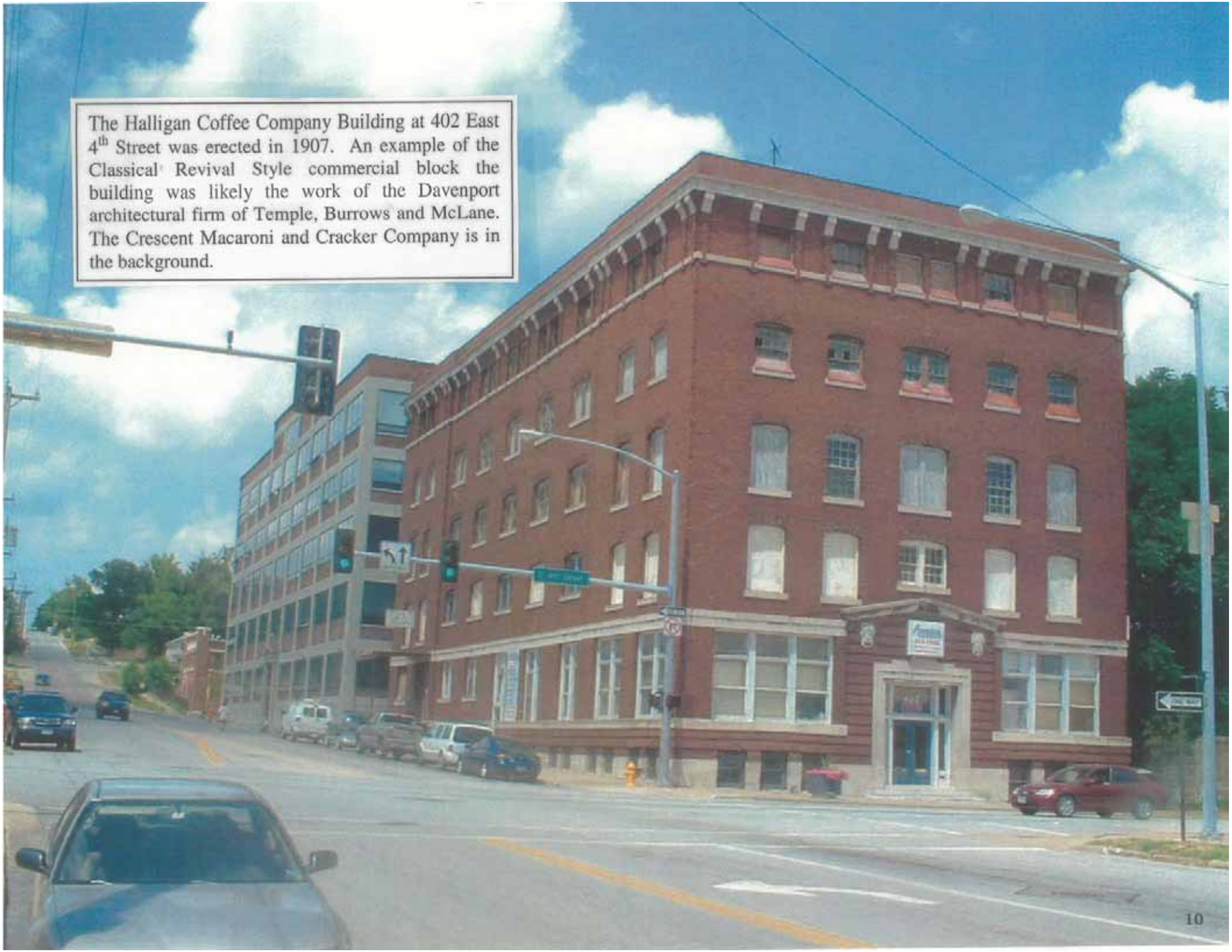
The building has been renovated into loft apartments.



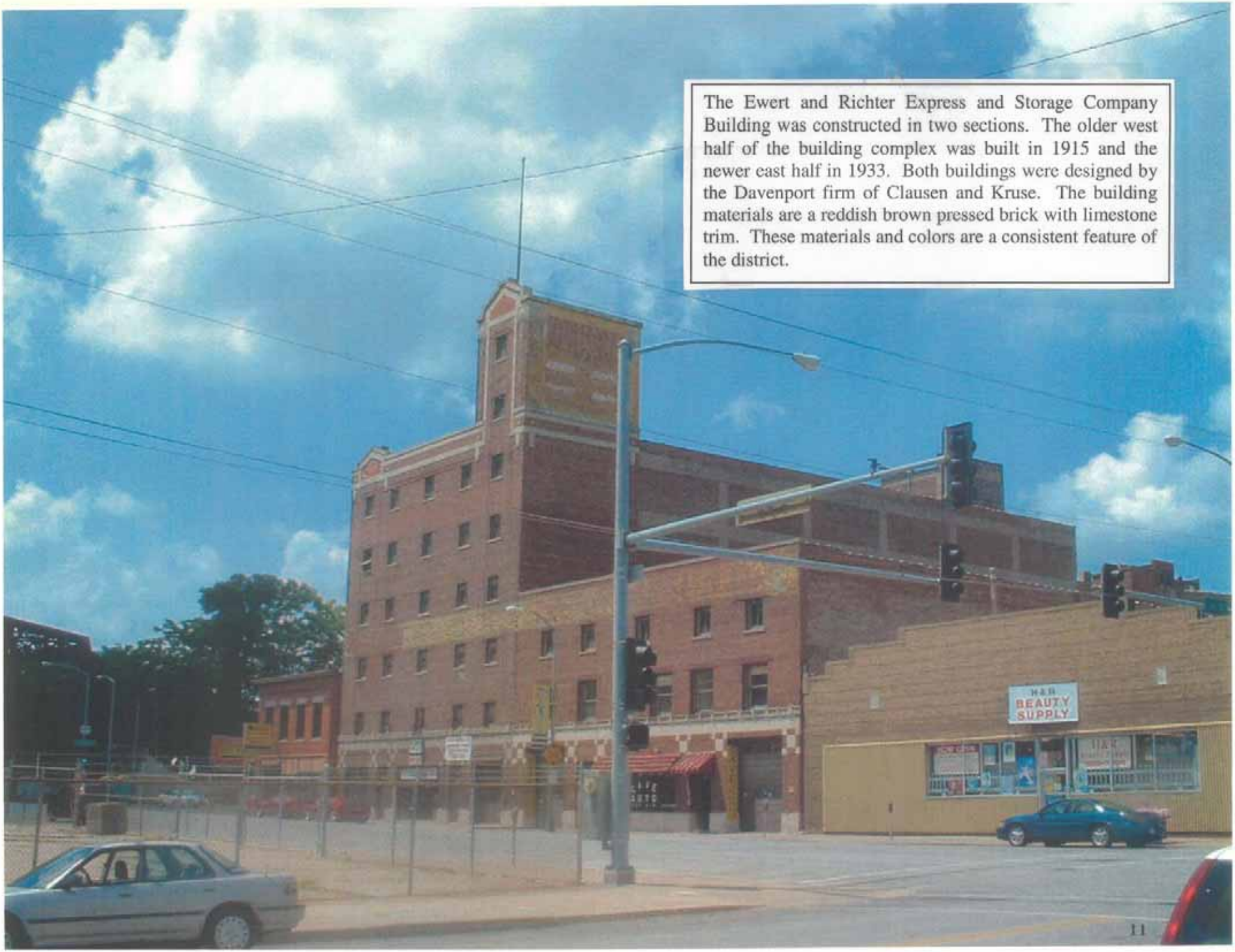
Original main entry – Crescent Macaroni and Cracker Company Building (the rehabilitated lofts turn this into a secondary entrance using other entries more convenient to the apartment layout and parking for ingress and egress). It is interesting to note that these simple, utilitarian, industrial and warehouse buildings often had fairly monumental entries. In this case the entrance's surround consists of tall paneled pilasters supporting a signboard pediment, an 18-light steel window in the transom, and a wood and plate glass door with plate glass sidelights. The pilasters and pediment are made of glazed terra cotta panels custom designed for the building. The company's crescent and star logo appears near the top of each the pilasters and the words "Crescent Macaroni & Cracker Co." appear on the pediment above the door.



In the foreground is the Crescent Macaroni and Cracker Company Building (now renovated into lofts). In the background is the Halligan Coffee Company Building.



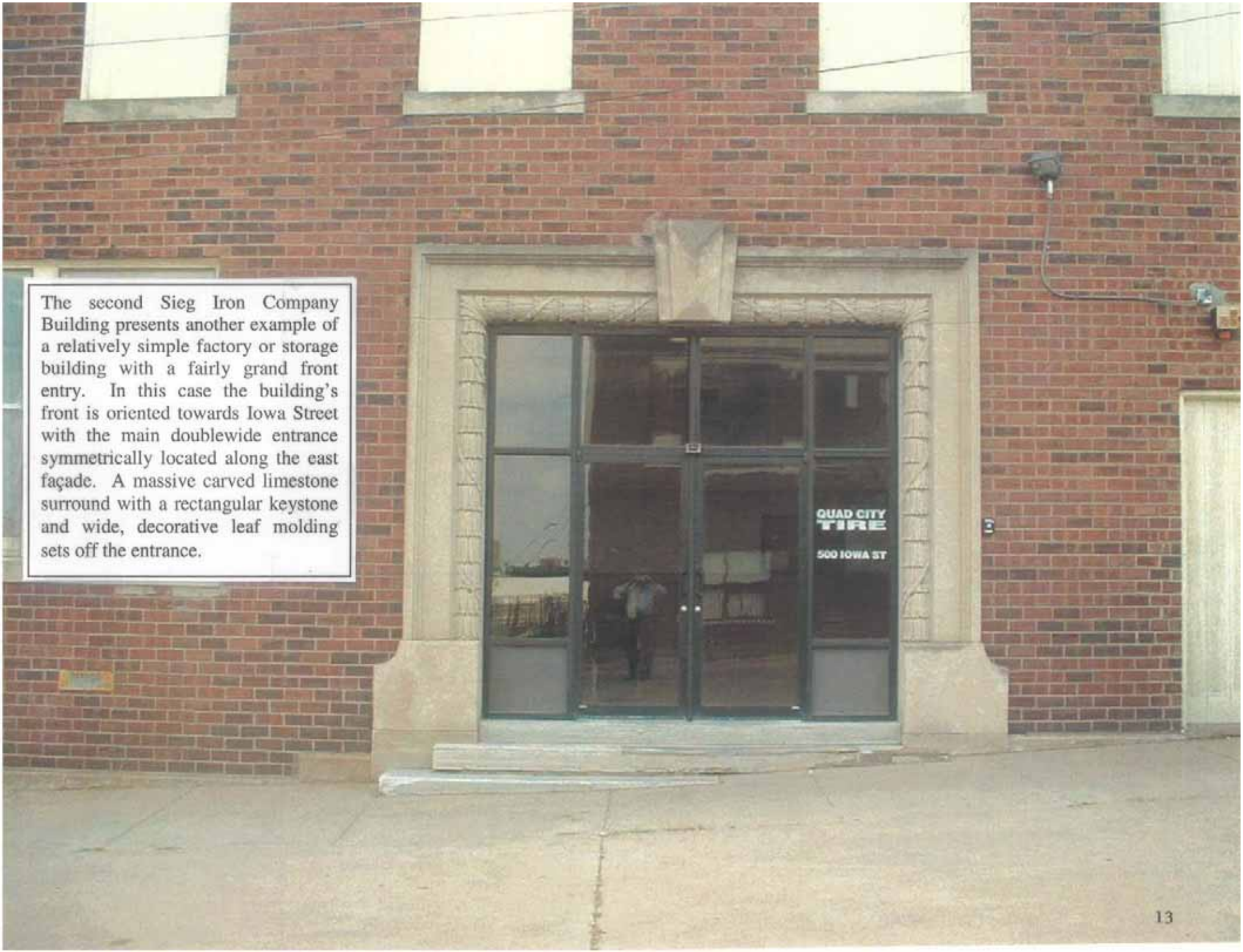
The Halligan Coffee Company Building at 402 East 4th Street was erected in 1907. An example of the Classical Revival Style commercial block the building was likely the work of the Davenport architectural firm of Temple, Burrows and McLane. The Crescent Macaroni and Cracker Company is in the background.



The Ewert and Richter Express and Storage Company Building was constructed in two sections. The older west half of the building complex was built in 1915 and the newer east half in 1933. Both buildings were designed by the Davenport firm of Clausen and Kruse. The building materials are a reddish brown pressed brick with limestone trim. These materials and colors are a consistent feature of the district.

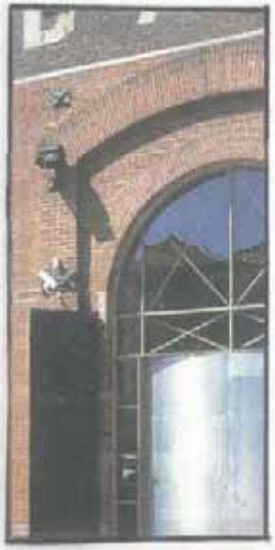
Multi-story warehouse buildings were constructed in the District from before the turn of the century through the 1930's to house the operations of wholesale jobbers and storage and transfer companies. They include the first Sieg Iron Company Building at 312 East 5th Street (center) and the second Sieg Iron Company Building next door to the east at 500 Iowa Street (foreground). The first building was constructed in 1905 to house Sieg's wholesale hardware operations and the second in 1916 to house additional product lines.

The designer of the first building is unknown. Davenport architect Arthur Ebeling designed the second.



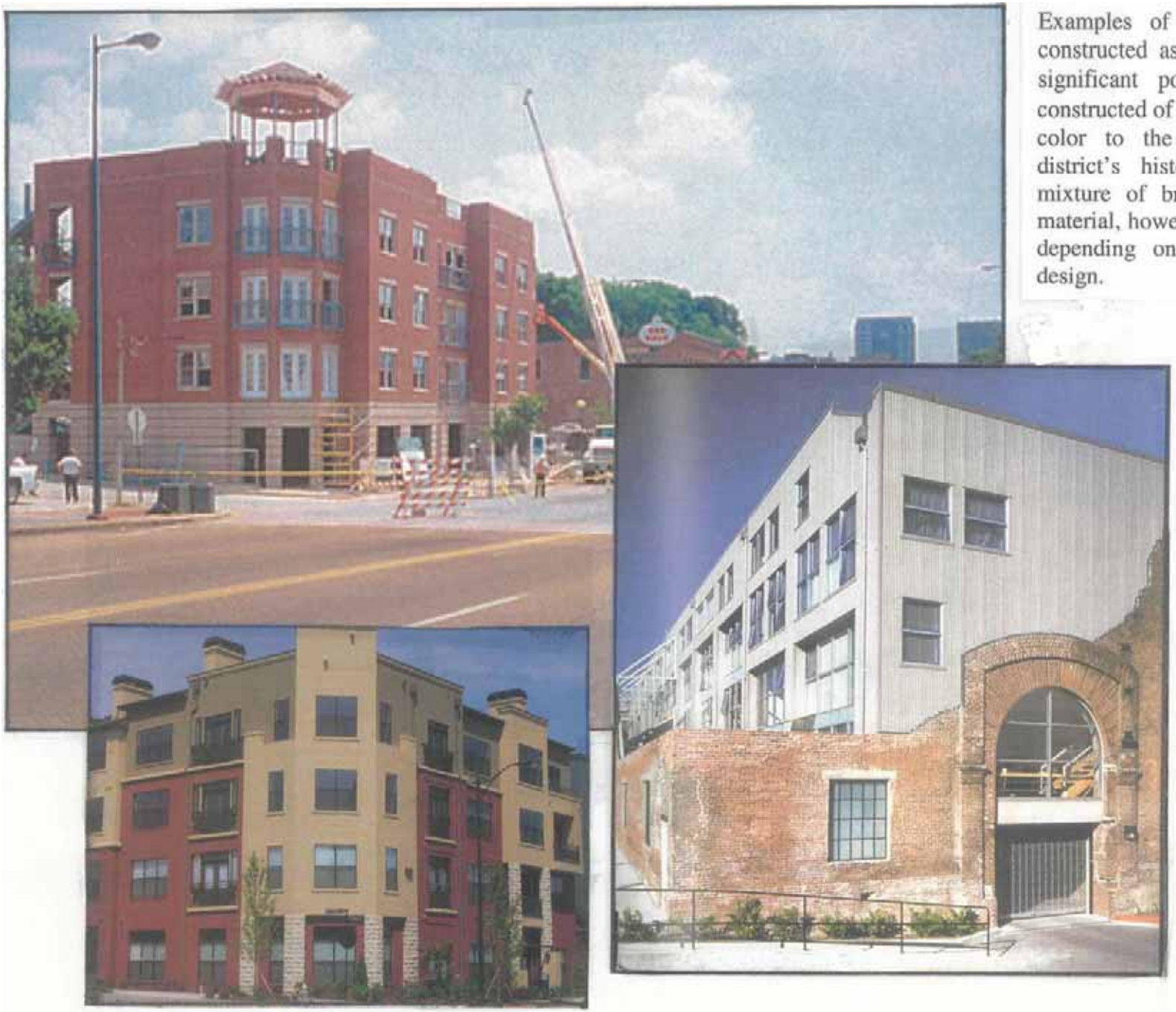
The second Sieg Iron Company Building presents another example of a relatively simple factory or storage building with a fairly grand front entry. In this case the building's front is oriented towards Iowa Street with the main doublewide entrance symmetrically located along the east façade. A massive carved limestone surround with a rectangular keystone and wide, decorative leaf molding sets off the entrance.

The Waterloo Mills Company Building reflects the architectural character of the district. The buildings are typically simple, utilitarian boxes. The dominant building material is brick in some shade of reddish brown. Detailing, where it exists, tends to be smooth faced limestone and/or pressed brick corbeling. The industrial looking, multi-pane windows were created with the help of a "clip on" grill.

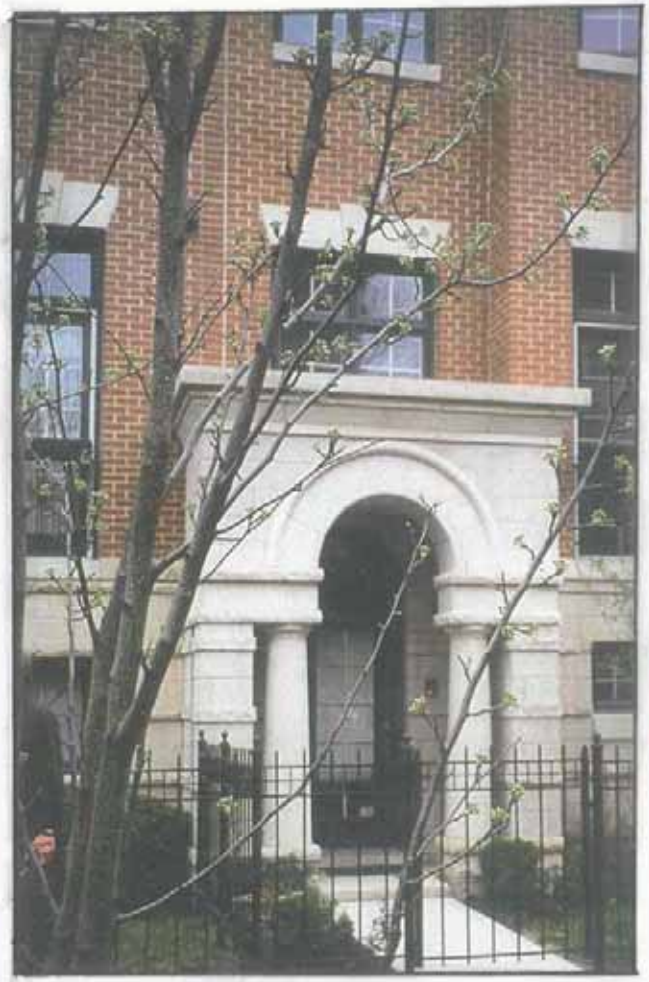


Top: Contemporary amenities are welcome within the historic district as long as they are judiciously located in a rear space or courtyard.

Continuing to the right clockwise: The preservation of items (architectural or industrial relics) tied to a building's historic past and its use is strongly encouraged.



Examples of infill: A building constructed as infill should have a significant portion of its façade constructed of brick that is similar in color to the brick used in the district's historic structures. A mixture of brick and some other material, however, may be approved depending on the quality of the design.



Infill construction: All of these designs would fit well in Crescent Warehouse Historic District. (They would also be acceptable in some other areas of the downtown). The entry immediately above may seem too ornate but the district's historic factory and warehouse buildings occasionally had very ornate main entries. (See the Seig Iron Building entry in the top right corner and the Crescent Macaroni and Cracker Company Building entry immediately below).

The West Third Street Historic District

Design Objectives:

Reinforce a sense of historical continuity

Encourage a diversity of uses and activities

Encourage public and private investment

Reinforce the unique character of the City of Davenport

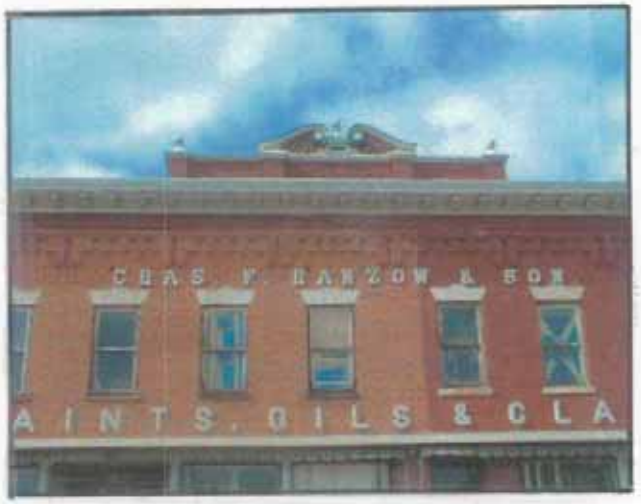
Encourage architectural excellence

Promote downtown residential uses

Discussion:

The West Third Street Historic District (which is listed on the National Register of Historic Places) contains structures on both sides of Third Street starting at Ripley Street on the east and continuing to just short of Myrtle Street on the west. Only a portion of the District (from Ripley Street on the east to Brown Street on the west) falls within the area of the Downtown Design Overlay District. That portion of the district, however, is subject to these guidelines.

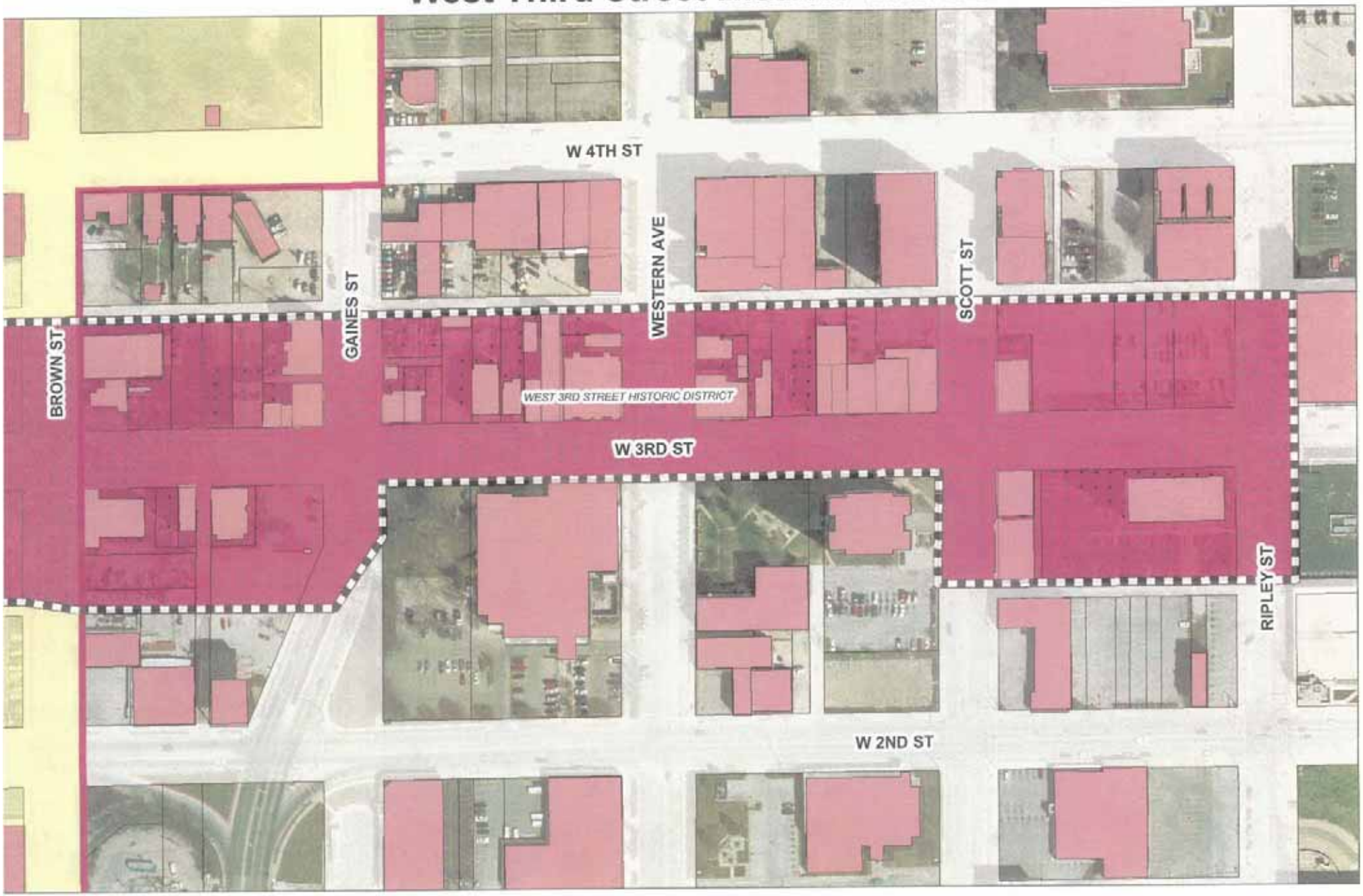
The West Third Street Historic District is one of the more singular areas of Davenport, its character molded by its location between the downtown proper and the residential west end. The District presents a significant concentration of small-scale commercial and residential architecture ranging in age from the 1850's to the 1920's. It contains a remarkably diverse collection of architectural styles, particularly when one considers the small size of the district. It also contains some of the oldest remaining buildings in the city with several going back to the 1850's and possibly being older.



Detail: Ranzow Paint Company Building constructed in 1875.

Detail: Ficke Building constructed c. 1900.

West Third Street Historic District



The District's long history as a "transition zone" has also resulted in the construction of a variety of housing types: single family dwellings, double houses, row houses and apartment buildings. The juxtaposition of land uses and building types gives West Third Street a character that is not found elsewhere in the City of Davenport.

The historical significance of the West Third Street District is derived from the area's strong connection with the West End's German-American community as well as the age and architecture of the buildings.

The District contains a number of buildings from the city's first period of urban development when the West End evolved into a working-class neighborhood of small dwellings, row houses and local businesses whose inhabitants worked in the mills and factories along the Mississippi River.

The design requirements for rehabilitation of historic structures within the West Third Street Historic District are generally the same as those listed elsewhere in the main body of the City of Davenport's "Downtown Design Guidelines" in particular the subsections entitled "Historic Architectural Façade Design", "Historic Architectural Decoration" and Historic Architectural Materials". It is intended that this addendum will be used in conjunction with those subsections. Further, within the District, these additional guidelines apply to insure that any new construction is compatible with the District's existing architecture. These guidelines include the following:

- building setbacks shall be consistent with the existing historic buildings. If the existing buildings on either side differ in setback the infill structure may use either setback line.

- the buildings in the Third Street Historic District are overwhelmingly constructed of brick. As such a brick veneer (facing public streets) is the preferred exterior material for infill construction. There are, however, rare exceptions where frame buildings were constructed in the District. As such a building design utilizing wood framing (or modern materials giving the appearance of wood) may be approved if the design is considered exceptional.

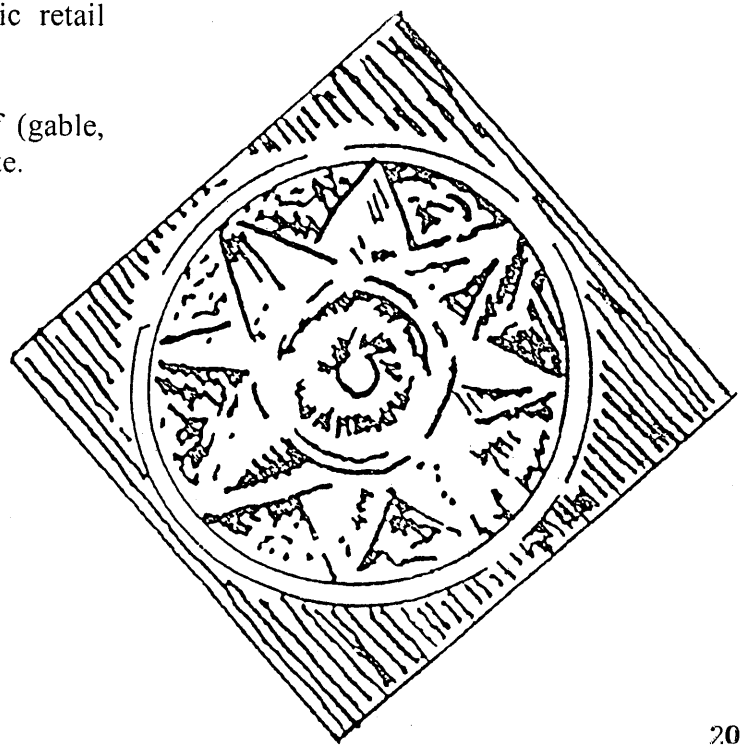
- new buildings should be compatible in height with neighboring historic structures. Typically this will be two or three stories. It may be necessary to use higher interior ceilings (typically ten feet on the first floor rather than eight) to obtain the necessary scale floor to floor.

- infill structures may be contemporary in design or may replicate historic designs. In either case the infill construction should reflect the height, width, proportions, composition, rhythm and color of nearby historic structures.

- the proportions of window and door openings should be similar to neighboring historic structures.

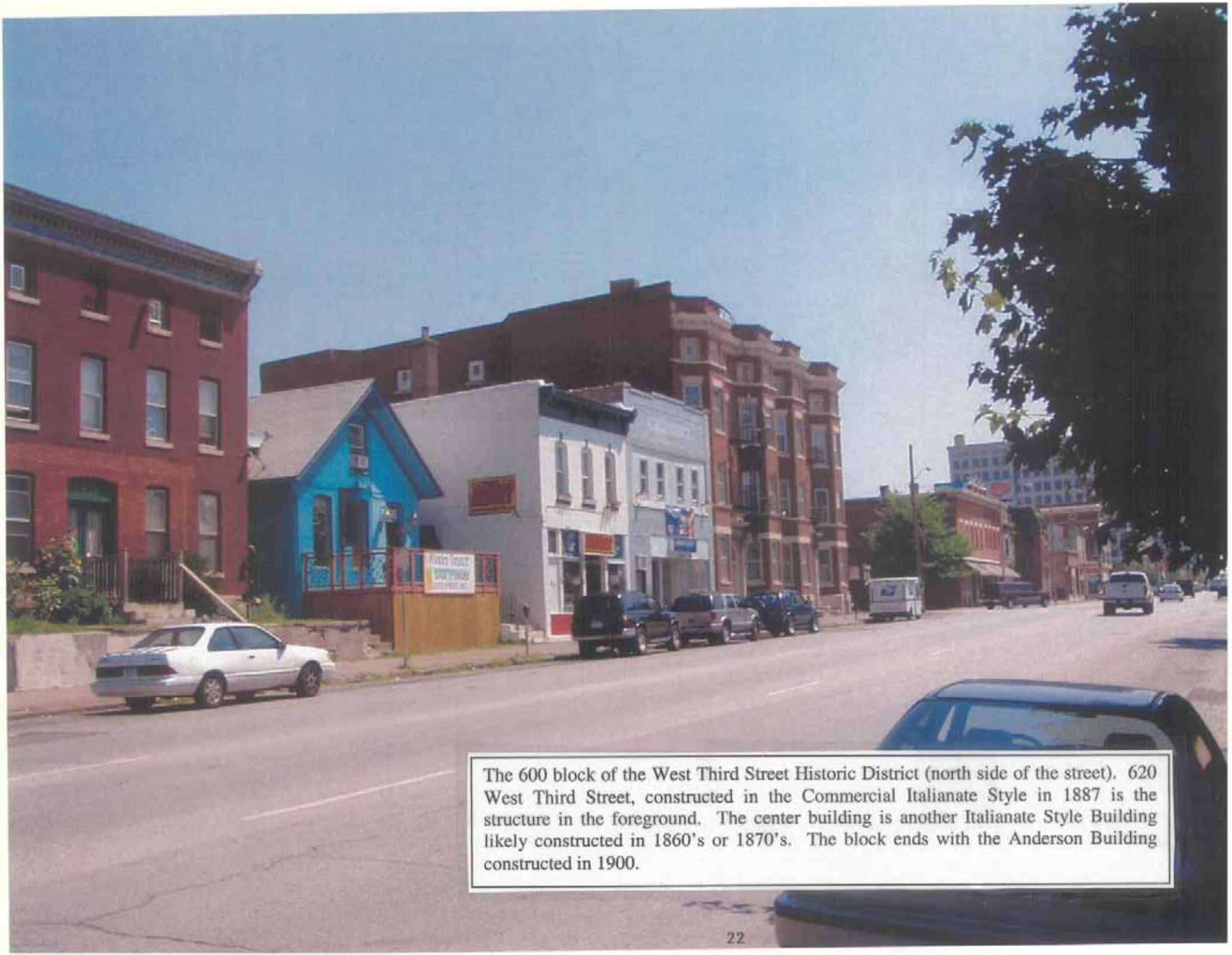
- given the district's mixture of commercial and residential architecture both structures with storefronts and structures that are completely residential are allowed. In the case of retail structures the building shall have a first floor storefront with proportions similar to those used on the historic retail buildings.

- roof type generally is expected to be flat. Other forms of roof (gable, mansard, hipped, etc.) may be approved if the designs are appropriate.

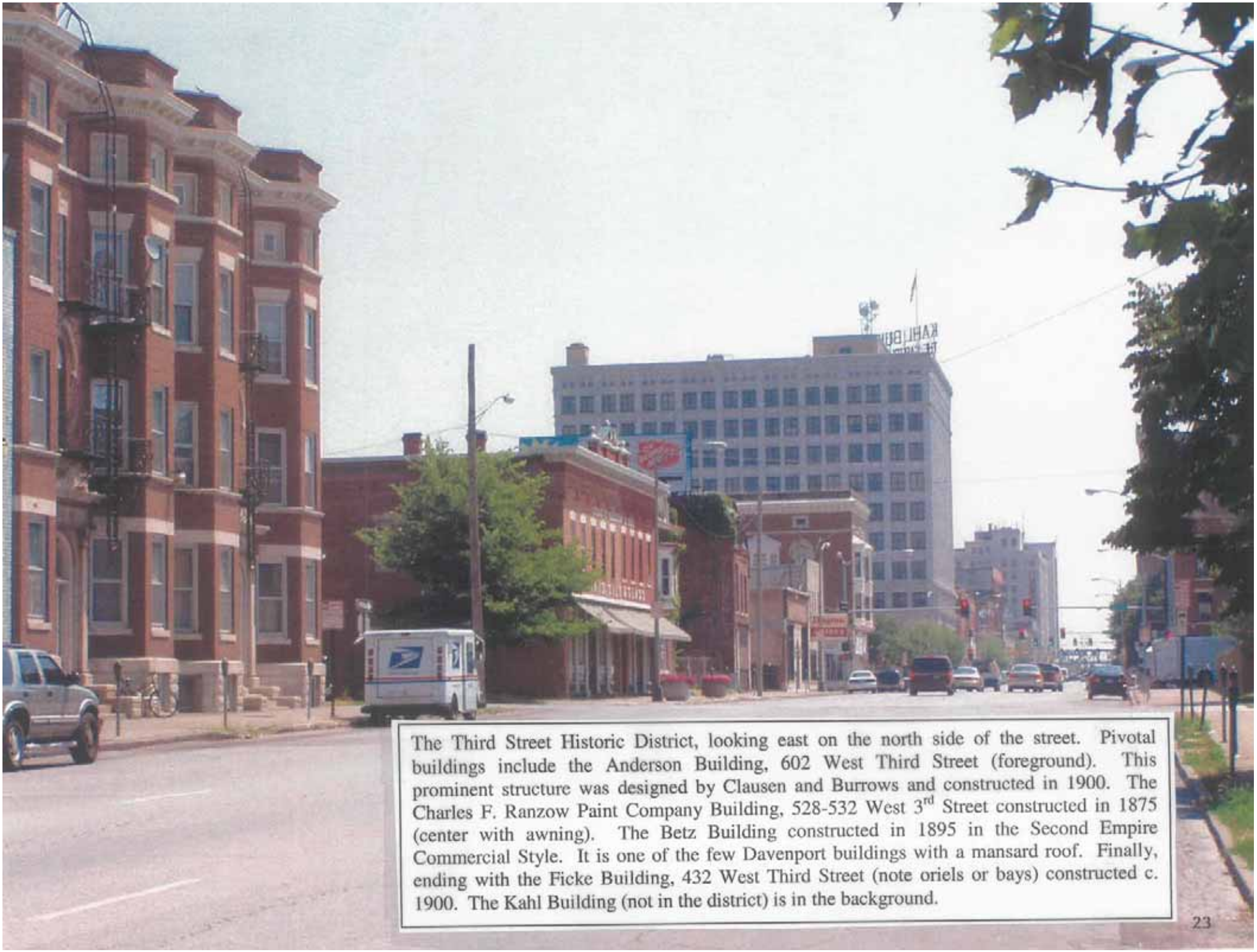


The West Third Street Historic District looking at the northwest corner of West 3rd Street and Gaines Street. The building immediately on the corner is the John Mass Building, 702-704 West 3rd Street. This building constructed in the Late Victorian Commercial Style in 1901 is among the district's most interesting. Exceptional features include the building's three metal oriels, two polygonal and one semi-circular with a shallow domed roof ending in a finial. The Mass Building is flanked on both sides by buildings constructed by German immigrant and stone mason John Hiller. The Hiller House is a Vernacular Greek Revival Style Townhouse located at 708 West 3rd Street. To the north at 310-314 Gaines Street is Hiller Row, a series of stone townhouses dating to the early 1850's similarly in the Vernacular Greek Revival Style.

The western end of the 600 block of West Third Street looking at the north side of the street. The first building is the J.C.F. Siemen house built in 1865 in the Vernacular Italianate Style. The second is the Johann Stahmer Building constructed in 1855, a frame Vernacular structure. The third is 620 West Third Street constructed in the Italianate Style in 1887.



The 600 block of the West Third Street Historic District (north side of the street). 620 West Third Street, constructed in the Commercial Italianate Style in 1887 is the structure in the foreground. The center building is another Italianate Style Building likely constructed in 1860's or 1870's. The block ends with the Anderson Building constructed in 1900.



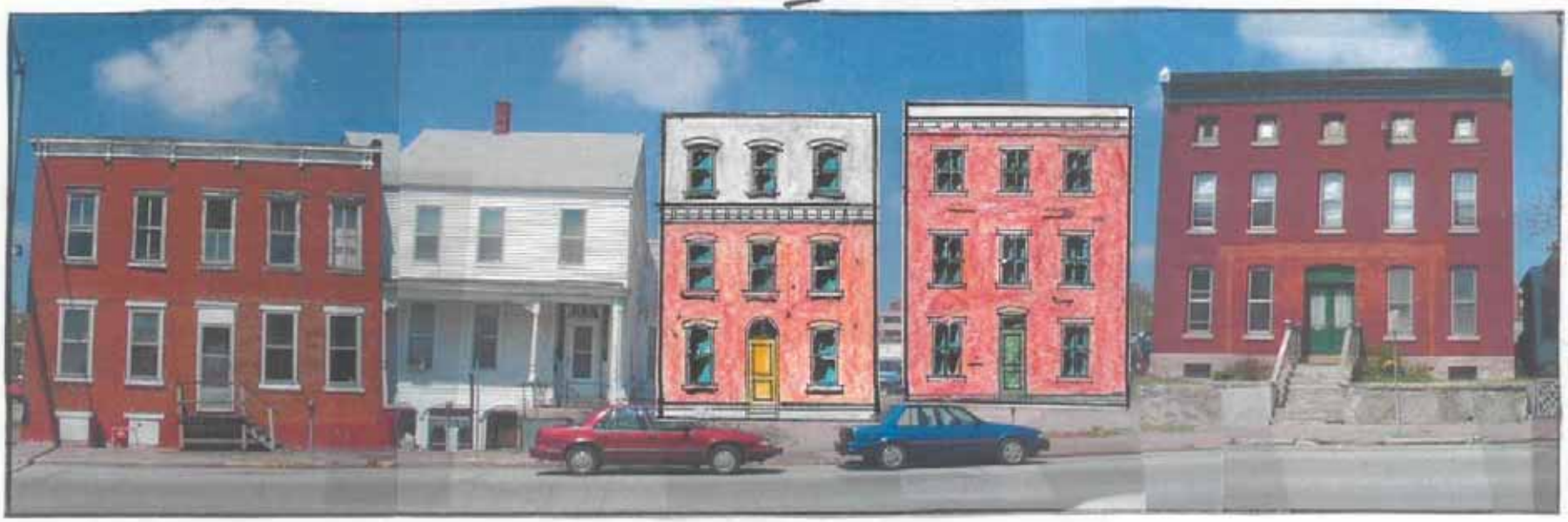
The Third Street Historic District, looking east on the north side of the street. Pivotal buildings include the Anderson Building, 602 West Third Street (foreground). This prominent structure was designed by Clausen and Burrows and constructed in 1900. The Charles F. Ranzow Paint Company Building, 528-532 West 3rd Street constructed in 1875 (center with awning). The Betz Building constructed in 1895 in the Second Empire Commercial Style. It is one of the few Davenport buildings with a mansard roof. Finally, ending with the Ficke Building, 432 West Third Street (note oriels or bays) constructed c. 1900. The Kahl Building (not in the district) is in the background.

The West Third Street Historic District's greatest strength is its incredible variety of architectural styles. Among them is Hiller Row, 310-314 Gaines Street. The row of townhouses was constructed by John Miller, an immigrant stonemason from Württemberg, Germany. The row was constructed in three parts with the oldest section dating from 1852 with further additions in 1856 and 1859.

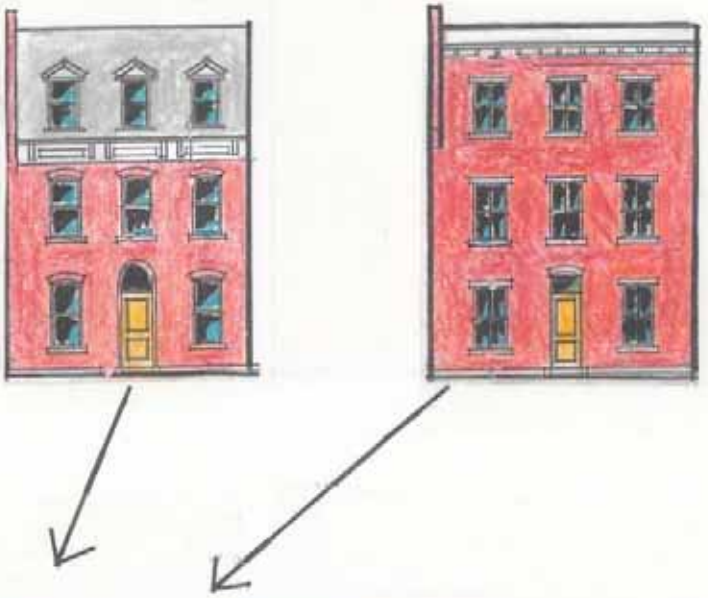
Infill options: The Third Street Historic District unfortunately has lost buildings over time. As such, the treatment of infill buildings to fill holes in the streetscape is vitally important. It would only take a few modern gas station/convenience stores, fast food restaurants or metal storage buildings to completely destroy the District's historic character. These standards propose two potential infill strategies.

Option one is to create contemporary designs that relate to the historic buildings in terms of height, width, proportion, relationship to the street, roof and cornice form, composition, rhythm, proportion of openings, materials and color. That option has been discussed in these standards previously.

The second option is to use designs that actually look historic perhaps even recreating the front façade of the building or buildings that are missing. The photo montage below shows the 600 block of West Third Street. From left to right is the J.C.F. Siemen house, the frame structure is the Stahmer Building and finally at the far right is 620 West Third Street. The infill structures, used as examples, were designed for an infill condominium project in a St. Louis Historic District of similar age and with similar building styles.



Infill options: The photo montage below shows the 500 block of West Third Street on the north side of the street. The building on the far left is Charles F. Ranzow Paint Company Building located at 528 West Third Street. The historic building on the right side with the cast iron store front and mansard roof is the Betz Building.



The other option for infill construction in the Third Street Historic District is to use contemporary designs that respect the surrounding historic buildings. To a large degree, the design of an infill façade should be an outgrowth of those around it. In the example below the materials, red brick with dressed limestone details, used in the infill structures (to the left and right) are similar to those used in the historic building (center). The building heights, cornices, window rhythm, storefronts and canopies are also designed to fit together. Every infill site, of course, is different with its own design problems and opportunities.

The Architecture of Mainstreet

Glossary of Facade Terms

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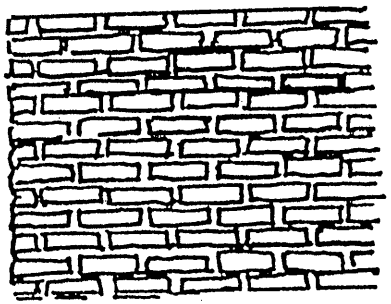
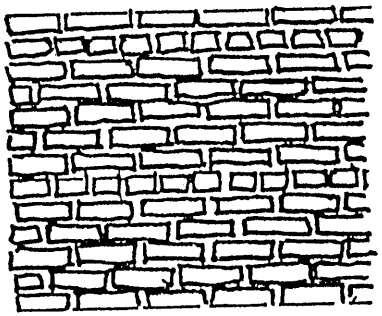
Masonry

stretching course
A continuous course of stretchers in brickwork.

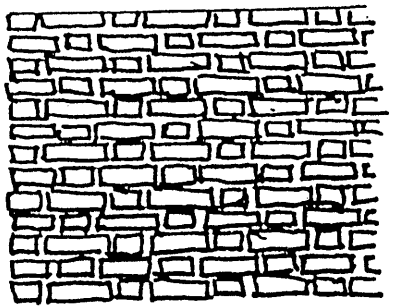
heading course
A continuous course of headers in brickwork.



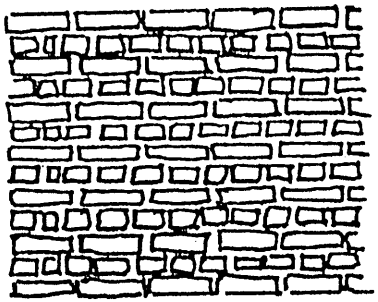
running bond
A brickwork or masonry bond composed of overlapping stretchers. Also called *stretcher bond.*



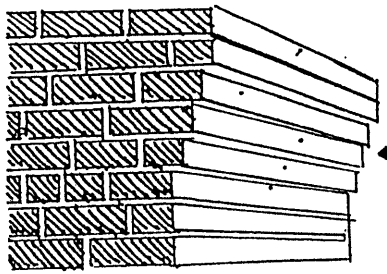
common bond
A brickwork bond having a course of headers between every five or six courses of stretchers. Also called *American bond.*



Flemish bond
A brickwork bond having alternating headers and stretchers in each course, each header being centered above and below a stretcher.

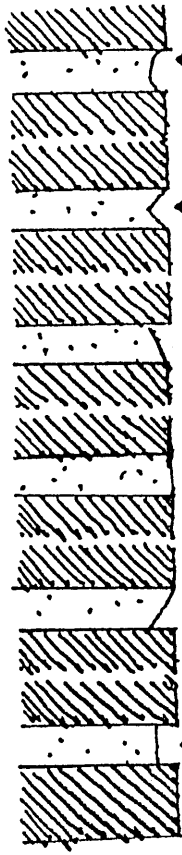


English bond
A brickwork bond having alternate courses of headers and stretchers in which headers are centered on stretchers and the joints between stretchers line up vertically in all courses.



corbel
A brick or stone projecting from within a wall, usually to support a weight.

corbelling
An overlapping arrangement of bricks or stones in which each course steps upward and outward from the vertical face of a wall.



concave joint
A curved, hollowed mortar joint formed by a rounded bar.

V-joint
An angular, hollowed mortar joint formed by a V-shaped jointer.

weathered joint
A mortar joint smoothed by pressing the trowel in at the upper edge of the joint, forming a sloping surface that sheds water readily.

flush joint
A mortar joint struck flush with the masonry.

struck joint
A mortar joint pressed in at the lower edge and sloping in the reverse direction from a weathered joint.

raked joint
A mortar joint made by removing mortar to a given depth with a square-edged tool before hardening.

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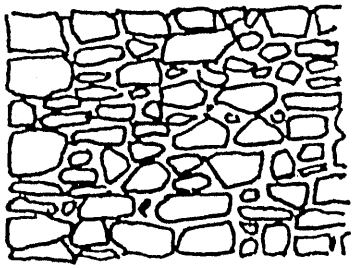
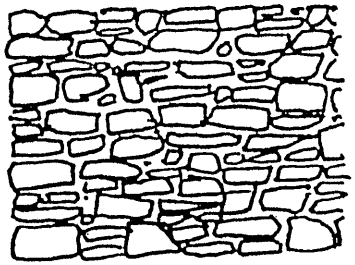
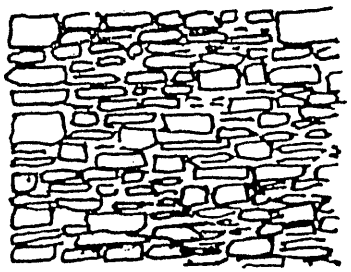


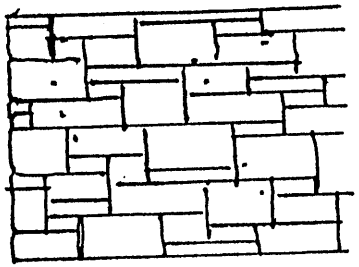
random rubble
A rubble wall having discontinuous but approximately level beds or courses.



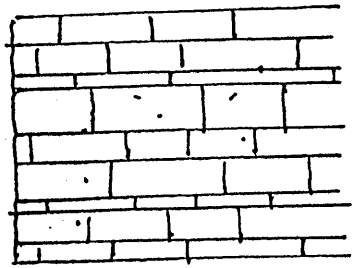
coursed rubble
A rubble wall having approximately level beds and brought at intervals so continuous level courses.



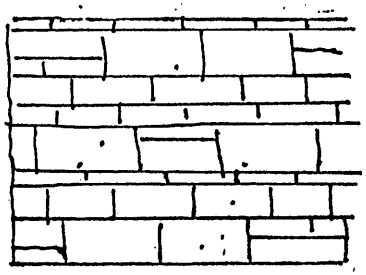
squared rubble
A rubble wall built of squared stones of varying sizes and coursed at every third or fourth stone.



random ashlar
Ashlar masonry built in discontinuous courses.

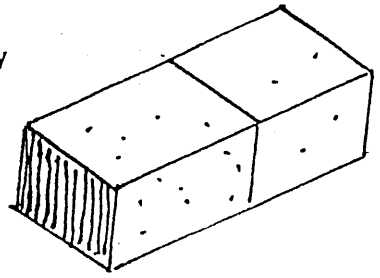


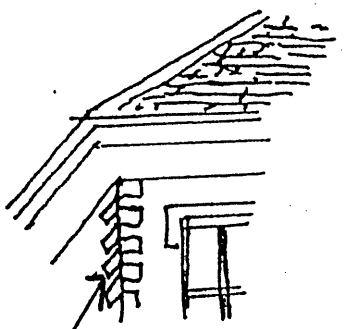
coursed ashlar
Ashlar masonary built of stones having the same height within each course, but each course varying in height.

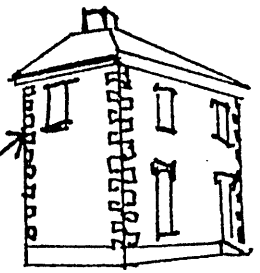


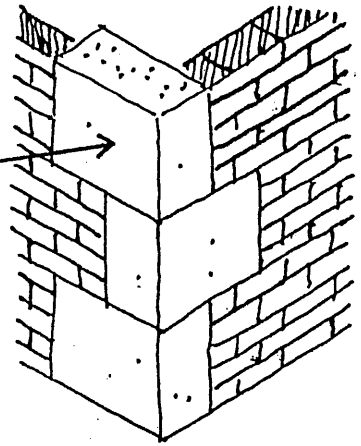
broken rangework
Ashlar masonry laid in horizontal courses of varying heights, any one of which may be broken at intervals into two or more courses.

ashlar
A squared building stone finely dressed on all faces adjacent to those of other stones so as to permit very thin mortar joints.









quoin
An exterior angle of a masonry wall, or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, color, size or projection.

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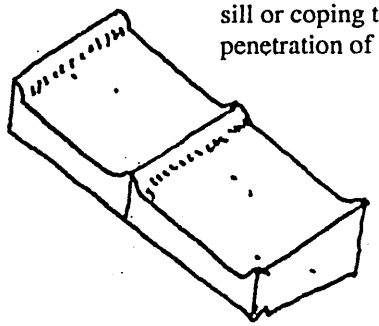
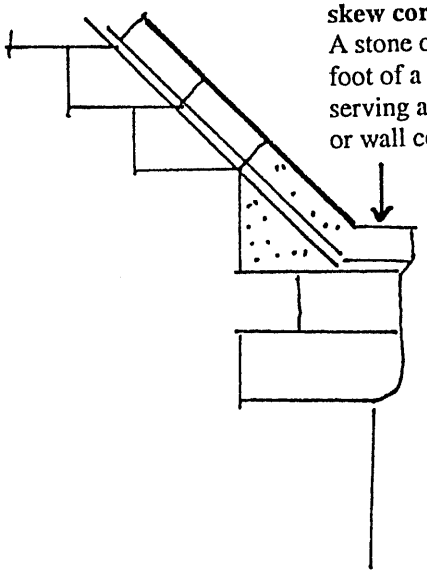
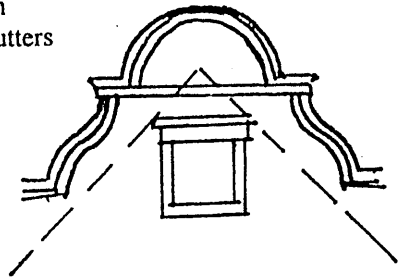
saddle joint
A vertical joint raised above the level of the washes on a stone sill or coping to prevent the penetration of rainwater.



capstone
A finishing stone of a structure, as a copestone.

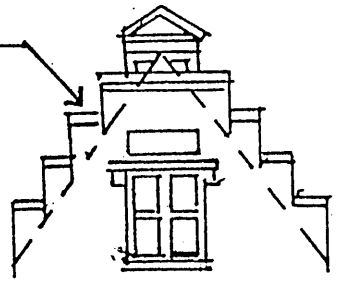


skew corbel
A stone overhanging at the foot of a gable coping, often serving as a stop for eave gutters or wall cornices.



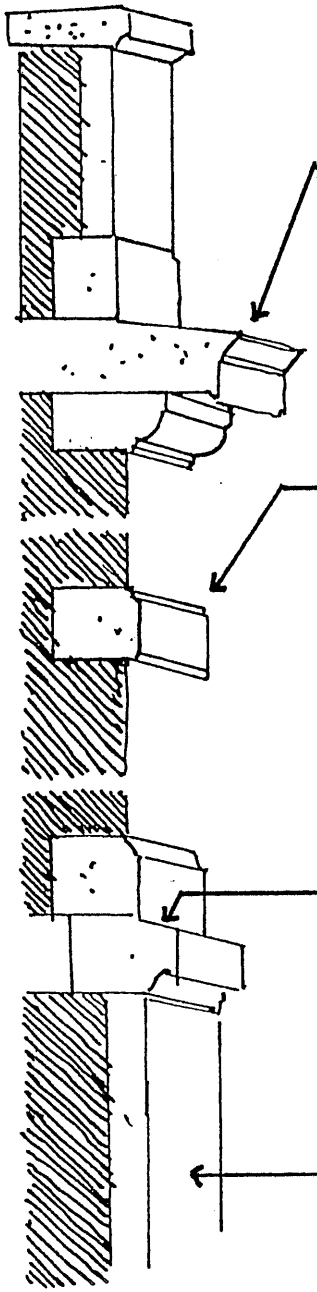
fractable
A coping on a gable wall concealing the slopes of the roof, esp. one having an ornamental silhouette.

corbiestep
Any of a series of steplike projections that terminate a masonry gable above the surface of the roof.



corbie gable
A gable having corbiesteps. Also called a stepped gable.

Masonry



copestone
A stone forming a coping.

dripstone
A stone molding used as a drip, as on a cornice over a window or doorway.

string course
A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall. Also called *belt course*.

table
A course or band, esp. of masonry, having a distinctive form or position.

water table
A projecting stringcourse, molding, or ledge placed so as to divert rainwater from a building.

scarcement
A footing or ledge formed by a setback in the face of a wall.

plinth
A continuous, usually projecting course of stones forming the base or foundation of a wall.

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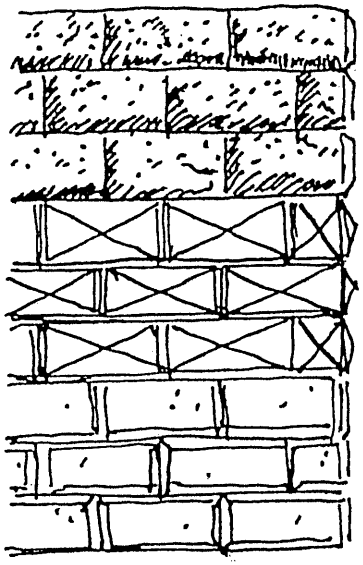
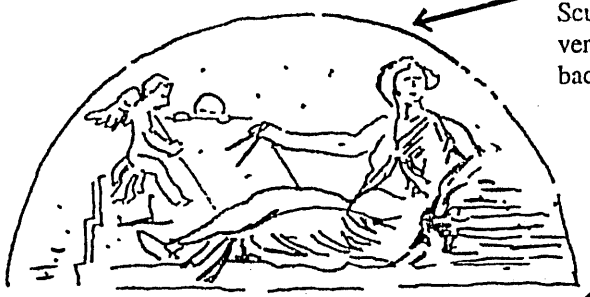


rustication
Ashlar masonry having the visible faces of the dressed stones raised or otherwise contrasted with the horizontal and usually the vertical joints, which may be rabbeted, chamfered, or beveled.

rustic joint
A mortar joint between stones recessed from the adjacent faces between sunken drafts or bevels.

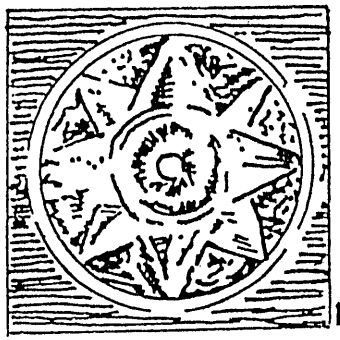
rustic
Having rough, irregular surfaces and sunken or beveled joints.

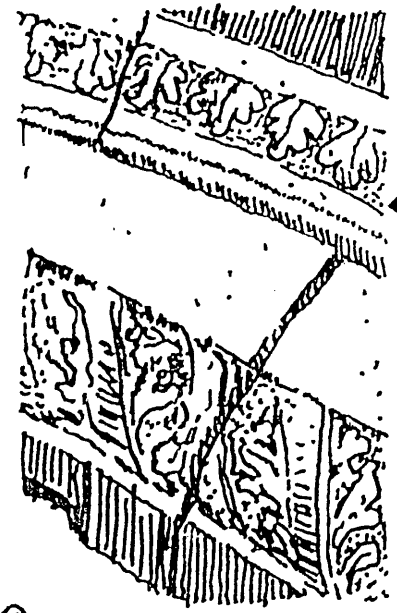


bas-relief
Sculptural relief that projects very slightly form the background.

sunk relief
Sculptural relief in which the highest points on the modeled forms are below or level with the original surface.

relief
The projection of a figure or form from the flat background on which it is formed.





terra cotta
A hard, fired clay, reddish-brown in color when unglazed, used for architectural facings and ornaments, tile units, and pottery.

architectural terra cotta
Hard-burned, glazed or unglazed terra cotta, hand-molded or machine-extruded to order as a ceramic veneer for walls or for ornamentation.

carved work
Hand cut ornamental features in brick or stone masonry.

Masonry

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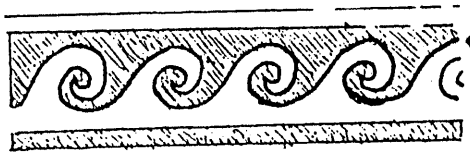
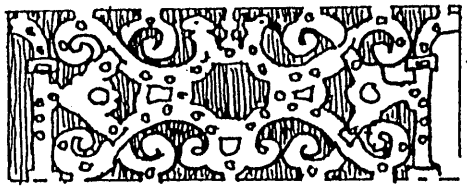
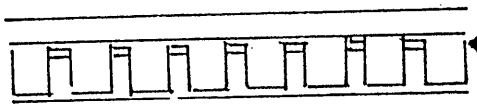


Scroll
An ornament having a spiral or convoluted form resembling a partly or loosely rolled parchment.

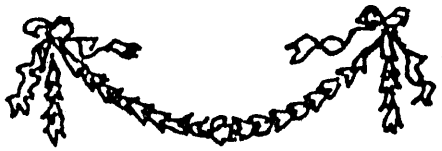
Banderole
A sculptured band resembling a long ribbon or scroll, adapted to receive an inscription.



Strapwork
Ornamentation composed of folded, crossed, and interlaced bands, sometimes cut with foliations.

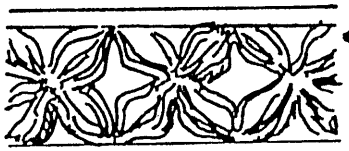


Dentil band
A molding occupying the position of a row of dentils, and often carved to resemble one.



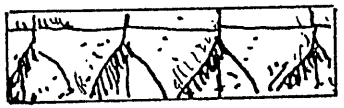
Festoon
A decorative representation of a string or garland of flowers, foliage, ribbon, or the like, suspended in a curve between two points.

Architectural Ornament



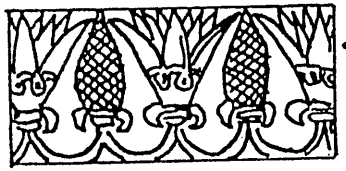
Dogtooth
Any of a series of closely spaced, pyramidal ornaments, formed by sculptured leaves radiating from a raised center, used esp. early English Gothic architecture.

Arabesque
A complex and ornate design that employs flowers, foliage, and sometimes animal and geometric figures to produce an intricate pattern of interlaced lines.

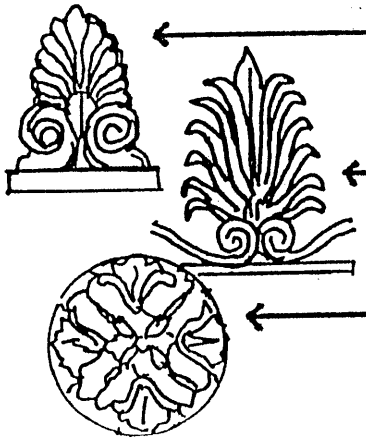


Calf's tongue
A moulding having pendant, tonguelike elements carved in relief against a flat curved surface.

Scallop
Any of a series of curved projections forming an ornamental border.



Lotus
A representation of various aquatic plant in the water lily family, used as a decorative motif in ancient Egyptian and Hindu art and architecture.



Anthemion
An ornament of honeysuckle or palm leaves in a radiating cluster. Also called honeysuckle ornament.

Palmette
A stylized palm leaf shape used as a decorative element in classical art and architecture.

Rosette
An ornament having a generally circular combination of parts resembling a flower or plant. Also, rose.

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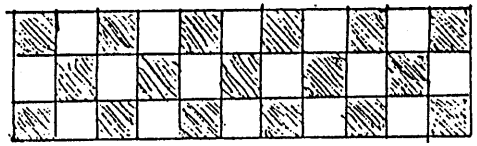
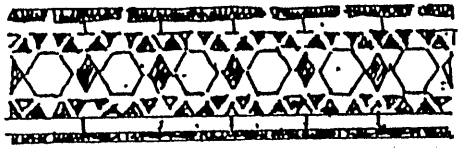
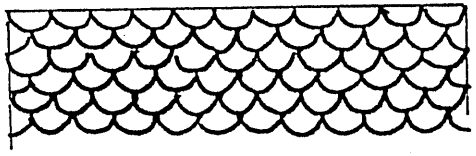


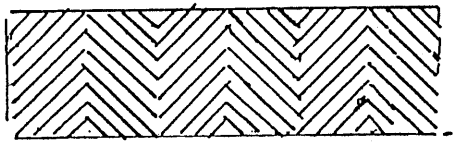
Checker
To mark or decorate with a squared pattern.



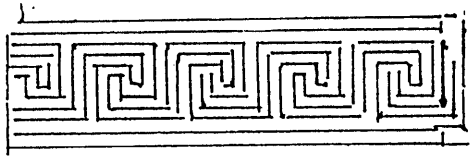
Diaper
A pattern of small, repeated figures connecting or growing out of one another.



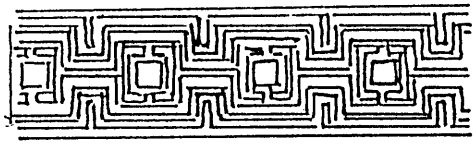
Imbrication
A pattern or design resembling the regular overlapping of tiles or shingles.



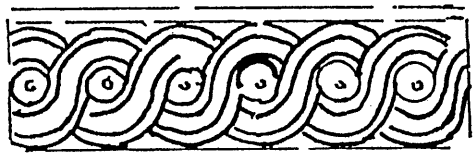
Chevron
A V-shaped pattern used in heraldry and as ornamentation.



Fret
A decorative design contained within a band or border, consisting of repeated often geometric figures. Also called a key pattern.



Meander
A running ornament consisting of an intricate variety of fret or fretwork.



Guilloche
An ornamental border formed of two or more interlaced bands around a series of circular voids.

Foliated
Ornamental with foils or representations of foliage.

Wreath
A decorative band or garland of flowers, foliage, or other ornamental material.

Fleur-de-lis
A stylized three-petal iris flower tied by an encircling band, used as the heraldic bearing of the royal family of France.

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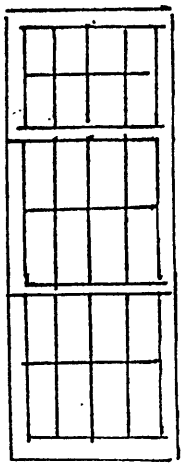
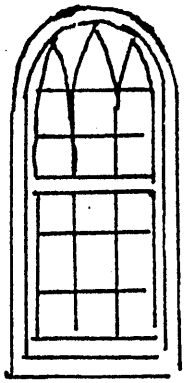
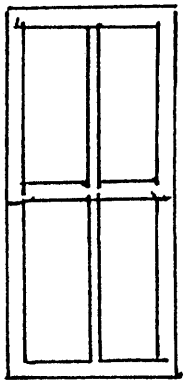


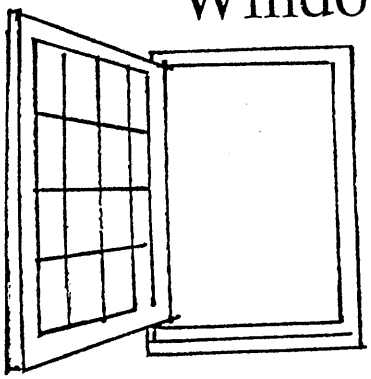
TRIPLE HUNG



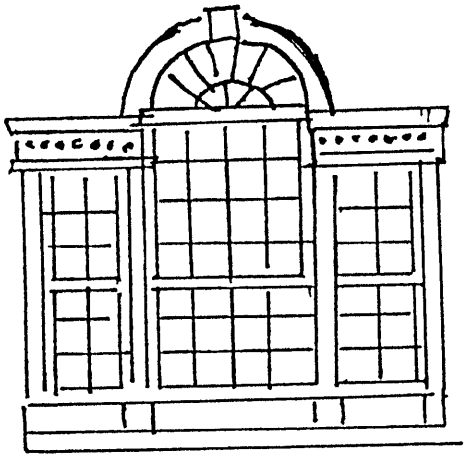
CIRCULAR HEAD



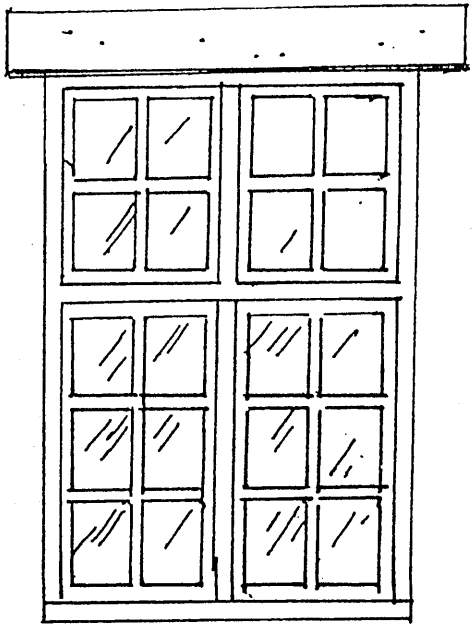
2 OVER 2 SASH



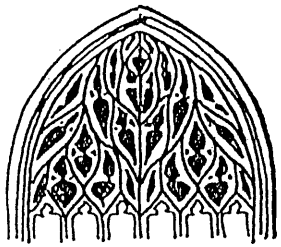
CASEMENT



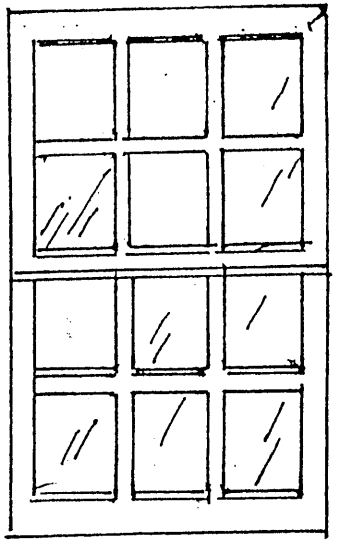
PALLADIAN WINDOW



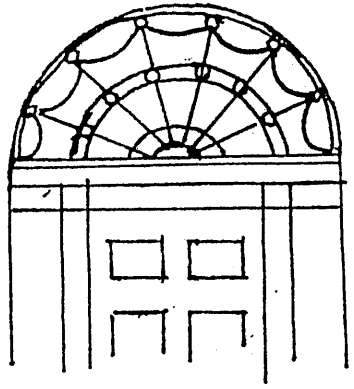
FRENCH WINDOW



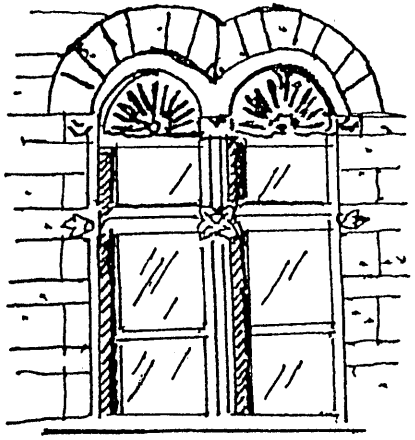
CURVILINEAR TRACERY



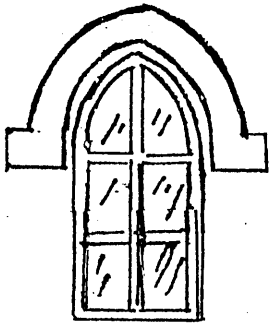
6 OVER 6 GLAZING



FANLIGHT



COUPLED WINDOWS

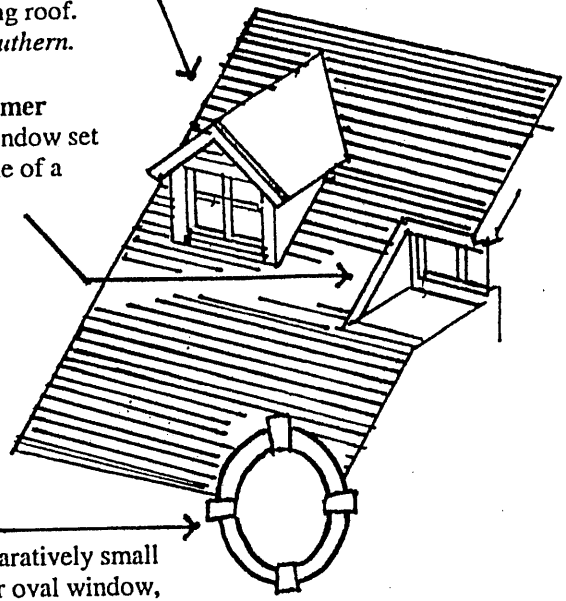


LANCET WINDOW

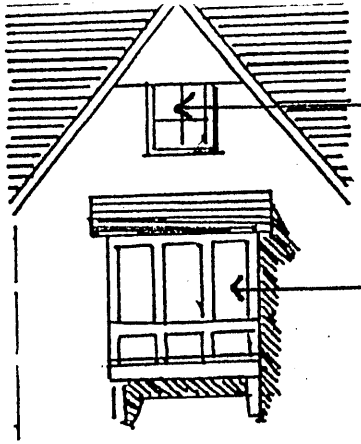
Windows

dormer window
A vertical window in a projection built out from a sloping roof. Also called *luthern.*

internal dormer
A vertical window set below the line of a sloped roof.



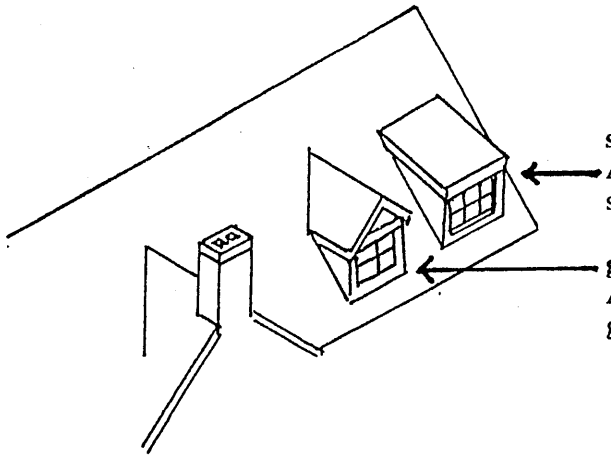
oxeye
A comparatively small round or oval window, as in a frieze or dormer.



gable window
A window in or under a gable.

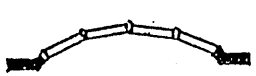
oriel
A bay window supported from below by corbels or brackets.

eyebrow
A low dormer having a roof that is an upwardly curving continuation of the main roof plane.

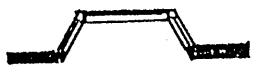


shed dormer
A dormer having a shed roof.

gable dormer
A dormer having a gable roof.



bow window
A bay window having a rounded projection.



cant bay window
A bay window having cant sides.

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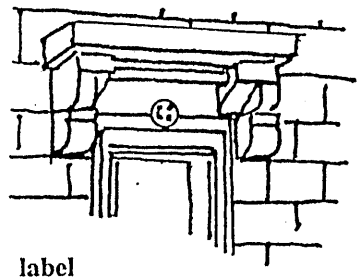
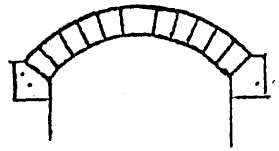
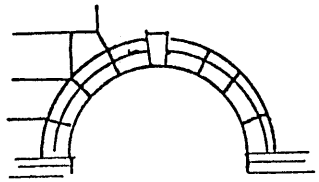


label
A molding or dripstone over a door or window, esp. one that extends horizontally across the top of the opening and vertically downward for a short distance at the sides. Also called *hood molding.*

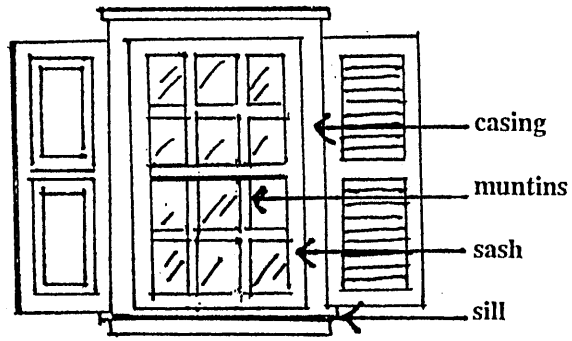


segmental arch



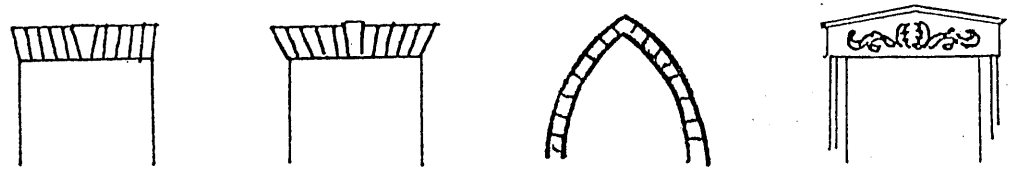
roman arch with keystone

head



double-hung

lintel



french arch with keystone

jack arch with keystone

lancet arch

Arches

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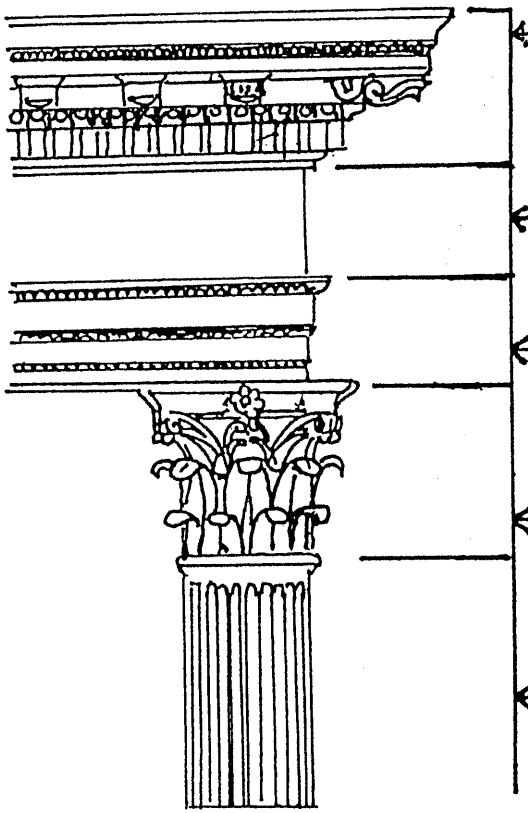


Cornice
The uppermost member of a classical entablature, consisting typically of cymatium, corona, and bed molding.

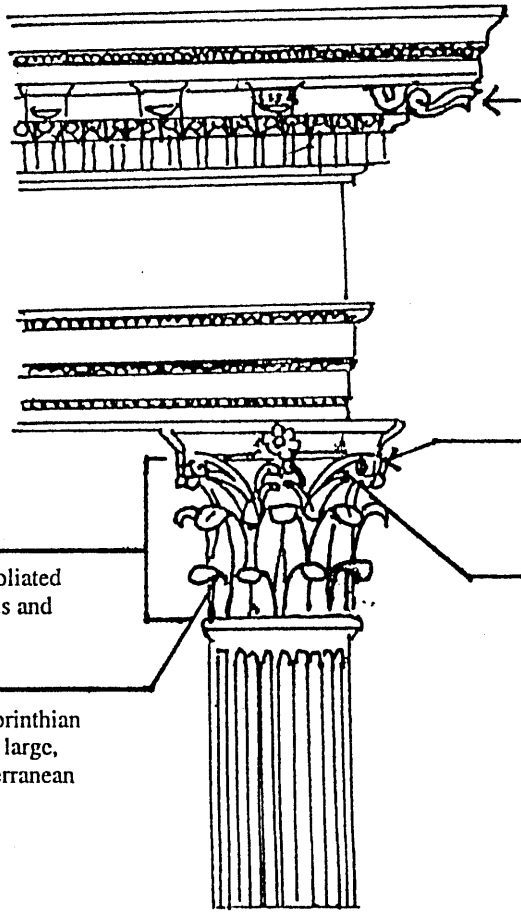
Frieze
The horizontal parts of a classical entablature between the cornice and architrave, often decorated with sculpture in low relief.

Architrave
The lowermost division of a classical entablature, resting directly on the column capitals and supporting the frieze.

Capital
The distinctively treated upper end of a column, pillar, or pier, crowning the shaft and taking the weight of the entablature or architrave.

Shaft
The central part of a column or pier between the capital and the base.

Entablature
The horizontal section of a classical order that rests on the columns, usually composed of a cornice, frieze, and architrave.



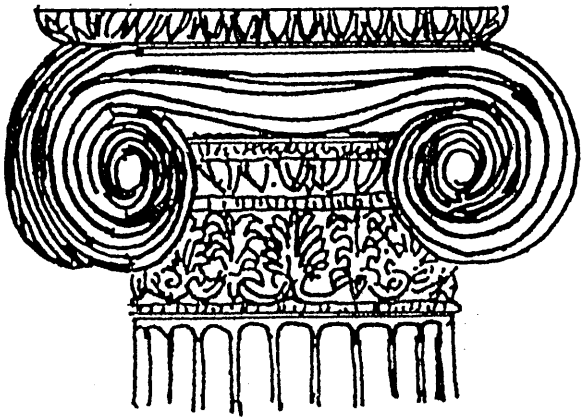
Modillion
An ornamental bracket, usually in the form of a scroll with acanthus, used in series beneath the corona of a Corinthian, Composite, or Roman Ionic cornice.

Helix
A spiral ornament, as any of the volutes issuing from a cauliculus in a Corinthian capital.

Cauliculus
Any of the ornamental stalks rising between the acanthus leaves of a Corinthian capital, from which the volute spring.

Bell
The underlying part of a foliated capital, between the abacus and neck molding.

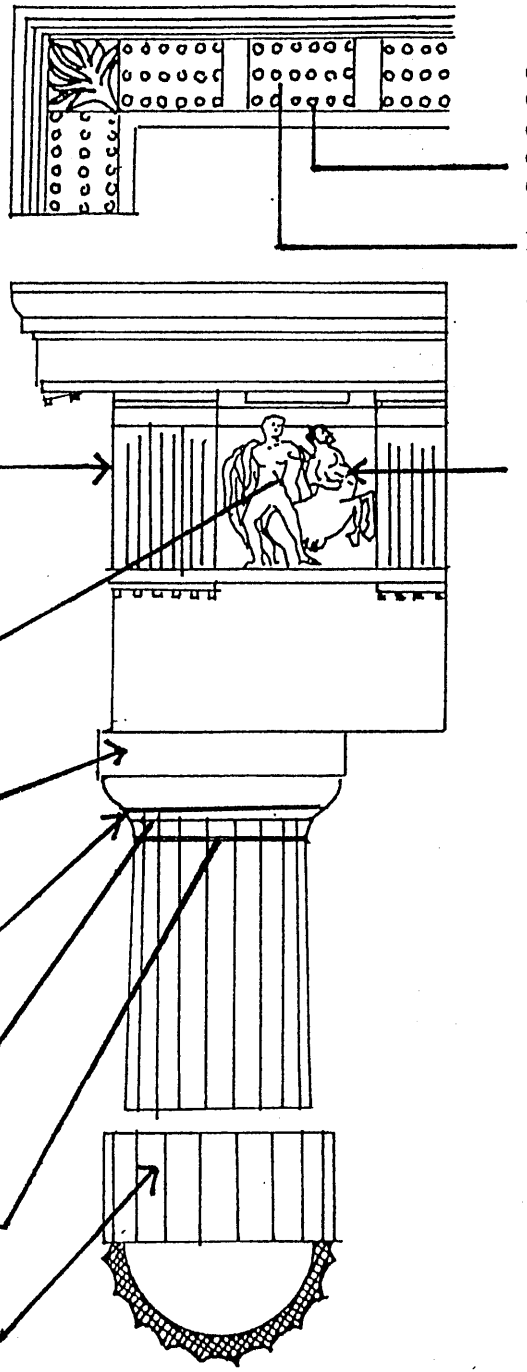
Acanthus
An ornament, as on the Corinthian capital, patterned after the large, toothed leaves of a Mediterranean plant of the same name.



Corinthian Order
The most ornate of the five classical orders developed by the Greeks in the 4th century BC but used more extensively in Roman architecture, similar in most respects to the Ionic but usually of slenderer proportions and characterized esp. by a deep bell-shaped capital decorated with acanthus leaves and an abacus with concave sides.

Columns

Doric order
The oldest and simplest of the five classical orders, developed in Greece in the 7th century BC and later imitated by the Romans, characterized by a fluted column having no base, a plain cushion-shaped capital supporting a square abacus, and an entablature consisting of a plain architrave, a frieze of triglyphs and metopes, and a cornice, the corona of which has mutules on its soffit. In the Roman Doric order, the columns are more slender and usually have bases, the channeling is sometimes altered or omitted, and the capital consists of a bandlike necking, an echinus, and a molded abacus.



Triglyph
One of the vertical blocks separating the metophes in a Doric frieze, typically having two vertical grooves or glyphs on its face, and two chamfers or hemiglyphs at the sides.

Metope
Any of the panels, either plain or decorated, between triglyphs in the Doric frieze.

Abacus
The flat slab forming the top of a column capital, plain in the Doric style, but molded or otherwise enriched in other styles.

Echinus
The prominent circular molding supporting the abacus of a Doric or Tuscan capital.

Necking
The upper part of a column, just above the shaft and below the projecting part of the capital, when differentiated by a molding, groove, or the omission of fluting.

Annulet
An encircling band, molding, or fillet, on a capital or shaft of a column.

Fluting
A decorative motif consisting of a series of long, rounded, parallel grooves, as on the shaft of a classical column.

The underside of an architectural element as an arch, beam, cornice, or staircase.

Gutta
One of a series of small, droplike ornaments, attached to the undersides of the mutules and regulae of a Doric entablature.

Mutule
A projecting flat block under the corona of a Doric cornice, corresponding to the modillion of other orders.

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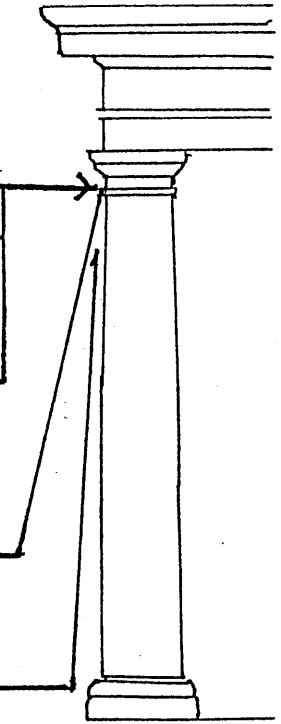
Zophorus
A frieze bearing carved figures of people or animals.



Trachelium
That part of the necking between the hypotrachelium and the capital of a classical column.

Hypotrachelium
Any member between the capital and the shaft of a classical column.

Entasis
A slight convexity given to a column to correct an optical illusion of concavity if the sides were straight.

Drum
Any of several cylindrical stones laid one above the other to form a column or pier .

Tuscan order
A classical order of Roman origin, basically a simplified Roman Doric charcterized by an unfluted column a plain base, capital, and entablature having no decoration other than moldings.

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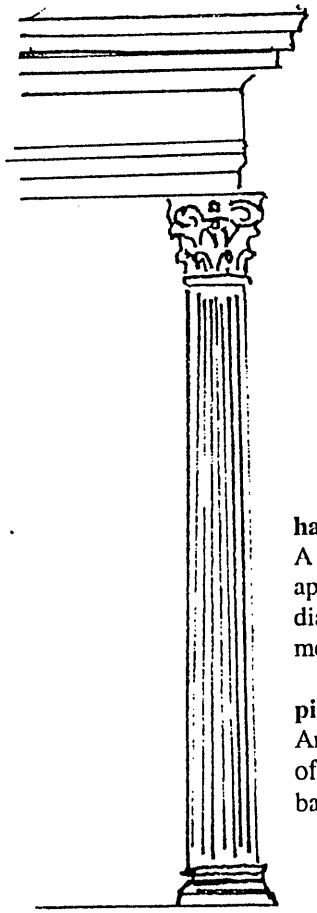
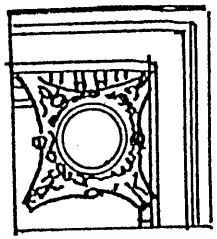


Composite order
One of the five classical orders, popular esp. since the beginning of the Renaissance but invented by the ancient Romans, in which the Corinthian order is modified by superimposing four diagonally set Ionic volutes on a bell of Corinthian acanthus leaves.



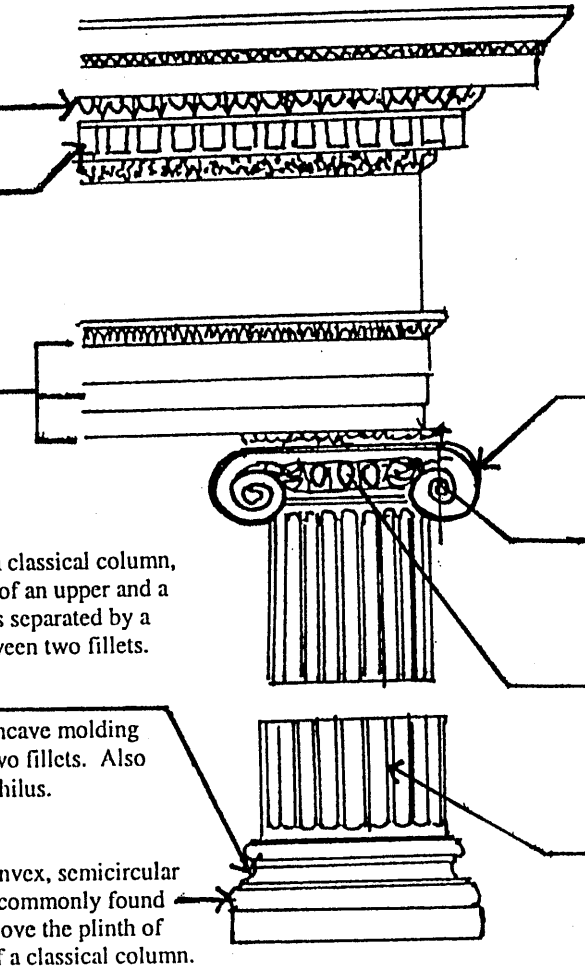
half columns
A column projecting approximately one half its diameter, usually slightly more. Also *engaged column*.

pilaster
An engaged pier or pillar, often with a capital and base.

Egg and dart
An ornament motif for enriching an ovolo or echinus, consisting of a closely set, alternating series of oval and pointed forms. Also called egg and tongue.

Dentil
Any of a series of closely spaced, small, rectangular blocks forming a molding or projecting beneath the coronas of Ionic, Corinthian and Composite cornices.

Fascia
One of the three horizontal bands making up the architrave in the Ionic order.



Attic base
A base to a classical column, consisting of an upper and a lower torus separated by a scotia between two fillets.

Scotia
A deep concave molding between two fillets. Also called trochilus.

Torus
A large convex, semicircular molding, commonly found directly above the plinth of the base of a classical column.

Ionic order
A classical order that developed in Greek colonies of Asia Minor in the 6th century BC, characterized esp. by the spiral volutes of its capital. The fluted columns typically had molded bases and supported an entablature consisting of an architrave of three fascias, a richly ornamented frieze, and a cornice corbeled out on egg-and-dart and dentil moldings. Roman and Renaissance examples are often more elaborate, and usually set the volutes of the capitals 45 degrees to the architrave.

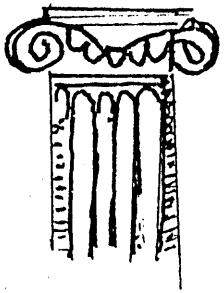
Volute
A spiral, scroll-like-ornament, as on the capitals of the Ionic, Corinthian, and Composite orders.

Cathetus
The vertical guideline through the eye of a volute in an Ionic capital, from which the spiral form is determined.

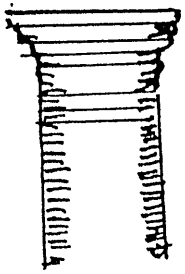
Echinus
The circular molding under the cushion of an Ionic capital between the volutes, usually carved with an egg-and-dart pattern. Also called cymatium.

Fillet
A narrow part of the surface of a column left between adjoining flutes.

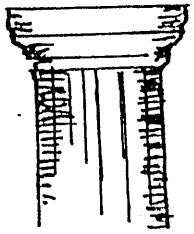
Corinthian



Ionic



Tuscan



Greek Doric

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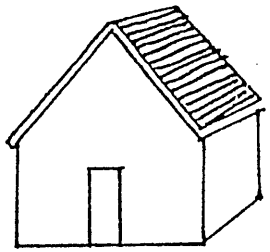
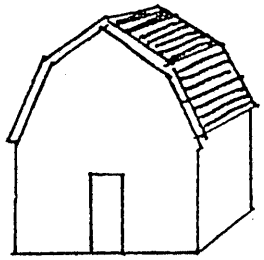
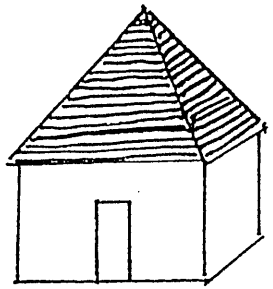


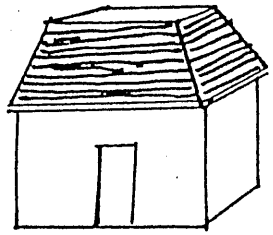
gable



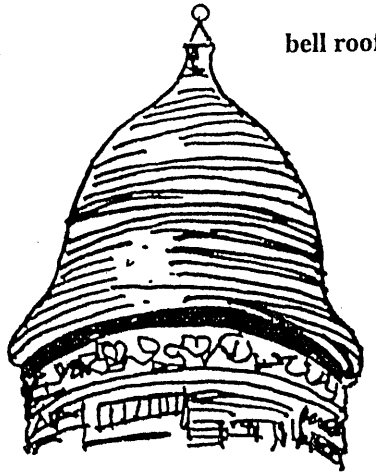
gambrel



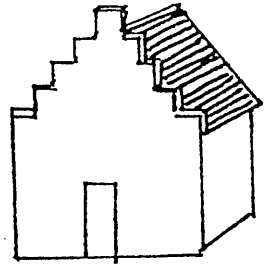
hip (ped)



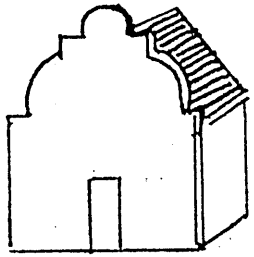
mansard



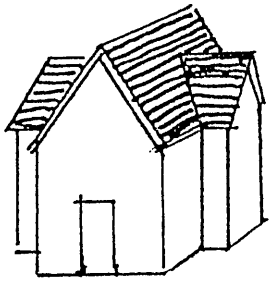
bell roof



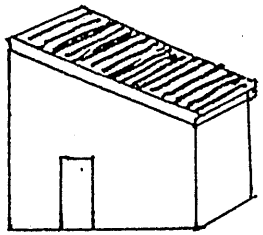
parapeted gable



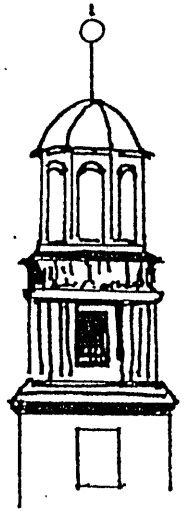
flemish or dutch gable



cross gable



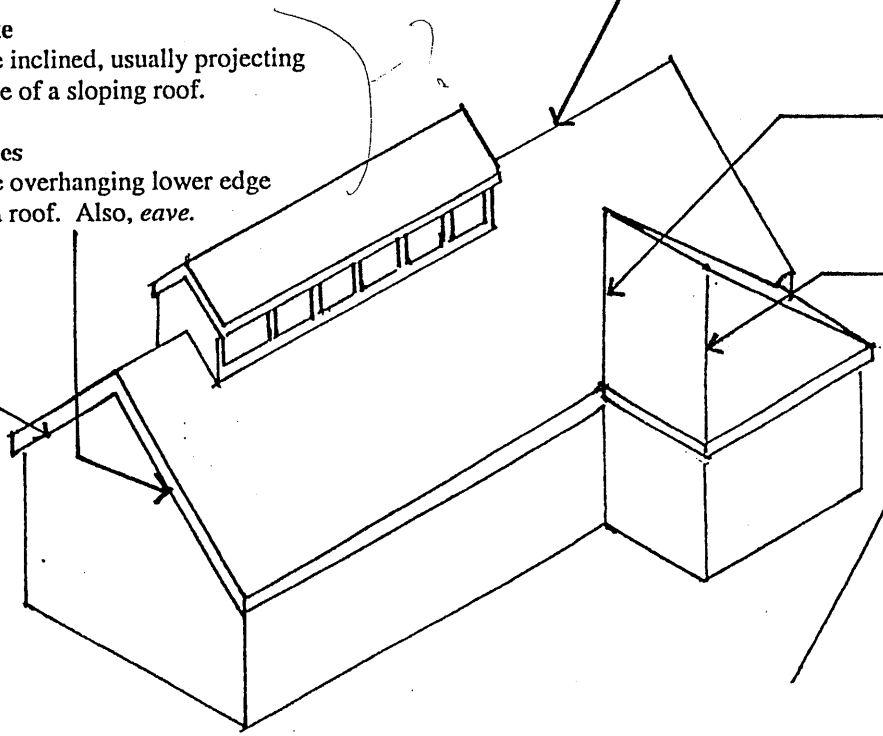
shed



cupola

rake
The inclined, usually projecting edge of a sloping roof.

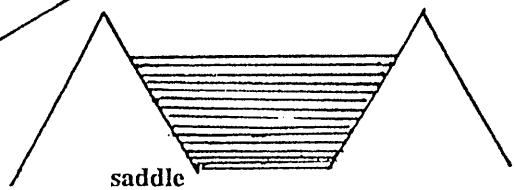
eaves
The overhanging lower edge of a roof. Also, *eave.*



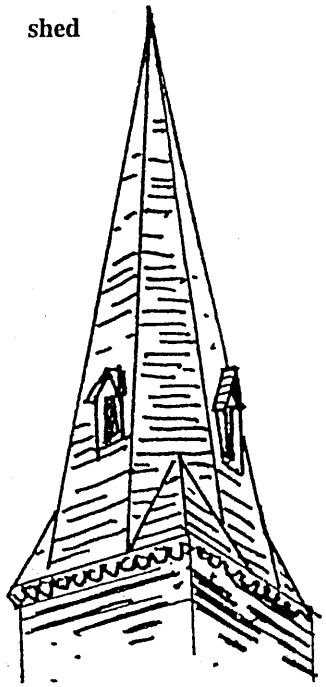
ridge
A horizontal line of intersection at the top between two sloping planes of a roof.

valley
An intersection of two inclined roof surfaces toward which rainwater flows.

hip
The inclined projecting angle formed the junction of two adjacent sloping sides of a roof.



saddle
A ridge connecting two higher elevations of a roof.



broached spire

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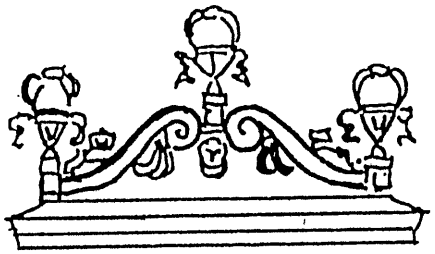
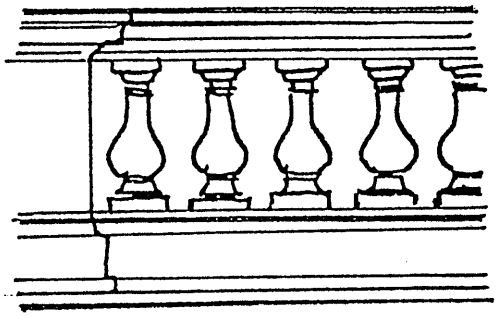
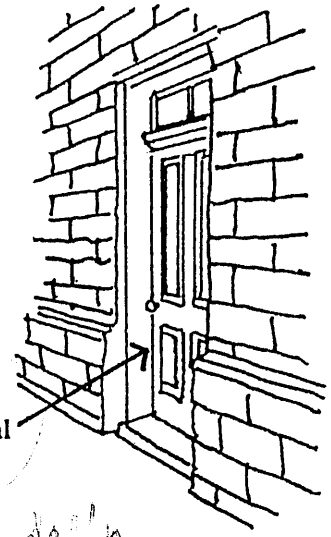


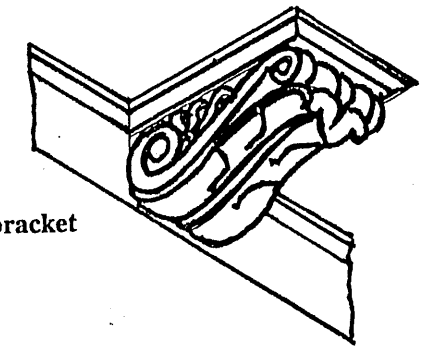
coronet
A pediment ornament wrought in relief over a window or door.

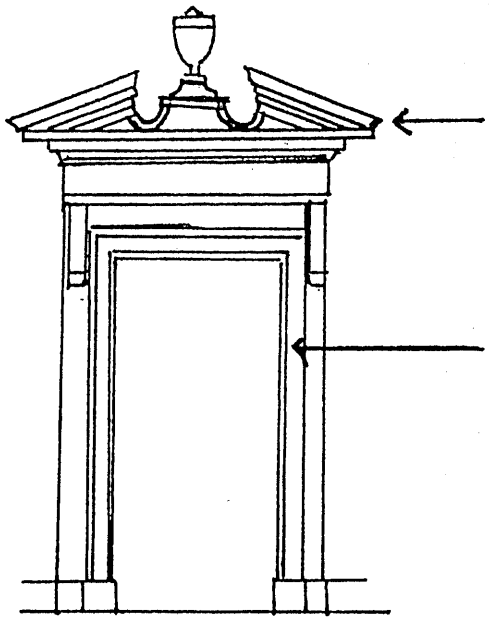


baluster
An upright, often vase-shaped, support for a rail.

balustrade
A series of balusters with a rail.

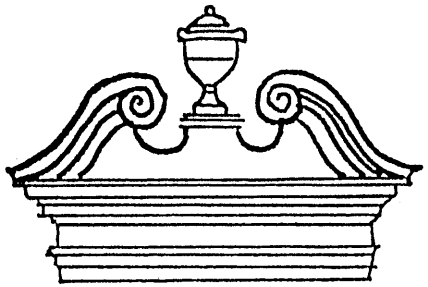






broken pediment
A pediment having its raking cornices interrupted at the crown or apex, the gap often being filled with an urn, a cartouche, or other ornament.

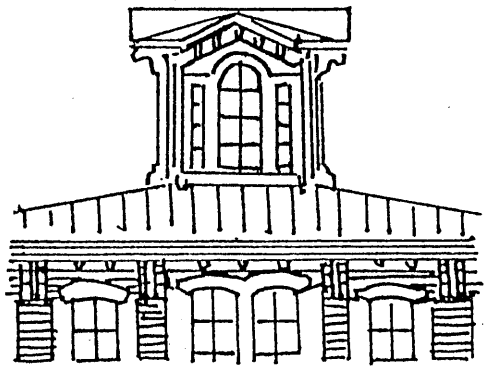
architrave
A molded or decorative band framing a rectangular door or window opening.



swan's neck pediment
A broken pediment having an outline formed by a pair of S-curves tangent to the horizontal cornice at the ends of the pediment and rising to a pair of scrolls on either side of the center, where a finial often rises between the scrolls.

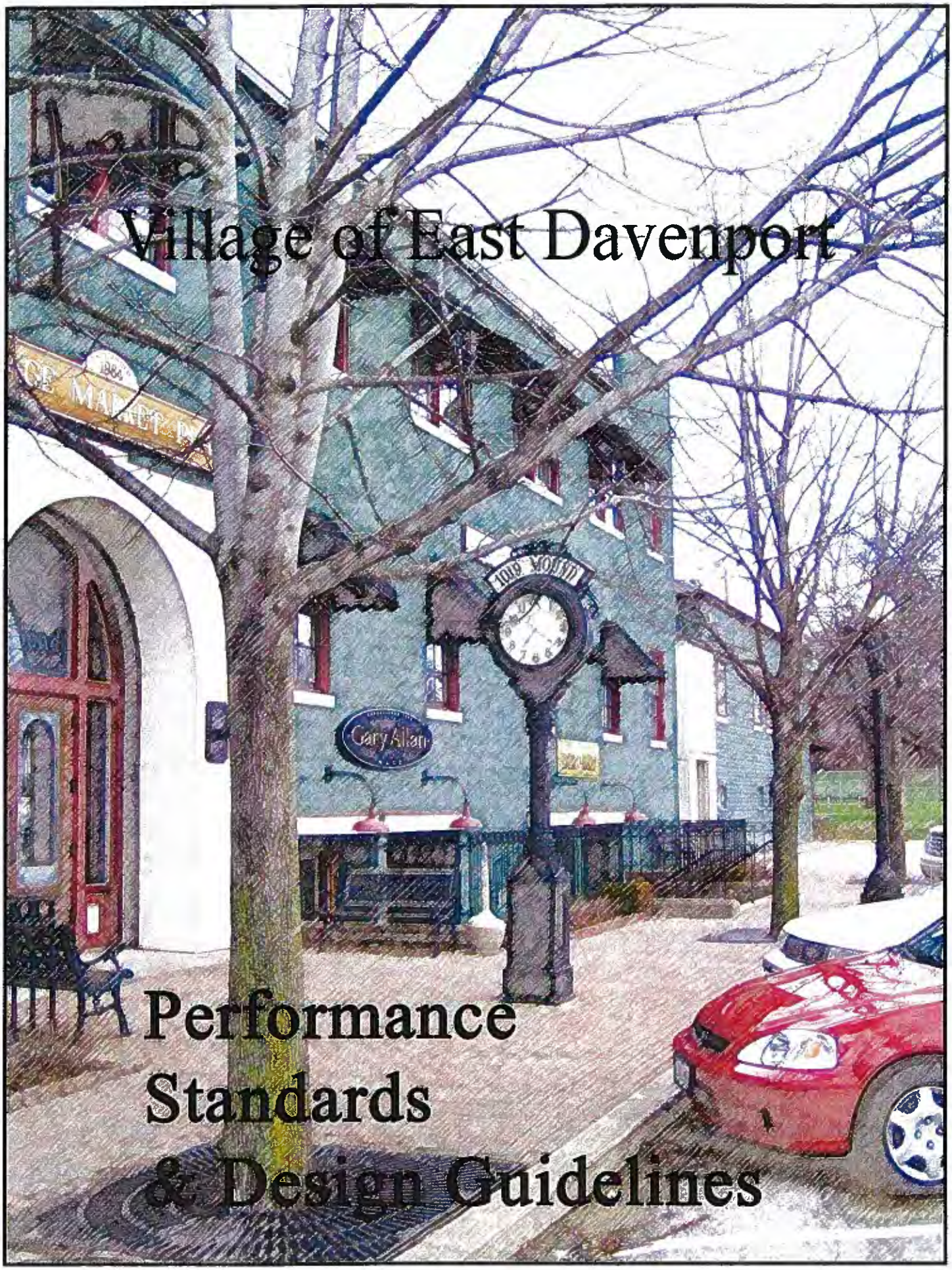
tabernacle frame
A frame around a doorway or niche, having two columns or pilasters on a base supporting a pediment.

jack arch over doorway

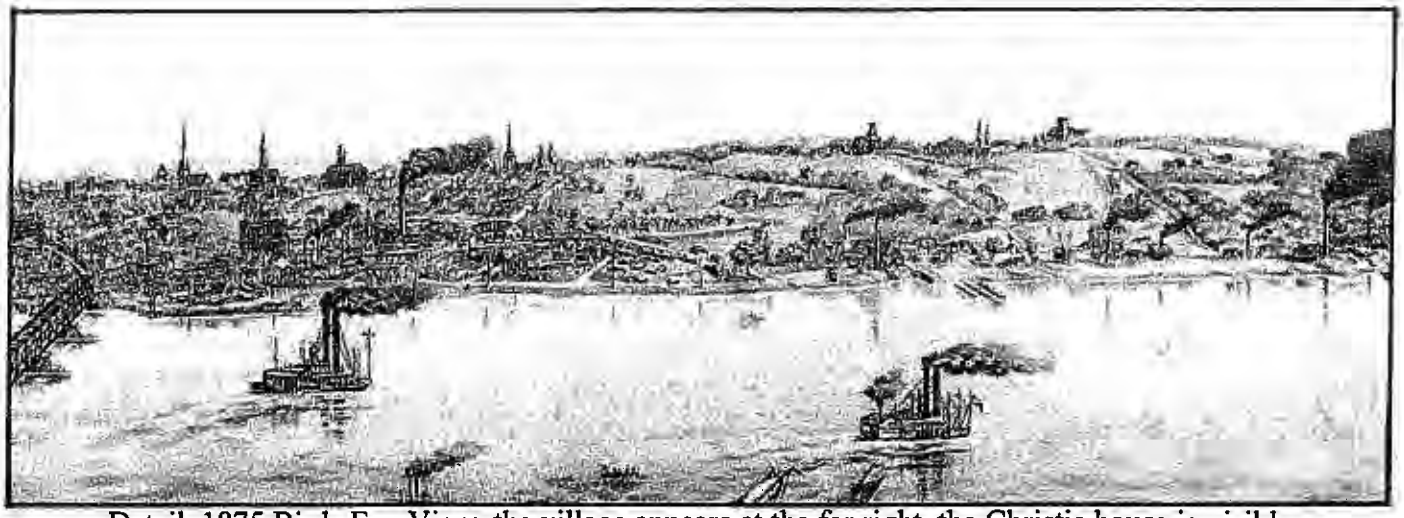


lantern or belvedere

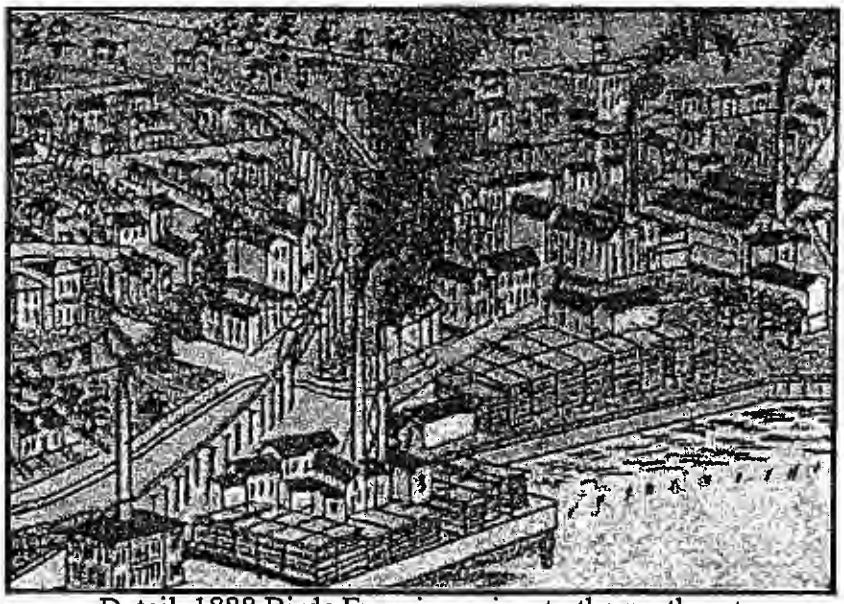
Details


Village of East Davenport
Performance
Standards
& Design Guidelines

Detail from 1888 *lithographic bird's eye view of Davenport and the Village of East Davenport*



Detail, 1875 Birds Eye View, the village appears at the far right, the Christie house is visible between the two smokestacks. Note the apparent absence of a railroad east of the bridge at far left.



Detail, 1888 Birds Eye view, view to the northeast
(H. Wellge, "Davenport, Iowa, 1888," Milwaukee: American Publishing Company).

Note: Three pages of this report include photographs of good and bad examples of franchise architecture. These photographs come from the report "Better Models for Commercial Development" by Edward T. McMahon published by The Conservation Fund in partnership with Planning Commissioners Journal and Smart Growth Network. These photographs were used with the author's permission.

Design Guidelines

Discussion:

No two towns are exactly alike. Each has a particular street layout and arrangement of buildings, shaped over time in a particular geography, by a particular population. The dynamic forces of place, time and culture work to create endless variations on the theme of city, town and village.

At least they used to. In another era local culture and geography played a larger role in the shaping of communities. Buildings were constructed of local materials, regional architectural styles predominated, businesses were locally owned, and building technology was limited. Roads curved and dipped, buildings were added onto, signs were designed one at a time. Muscatine, Iowa looked somewhat similar to nearby Dewitt, but not quite like Clinton and a whole lot different from Taos, New Mexico or Beaufort, South Carolina. Regional style predominated and local variation provided uniqueness.

Today, however, these subtle differences between places are fading away and regional distinctions hardly exist. A suburban shopping strip in the City of Davenport may not look much different than a similar setting in suburban Washington, D.C., or suburban Seattle, Washington. Over the past 40 years, America's commercial landscape has progressed from unique to uniform, from the stylized to the standardized.

In the City of Davenport there are exceptions to this rule. There are still historic business districts that retain considerable character, none more so than the Village of East Davenport. The first structure in the Village was constructed in 1848 (a double-pen log cottage that still exists in altered form). Most of the structures were constructed over a 50-year time frame ranging from 1850 to 1900 with the majority of the construction occurring in the 1860's and 1870's. (Among the older buildings there are a few exceptions; the fire station, for example, was constructed in 1931). This relatively brief construction period resulted in a historic shopping neighborhood with a great deal of architectural cohesion while at the same time maintaining the randomness of a rural village. The architectural styles are rather limited, chiefly the Italianate Style and various vernacular adaptations with an occasional example of other architectural styles.

Over time, the Village of East Davenport has remained largely intact. The caliber of renovations and restorations of the historic structures has varied considerably but the overall character of the historic business district remains good.

Over the course of the Village of East Davenport's history, a series of poorly designed infill structures have been constructed. These include the gas or ex gas stations at 2229 East 11th Street, 2306 Kirkwood and the Kwik Shop at 2242 East 12th Street, the commercial structure at 1102-06 Mound Street and the 1950's era commercial strip building located at 2010-2028 East River Drive. All of these structures represent the prevailing, or common, architecture of the time during which they were constructed. They, for the most part, predate the recognition of the value of historic neighborhoods in the City of Davenport and at the time of their construction they were likely considered modern buildings to be proud of. While these structures add little to the Village of East Davenport architecturally the community was very fortunate in one respect. They are all on the periphery of the historic shopping district. The heart of the district remains intact. These same structures located in the center of 11th or 12th Street would have done much more harm than they do. Even more fortuitous is the fact that the Village has avoided the formula corporate franchise architectural design that is the predominant model for commercial development in America. A single Taco Bell with its pseudo Mexican architecture or a single Checker's hamburger restaurant constructed with its sleek, modern corporate architecture in the center of 11th Street would have largely destroyed any feeling that one is in a historic place.

It easily could have happened. The City of Davenport's commercial zoning regulations do little to address visual quality, community character or urban design in historic shopping areas (the city does have the Highway Corridor Overlay District Ordinance but this ordinance is oriented to suburban "green field" development and a Historic Preservation Ordinance that for various reasons has never been applied to the Village of East Davenport.)

In February of 2006, however, residents and property and business owners in the Village of East Davenport asked the City to devise a new zoning classification, a classification that would consider the special opportunities and needs of a historic shopping neighborhood.

The City Council then passed a resolution establishing a 120-day moratorium on the issuance of business licenses in the Village on March 1, 2006, which in turn was signed by the Mayor on March 24th. Planning staff, in turn, has worked with citizens in the Village of East Davenport to develop a new zoning classification, the "HSD", Historic Shopping District Ordinance to consider appropriate land uses for a historic commercial neighborhood as well as to establish the design review of new infill buildings or structures, major additions to existing buildings (a 50% addition or larger), parking lot design and signage.

The design review process is intended as a means of ensuring that new buildings and structures will meet the community's design aspirations. The goals of these standards are as follows:

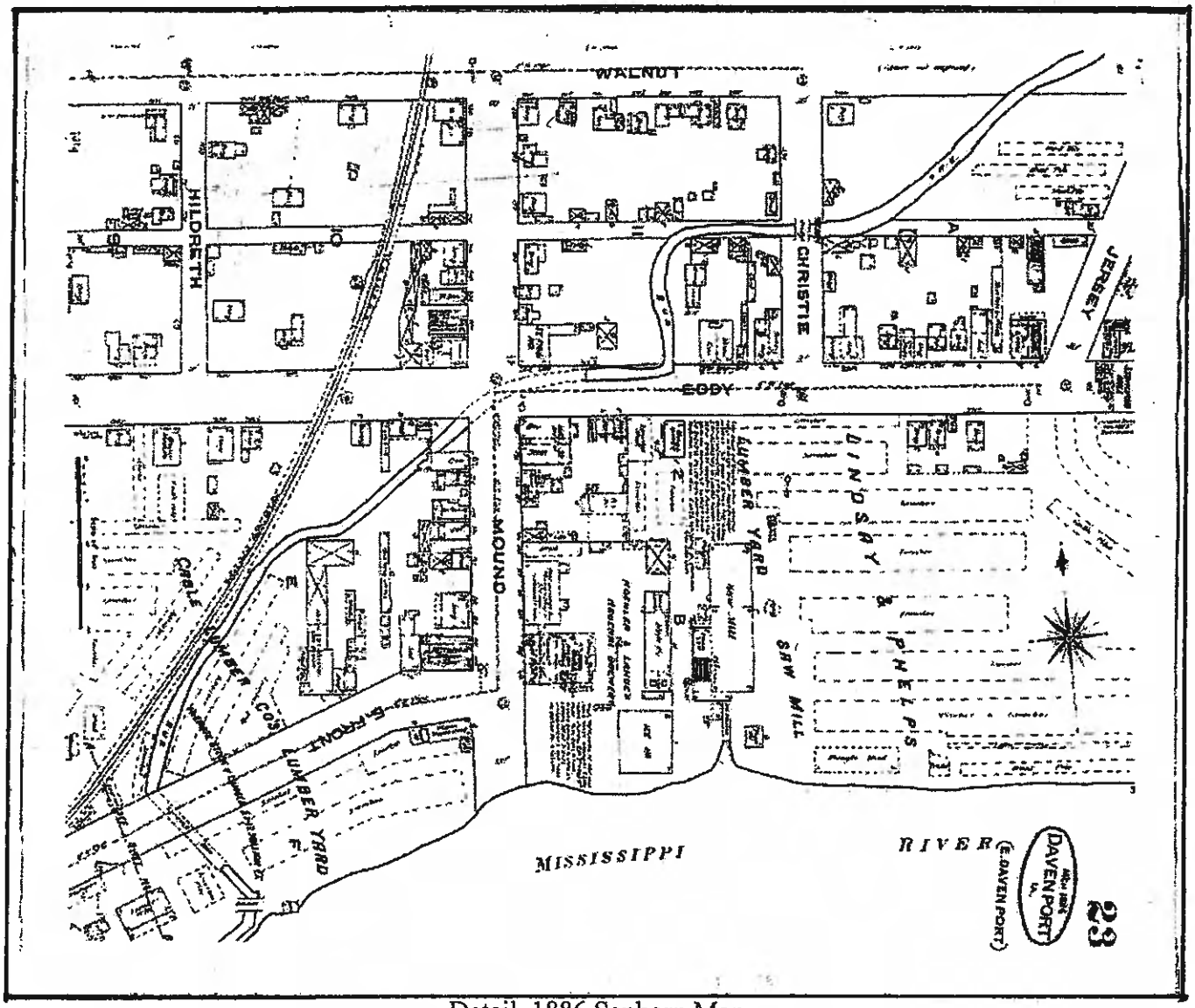
- To affirm and create a "sense of place," building neighborhood identity and pride – and thus generating positive energy, which, in turn, can be translated into better maintenance and investment in both public amenities and private rehabilitation.

- To help create an area that is more attractive to the establishment of new businesses by generally upgrading the quality and compatibility of the district so that it is perceived as a distinctive commercial unit.

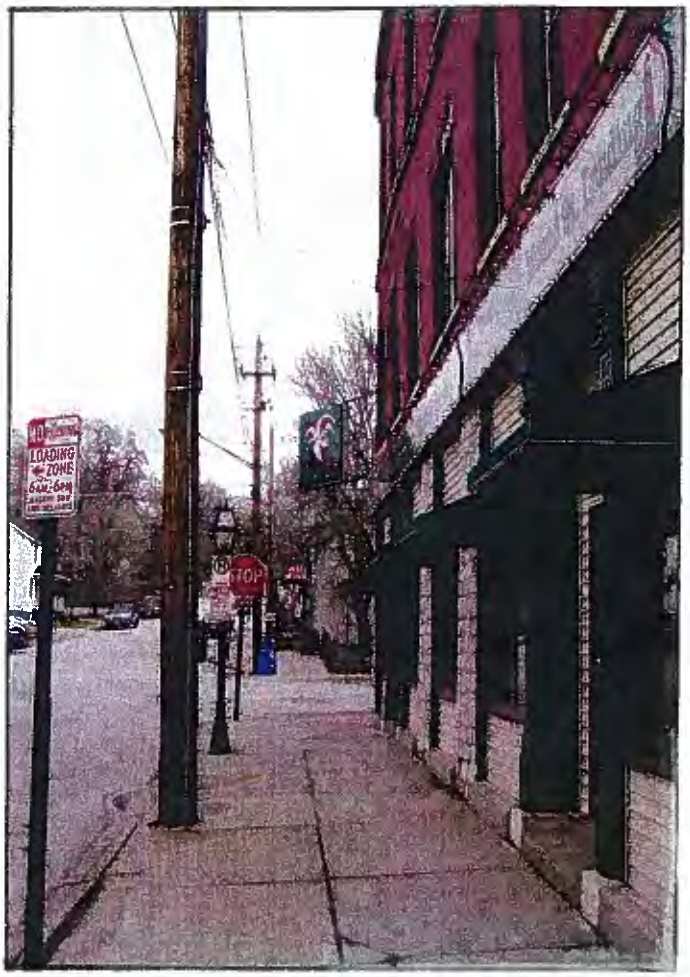
- To increase the overall historic ambiance of the Village of East Davenport by respecting the human scale in façade and sign design, thus supporting a pedestrian-friendly environment. This in turn can encourage longer periods of visitation and the increased purchase of goods and services.

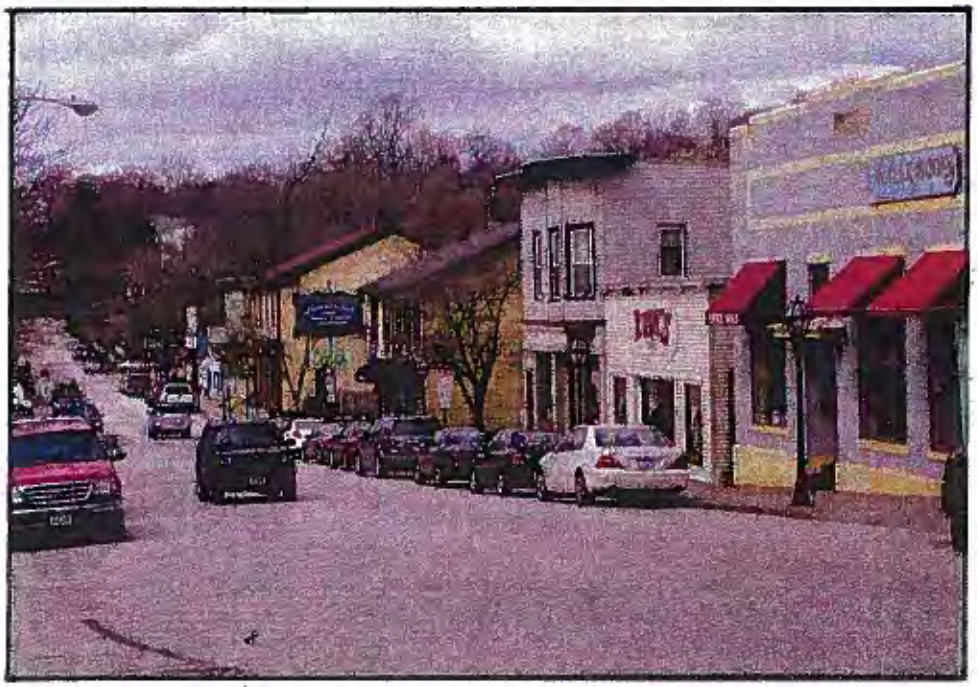
- By design review and the limitation of negative land uses to protect the investments that business and homeowners have made in their property and to encourage additional investment in the future.

- To foster increased heritage tourism by creating a stronger preservation identity for the Village.

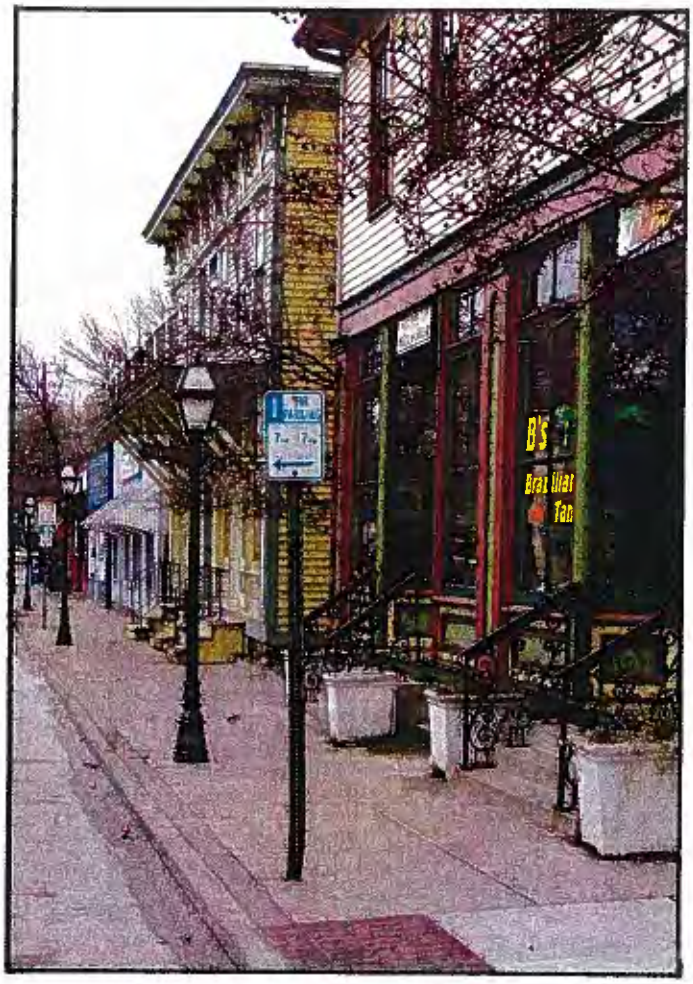


Detail, 1886 Sanborn Map





One of the Village of East Davenport's most interesting traits is its randomness. Buildings are constructed of brick or stone or wood lap siding. Building heights range from one story to three. Roofs, depending on the building, are flat, gabled or hipped. Most of the structures on 11th Street are built to the sidewalk while those on the south side of 12th Street have small front yards and those on the north are set on the top of the bluff.



Various views of the Village of East Davenport and its architecture.

Infill Development

Discussion:

Infill development can repair and strengthen the urban fabric by eliminating gaps created by vacant lots and surface parking lots. After the protection of high quality, existing architecture, the introduction of well-designed infill should be the primary development priority in the Village of East Davenport. Infill development should be designed to compliment the existing architecture and reinforce its features.

The repetition of design elements or themes helps a historic shopping district to build a recognizable identity and sense of place, making it a more marketable and attractive location. This does not mean buildings should all look alike or materials need to come from a limited palette, but it is important to emphasize the common characteristics that make a historic neighborhood special.

The design of a new infill building, particularly its front façade, is a special challenge. It should be designed to look appropriate and compatible with surrounding buildings. Otherwise, the new building will look awkward and out of place. An analysis of the existing architecture will identify the characteristics in building placement and design that contribute to the image of the historic neighborhood. Understanding this context should be the starting point when designing new structures.

Since a good infill design responds to its surroundings, it is not possible to develop specific guidelines that will apply in all cases. Also it should be noted that the Village of East Davenport, as it has developed over time as a real village has more architectural variety than most small town main streets.

There are, however, several general concepts that should govern the visual relationship between an infill building and its neighbors.

1. Height
   Buildings in a historic commercial district generally share a similar height. Infill construction should respect this. In the Village of East Davenport this requirement is very much location specific. Building heights in the Village run from one to three stories. As such the appropriate height of any new building will depend in part on where it is to be constructed.

2. Width
The infill building should reflect the rhythm of the facades along the street. In the case of a larger building consider dividing the structure into bays.

3. Proportion
The characteristic proportion (the relationship between height and width) of existing facades should be respected. Obviously, there are substantial differences in building proportions between the buildings on 11th Street versus those on 12th Street. Appropriate proportions, therefore, are site specific.

4. Relationship to the Street
The setback of any infill building should be consistent with that of neighboring structures. Most of the historic buildings on 11th Street and Mound Street are constructed immediately behind the sidewalk (there are exceptions). On the south side of 12th Street on the other hand, buildings are set back from the sidewalk creating small front yards. On the north side of 12th Street the Pierce School structure and the Christie House have deep dramatic setbacks.

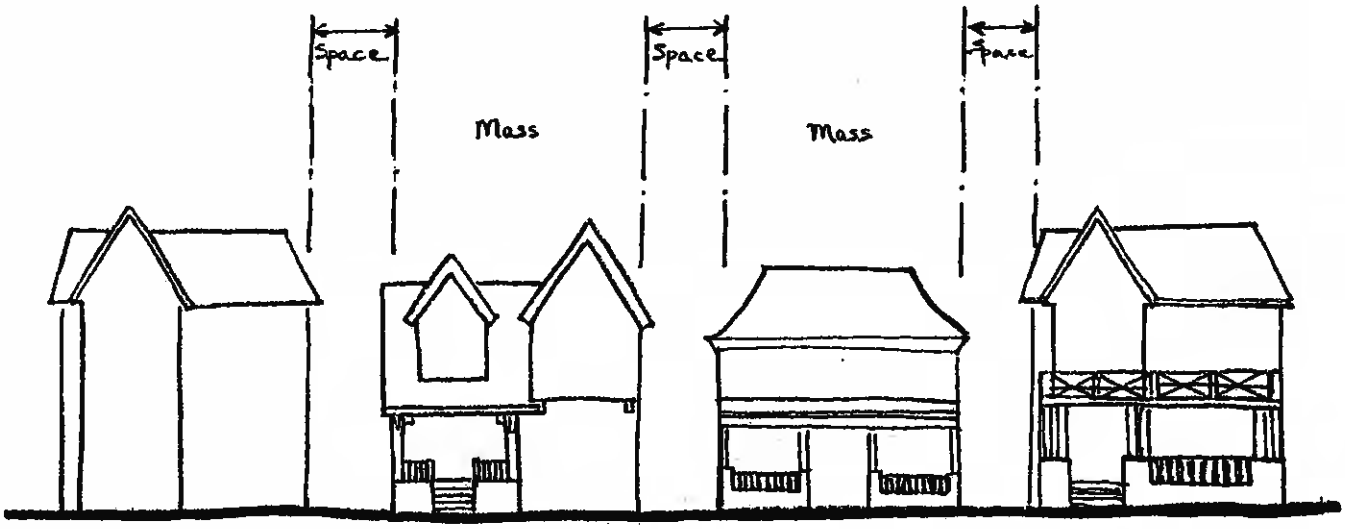
5. Roof and Cornice Forms
Roof and cornice forms in most historic shopping districts are usually similar with commercial structures generally having flat roofs. In the Village of East Davenport roof styles vary substantially particularly on East 11th Street. Many roofs are flat. Other buildings have gable or hipped roofs. In the case of the Village of East Davenport it is the randomness or differences in style that create character rather than the sameness.

6. Composition
The composition of infill facades (that is the organization of its parts) should be similar to that of the surrounding facades.

7. Rhythm
Rhythms that carry throughout the block (such as window spacing) should be incorporated into any new façade.

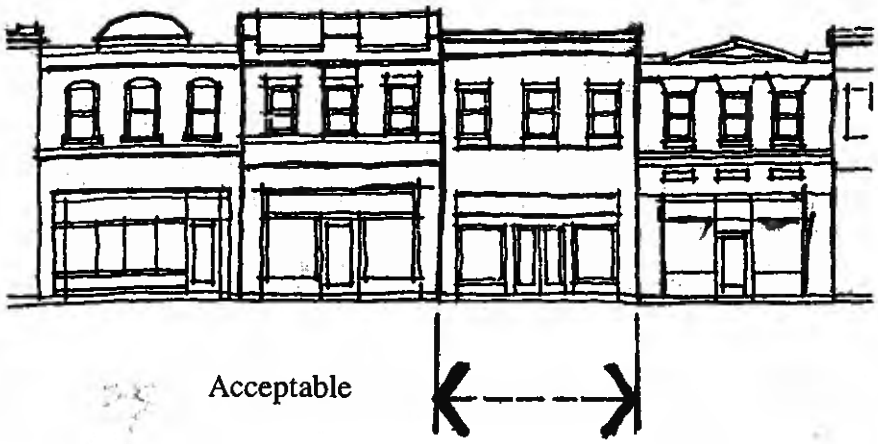
8. Proportions of Openings
The size and proportion of window and door openings should be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall on the façade as a whole.

9. Materials
An infill façade should be composed of materials that complement the adjacent facades. The new building should not stand out against others. In the Village of East Davenport buildings were typically constructed of wood lap siding, brick and in rare cases stone. An infill building intended to reproduce the look of wood lap siding should consider concrete board siding such as Hardi-plank. It looks very much like the historic materials and is superior to vinyl or aluminum siding.

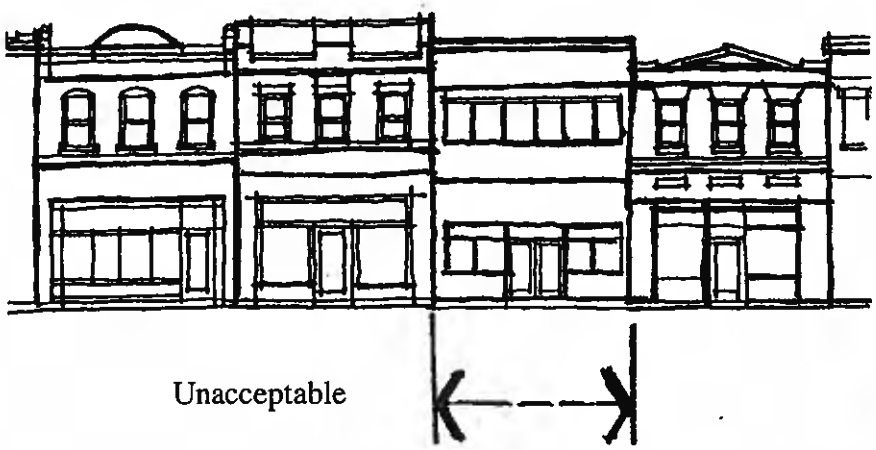


On the south side of East 12th Street the rhythm of the facades and the spacing between them is an important character-giving element that should be maintained in the event of infill construction.

On East 11th Street the spacing of buildings is less consistent. Some structures have side yards separating them from adjacent structures but many buildings are constructed from lot line to lot line with no separation at all. In the case of 12th Street the rhythm of openings becomes very important. In particular, most structures have large glass enclosed first floor store fronts. This would be an important element to be picked up in any infill design.



Acceptable



Unacceptable

It is not the intent of these standards to disallow the use of modern materials to reproduce historic features. Examples of this could include fiberglass cornices, cast stone steps and/or ornamental decoration or aluminum clad wood windows. Modern reproduction materials generally are acceptable on infill buildings.

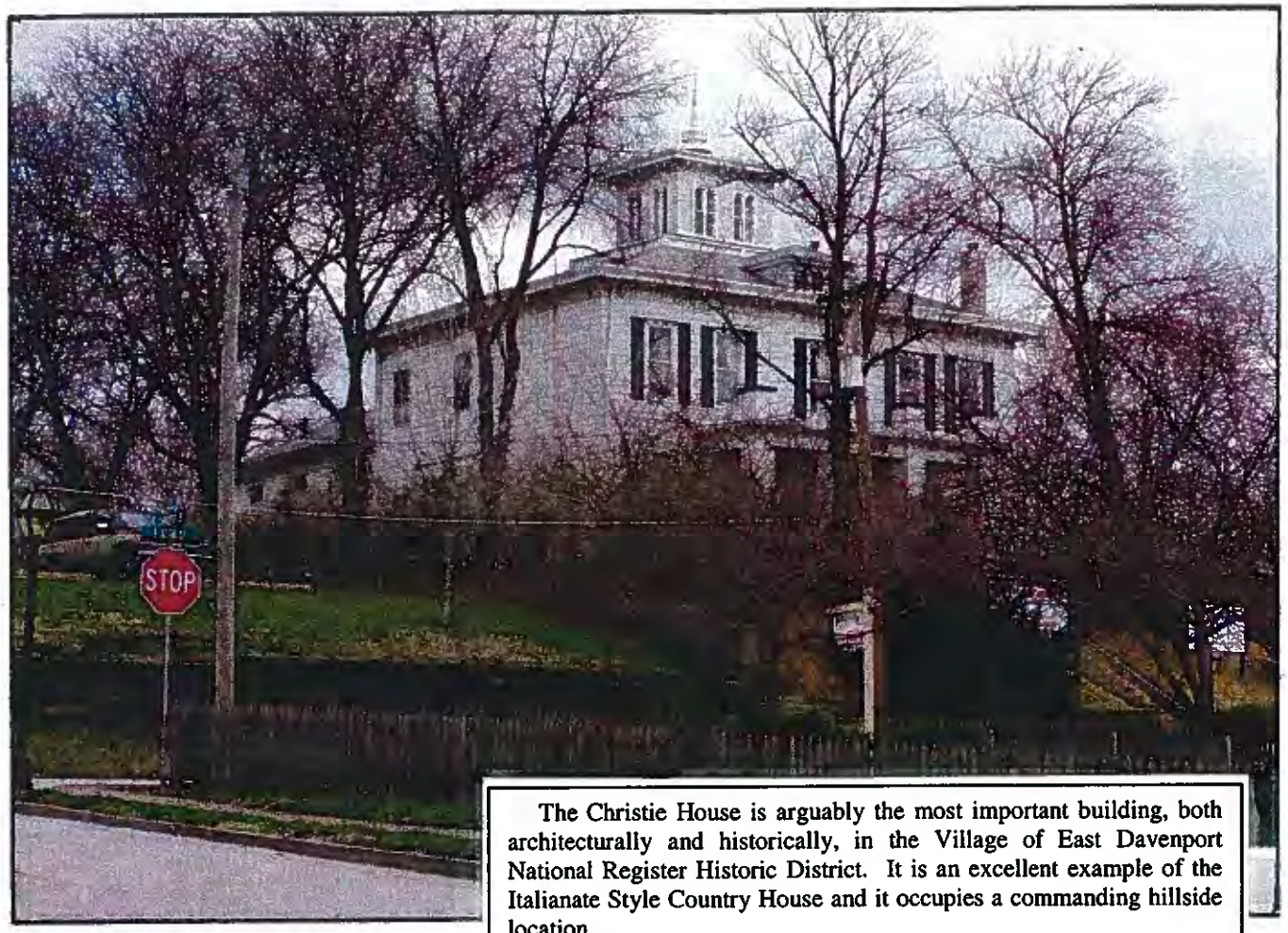
10. Colors

The choice of color is important when integrating a building within a district. Color schemes should be simple, using the minimum number of colors necessary to achieve the desired look. The color selection should complement the predominant hues of the adjoining buildings.

Scale Versus Land Use

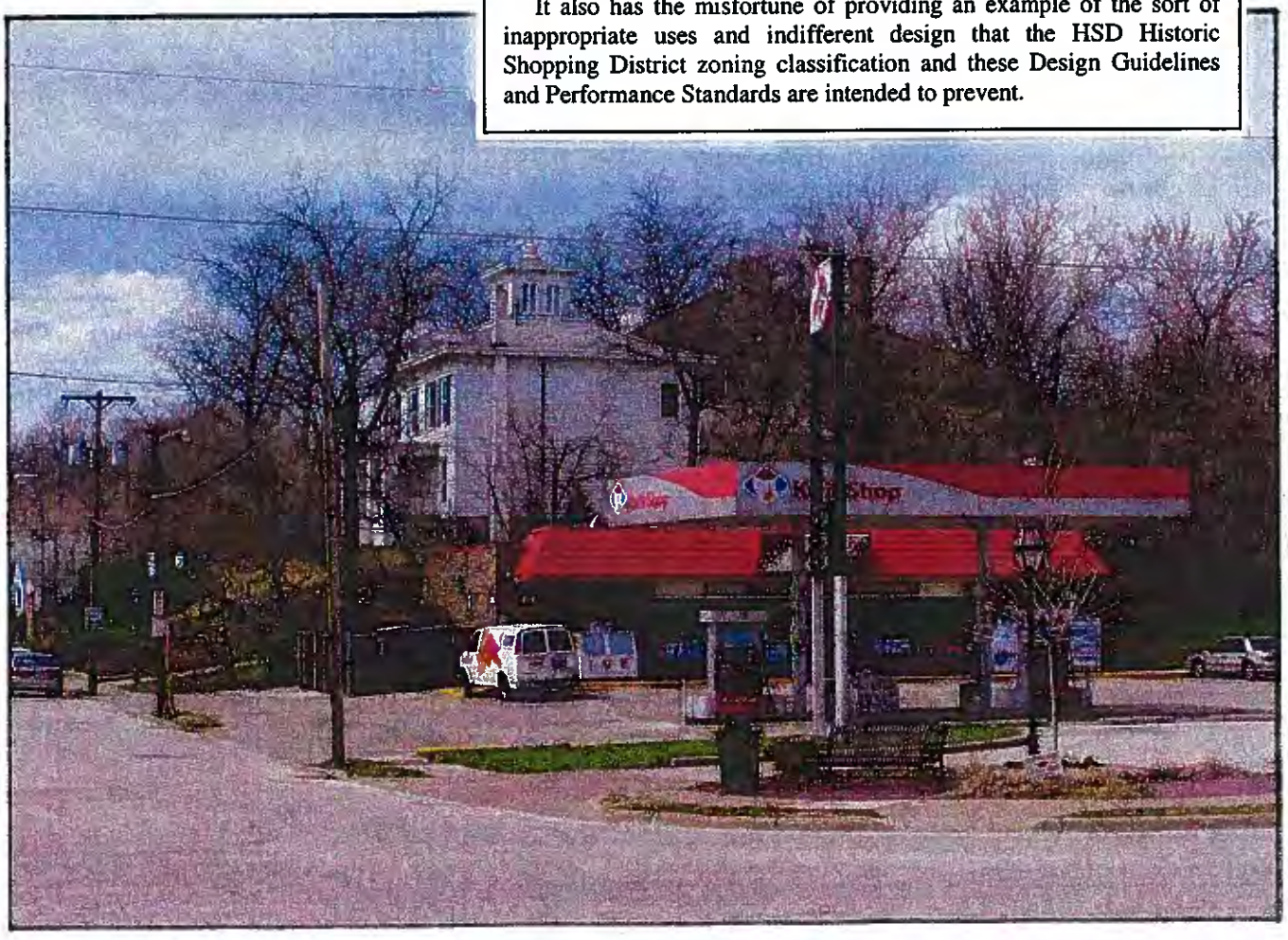
Height, width and proportions together determine a building's scale. Within the HSD Historic Shopping district zoning classification, scale is as important as land use in determining the suitability of a particular project. To the right are a series of land uses that would be acceptable in a Historic Shopping District, a drug store or pharmacy, a toy store and a hardware (home improvement) store. In each case, however, the scale of the structure is totally unacceptable. As a general rule new infill structures should have footprints that are reasonably similar to the Village of East Davenport's existing structures.

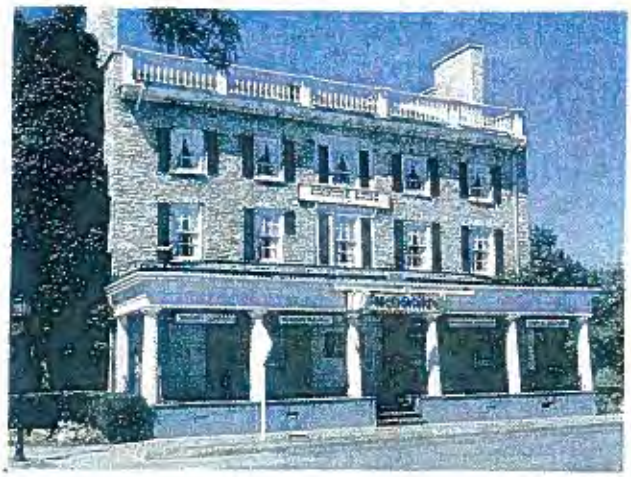
In addition to being out of scale in a historic shopping area such as the Village of East Davenport, the bland corporate architecture is similarly unapprovable.



The Christie House is arguably the most important building, both architecturally and historically, in the Village of East Davenport National Register Historic District. It is an excellent example of the Italianate Style Country House and it occupies a commanding hillside location.

It also has the misfortune of providing an example of the sort of inappropriate uses and indifferent design that the HSD Historic Shopping District zoning classification and these Design Guidelines and Performance Standards are intended to prevent.





Franchise Architecture Prohibited

The usual marketing strategy of fast food restaurants, gas stations, convenience stores, drug stores and other corporate chains is to promote the security of sameness by replicating a standardized brand image often in garish colors and shapes designed to catch the eye of consumers passing in their cars. This strategy is self-serving generally and does much to diminish the sense of place that once distinguished one city from another. This type of architecture is particularly out of place in a historic shopping area such as the Village of East Davenport. Locating a single Kentucky Fried Chicken with its red and white striped roof or a McDonald's with its golden arches on East 11th Street would completely destroy the image of the Village as a historic place. As such, franchise architecture (building design that is trademarked or identified with a particular chain or corporation that is generic in nature) is prohibited. Franchises or national chains should they wish to locate within the Village of East Davenport must comply with these design guidelines and create a unique building sensitive to the context of the historic district.

The photographs of the two McDonalds restaurants (left) as well as the examples on the following two pages are simply to illustrate that national chains can, and will, do this if they wish to locate in a particular location. As far as the designs themselves, some would be more appropriate for the Village of East Davenport than others.

Positive Designs for Franchise Architecture

Typical McDonald's

McDonald's, Annapolis, Maryland. It is in an older building on a busy city street.

More Good Examples

McDonald's, Freeport, Maine. The company originally proposed demolishing this house. The town said no.

McDonald's, Lake Forest, Illinois. This profitable restaurant resembles a Dutch colonial house.

McDonald's, Stowe, Vermont, reflects its New England setting.

Rite Aid in Camden, Maine, is in a new building that complements its surroundings.

Positive Designs for Franchise Architecture

Typical Pizza Hut

Pizza Hut, Worchester County, Maryland, shows how landscaping and good design can pay off.

More Good Examples

Burger King, Key West, Florida, illustrates context-sensitive design.

Burger King, Chesterfield, Virginia. The county has a design standards manual.

Taco Bell in Fort Collins, Colorado, is in a restored Spanish colonial revival house.

Taco Bell, Freeport, Maine. Most of the town's chain stores and franchises are in existing historic buildings.

MERIT

Mossburg Building

HARBOR SPRINGS, MICH.

Acceptable Infill

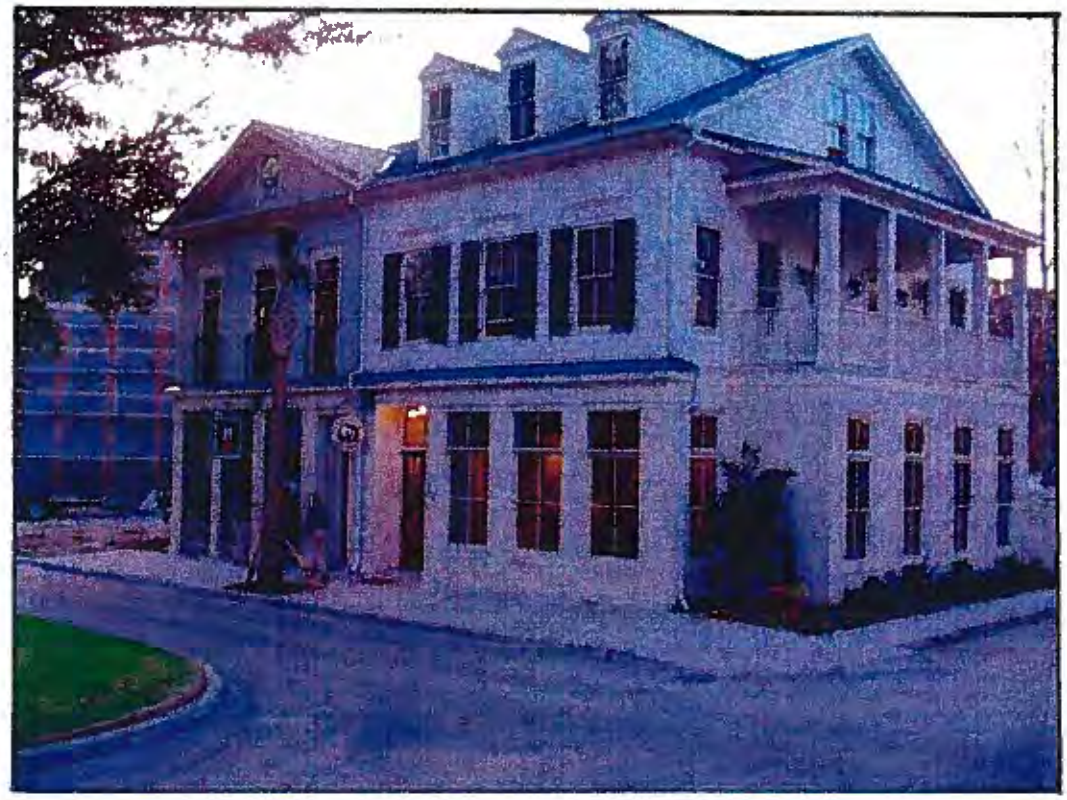
There are two schools of thought on what constitutes good architectural infill. In the past many architects viewed the concept of replicating historic styles as something of a sellout – an assault on their creativity. Their view was that infill buildings in a historic district should relate to the historic structures in terms of height, materials or massing but the buildings should be clearly contemporary.

More recently the new urbanist movement has emerged which places, perhaps, more emphasis on context. Architects, city planners and builders who have embraced the new urbanism appear more open to the use of historic revival styles on contemporary buildings. (This is an over-simplification of a design debate that could fill a book).

These standards accept either design view.

The Mossburg Building above is a good example of the latter view. The building constructed in a neighborhood similar to the Village of East Davenport, Harbor Springs, Michigan, won the Builders Choice Award in the live/work infill category from "Builder" Magazine. Planning staff would suggest that a building of this nature could fit very comfortably in the Village.

Like most of the structures in the Village of East Davenport the Mossburg Building does not replicate a particular architectural style. Instead, the structure has the look of a vernacular building that could well have been built in the Village by a local builder in the mid or late 1800's.



Other possible commercial infill designs

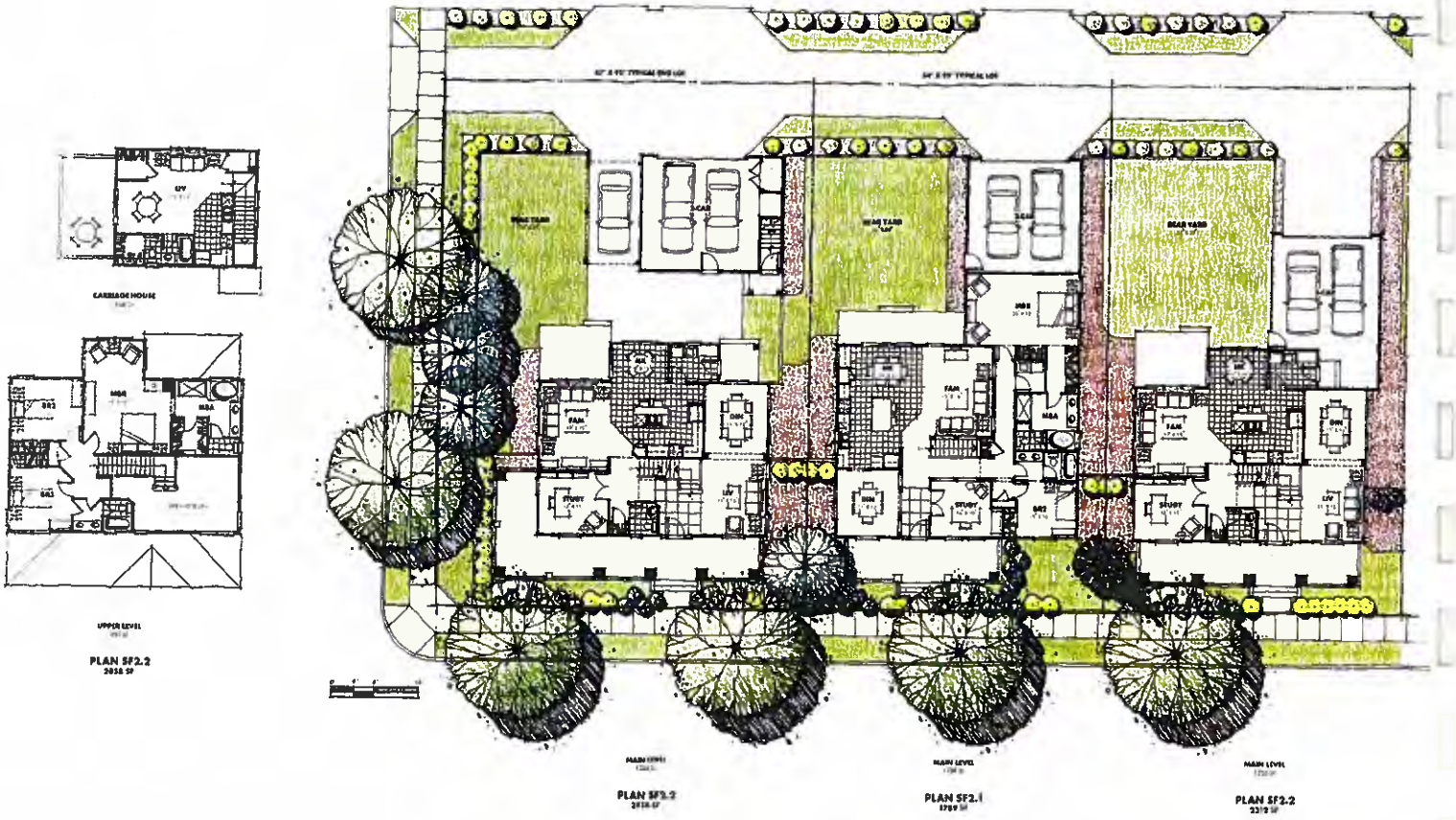
PLAN SF2.2
EUROPEAN CRAFTSMAN

PLAN SF2.1
CLASSIC COTTAGE

PLAN SF2.2
FOURSQUARE

PLAN SF2.1
AMERICAN CRAFTSMAN

Residential Infill



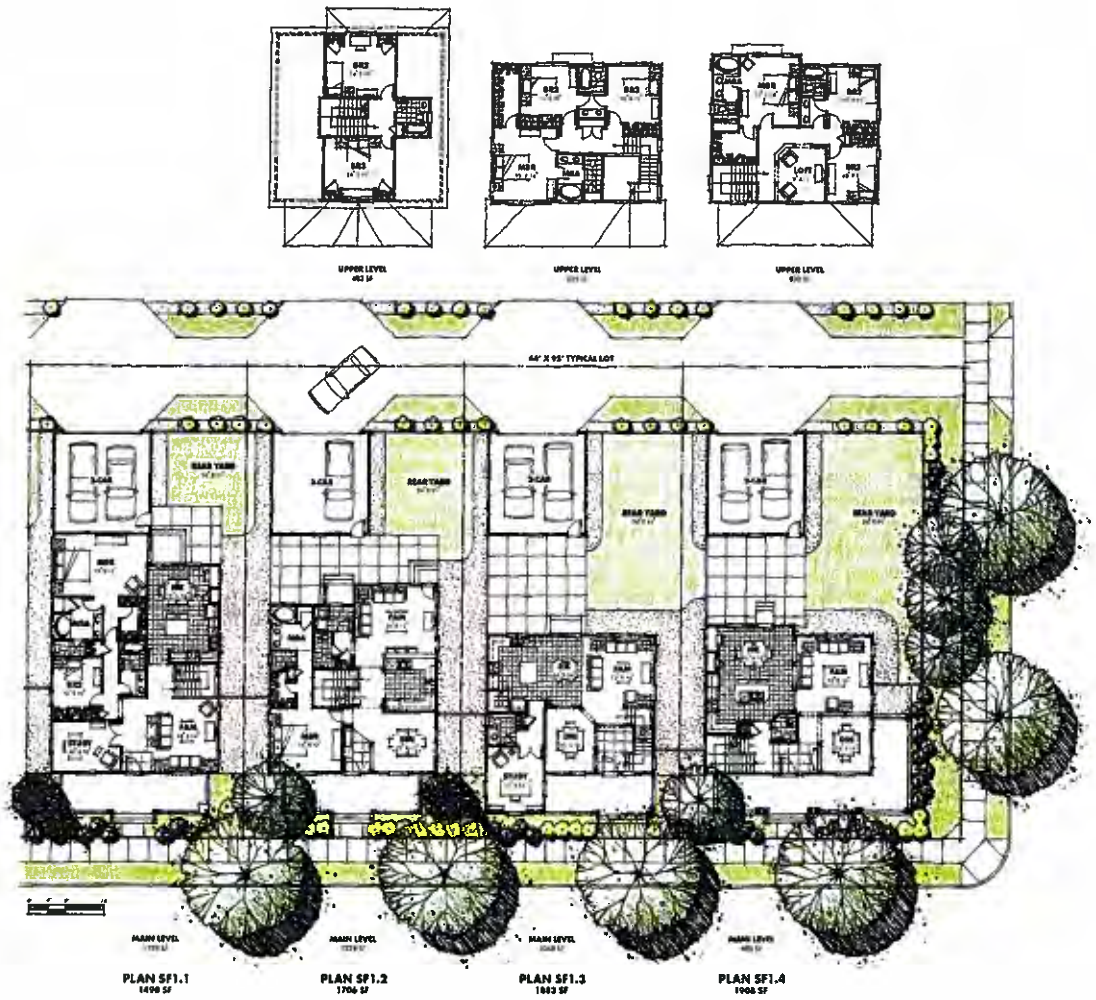
Many of the Village of East Davenport's commercial structures, particularly those on East 12th Street and on Jersey Ridge Road, were originally constructed as residential properties. In these portions of the Historic Shopping District an infill structure should continue this residential look even if it is to have a commercial application. Residential structures in the Village come in a variety of architectural styles including vernacular cottages, Victorian, Foursquare and the Craftsman or bungalow style. Due to the prominence of the new urbanist movement there are a wide variety of contemporary architectural plans available that closely mimic these styles. This page and the following provide a variety of examples.

PLAN SF1.1
CLASSIC COTTAGE

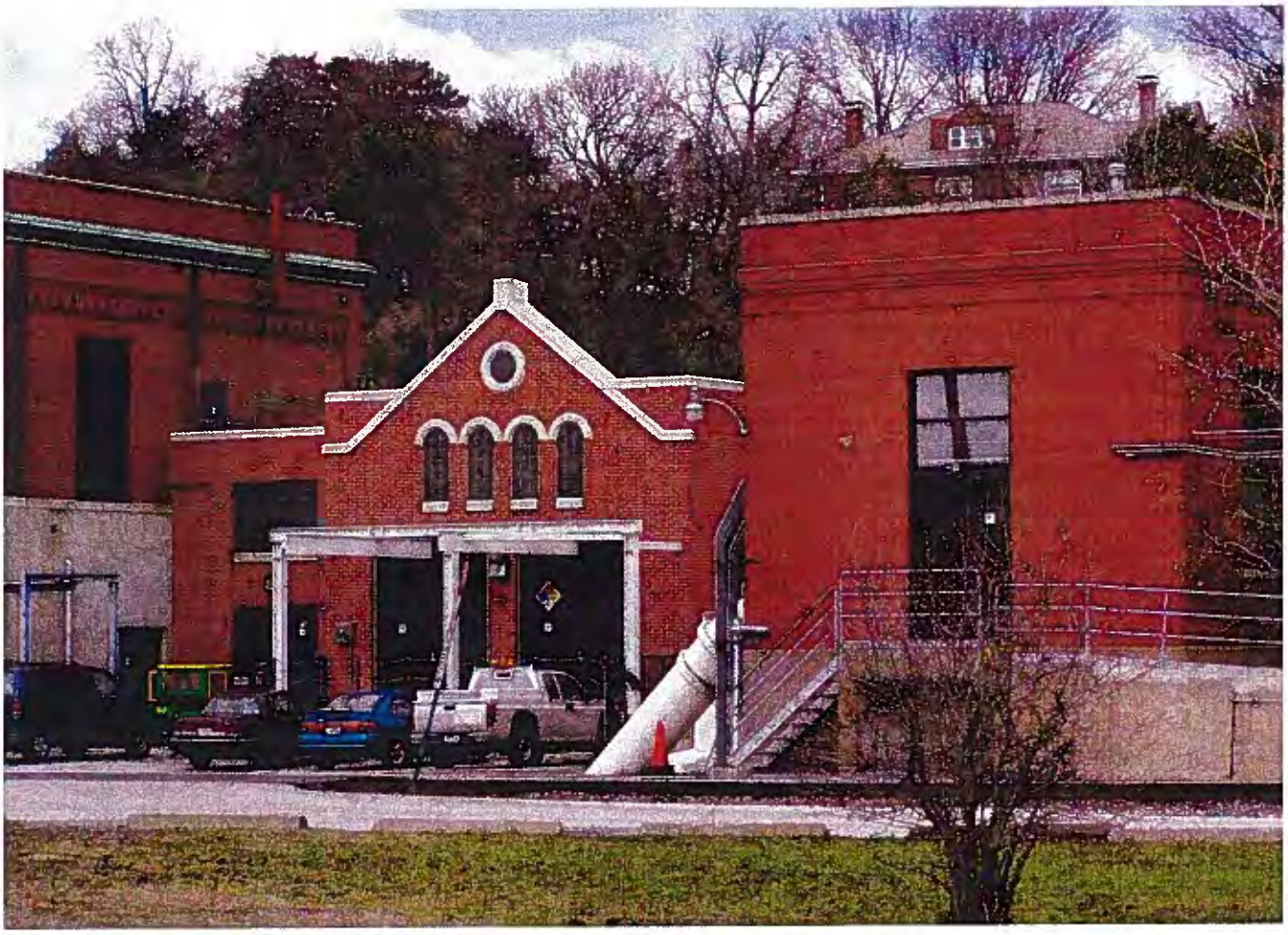
PLAN SF1.2
AMERICAN CRAFTSMAN

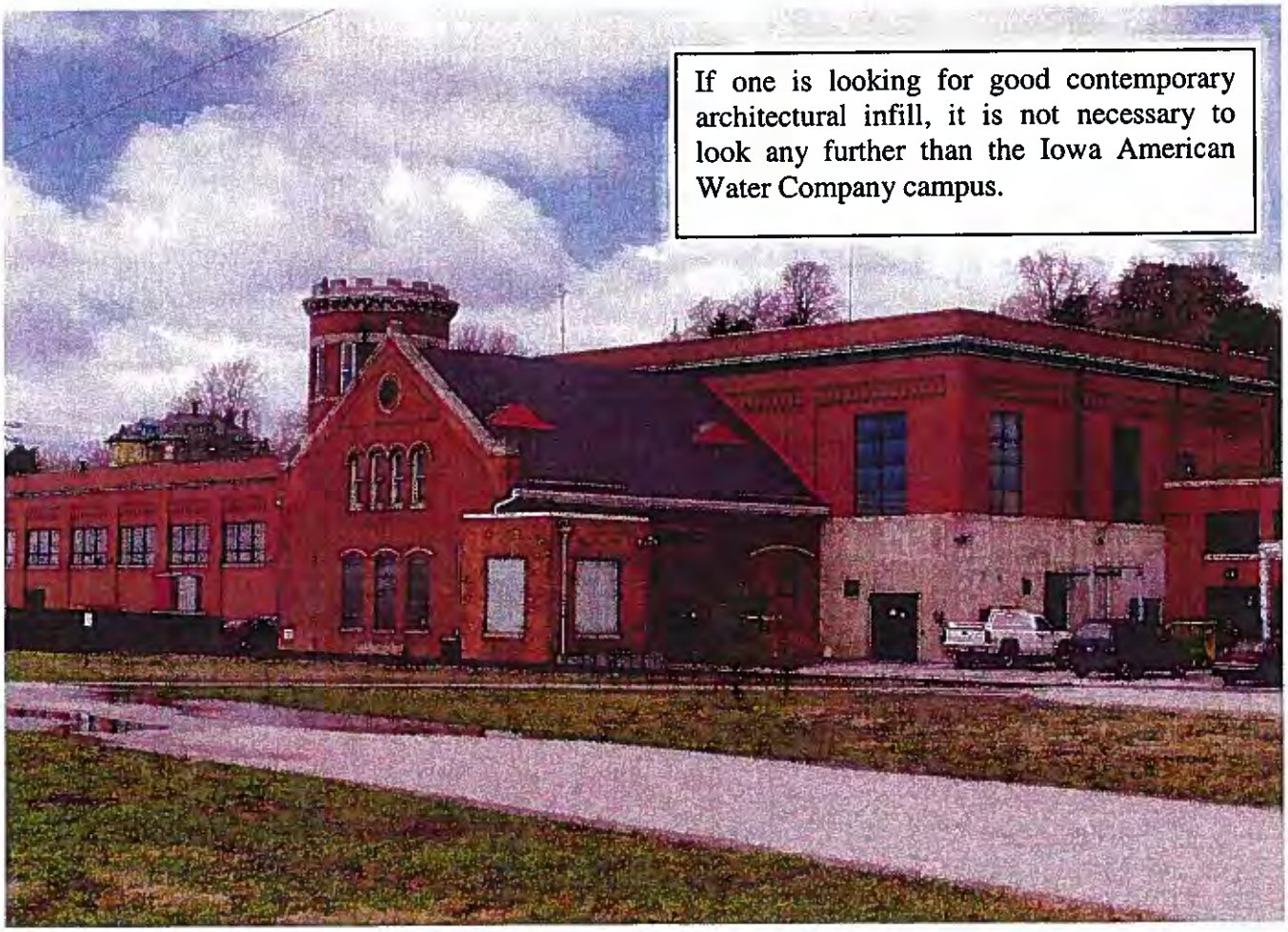
PLAN SF1.3
VICTORIAN

PLAN SF1.4
COLONIAL



Residential Infill (continued)



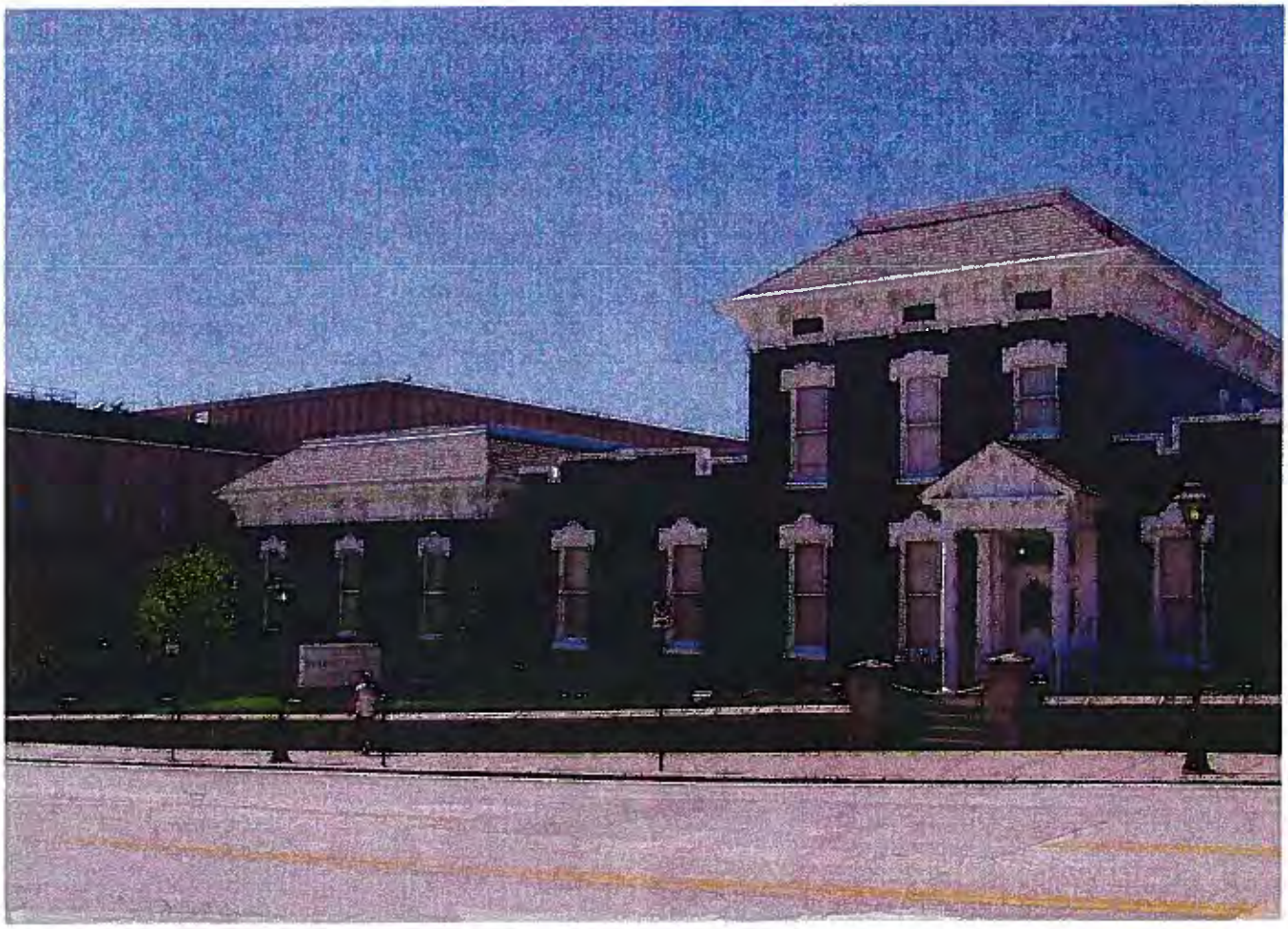


If one is looking for good contemporary architectural infill, it is not necessary to look any further than the Iowa American Water Company campus.

The Village of East Davenport area does have examples of truly outstanding infill development. The Iowa American Water Company has constructed a series of infill structures on its campus that carefully mimic the industrial architecture of the late 1800's and early 1900's. The buildings are not likely to be mistaken for historic structures but by using the same forms, scale, building heights and materials (brick and limestone trim) they fit into the context around them very well.

Note the treatment of gable of the historic building in the center of the photograph on the preceding page (bottom left). Then look at the new infill building in the center of the photograph, top left (same page). The exact gable form has been repeated with the same brick and dressed limestone materials. Further note the gables detailing which includes a series of four Romanesque windows with a circular window above. This same treatment is picked up in various forms in many of the other new structures (see above).

Another design problem handled very well by the architect of the infill structures is the windows or rather the lack of them. Historic factory buildings typically had large expanses of windows for light and air. Usually these windows would be constructed with many small panes of glass set in a rectangular metal frame. Maintaining the rhythm of window openings is important yet the new infill structures like most modern industrial buildings have very few windows. The architect has solved this problem by creating the illusion of windows on the otherwise blank facades with gray/black tiles. The tiles even recreate the grid effect of real industrial windows and at a distance may even be mistaken for them.

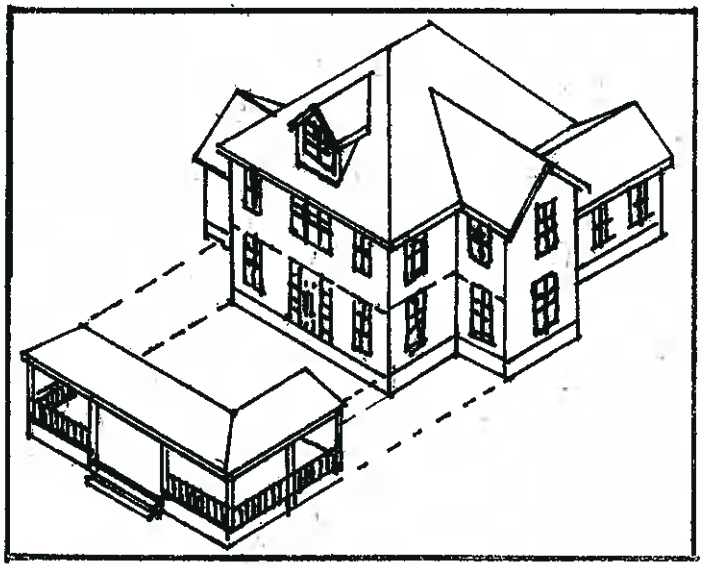


Above: The Halligan-McCabe Devries Funeral Home, 614 Main Street, Davenport, Iowa provides a good example of an addition that closely replicates the original historic architecture of a building. The average person would likely have a difficult time telling that the portion of the building to the left is a modern addition.

Building Additions

Whether building additions on historic structures should look contemporary but match the existing building's height, scale and materials or replicate the building's historic architecture generates the same sort of debate as that of infill buildings generally. Many designers believe that any addition should clearly look contemporary yet respectful. Other persons, however, prefer that any addition look like it was always part of the original building.

Once more these standards do not propose to take sides on this issue. Petitioners should present a design they feel comfortable with to the Committee for review.



Above: An example of a sensitive porch addition. The Design Review Committee will only review additions to existing buildings if the addition totals 50% of the size of the existing building or the dollar value of the addition equals or exceeds 50% of the assessed value of the existing structure.

Accessory Structures

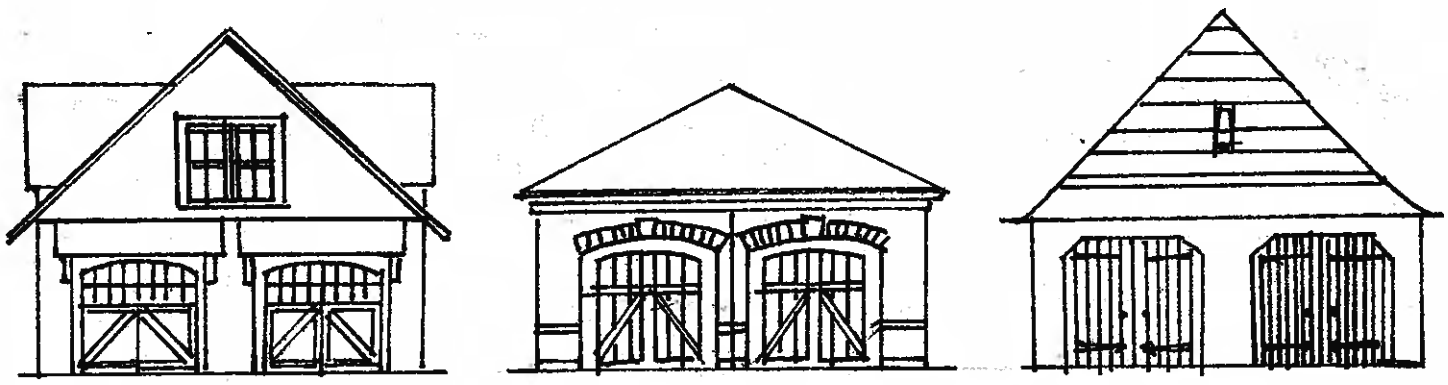
Household or business functions, which were not accomplished within the primary structure in a historic business district, were accommodated in a secondary building, such as a smokehouse, springhouse, carriage house or garage. These secondary buildings were smaller and usually simpler in design than the primary structure, but reflected the same design characteristics.

These accessory structures are frequently original to the site or have some historical basis. Sensitive adaptations, particularly to carriage houses or garages, can provide modern, functional space while retaining the historic characteristics of the building and enhancing the entire property.

Carriage houses and garages were and continue to be the most desired outbuildings. Historically, a carriage house was a two-story building located to the rear of a property which served as a shelter initially for buggies and later for automobiles. Carriage houses typically had an ample second floor storage area.

Garages were built in the early 20th century specifically for automobiles. They were one story in height and did not feature the floor area available in a carriage house. A separate entry was provided for each vehicle bay with two vehicle bays being common.

Any new accessory structure should be designed to complement the primary structure on the site. Detailing may be simpler on the accessory building. Consider the construction of any new accessory building to be an opportunity to add to the ambiance of the Village of East Davenport as a historic shopping district. The Design Review Committee will review the design of any new accessory building.



Above: Several garage designs that would fit comfortably in the Village of East Davenport.

One of the most character-giving elements for either a carriage house or historic garage or a reproduction carriage house or garage is the garage doors. A modern flat panel roll-up garage door does much to destroy any historic character that the building otherwise might have. Today, however, many manufacturers sell roll-up garage doors that look like the old fashioned doors. These are highly recommended for any design.

Other suggestions for the construction of infill accessory buildings include:

- Use appropriately scaled windows.
- If shutters are desired, use real operable shutters attached to the window frame with clips. Do not propose plastic shutters screwed into the wall. Shutters should also be sized to fit the window opening.
- Concrete board will give a better finished look than vinyl or aluminum siding.

Parking Lot Design

Discussion:

Parking in the HSD Historic Shopping District should be designed to improve the quality of the visual environment and to minimize the extent to which it disrupts movement among retail and other uses.

On Street Parking

While vehicular access and parking must be convenient and efficient, it is important to give pedestrians clear priority in order to encourage walking and enliven streets. Sufficiently wide sidewalks and amenities to enhance the pedestrian experience are necessary if streets are to serve as links rather than barriers.

To maximize the Village of East Davenport's attractiveness as a retail and entertainment destination, priority should be given to short-term users, such as shoppers, over employees with daily parking needs. Signs (or a Wayfinding system) helping shoppers to locate parking can make the Village more competitive with suburban shopping areas. Certainly an adequate supply of long-term employee parking also must be made available. Parking for employees, however, can be further away.

Surface Lots

Surface parking lots create gaps in the development edges that otherwise provide special enclosure to the street, as well as interrupt the activities that make the street a vital and interesting place for people. Expanses of pavement and parked cars create a visually harsh environment that harms the image of a historic shopping district.

When needed, surface parking lots should be located to minimize their visibility from pedestrian oriented-shopping streets. Parking lots located behind buildings are preferred. The suburban practice of placing parking in front of a building between the structure and the street will not be approved. As a general rule parking lots with a substantial frontage on public streets will not be allowed except at fringe locations.

Screening Surface Parking Lots

A perimeter landscape planting of shade trees can do much to soften a parking lot or even screen it from view. A three-foot screening wall or hedge or other landscaping will also make parked cars less visible from the street. For security purposes, however, a clear zone should be maintained at an elevation between three or four feet and eight feet from the ground to allow surveillance of the parking lot. A three-foot brick wall topped with a wrought iron fence would be ideal. A wrought iron fence with landscaping is another good choice as would be a forty-two or forty-four inch wood Victorian looking fence. Planting flowers is also welcome. They are sort of the opposite of graffiti. While graffiti sends a message that society is not completely in control, flowers send the message property owners care a great deal about their neighborhood. Flowers like day lilies bloom much of spring and summer and will come back year after year. Berming the parking lot or wood tie walls, on the other hand, are not allowed. They have a suburban image not appropriate for a historic shopping district. Landscape planting strips should be a minimum of five feet in width. If trees are being planted eight feet is desirable. Five percent of the interior of any parking lot is required to be in pervious landscaped peninsulas and islands. Islands and peninsulas should have concrete curbing and should be wide enough to protect plantings from parked vehicles.

It is understood that in a historic neighborhood parking lot dimensions may already be determined by existing buildings and that the optimum setbacks cannot reasonably be achieved. The Design Review Committee may waive setback requirements should that prove to be the case.

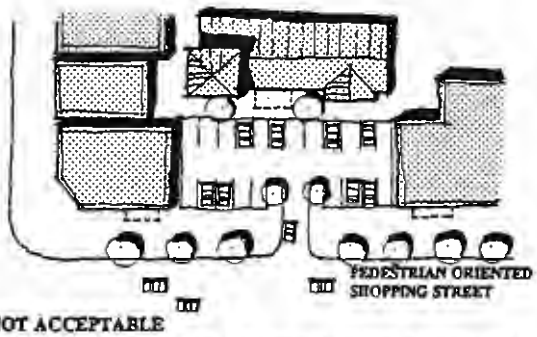
Parking Lot Lighting

Lighting for new parking lots should use poles and fixtures that appear historic. Matching the existing historic lights used on Village streets would be an excellent choice.

Parking Lot Guidelines

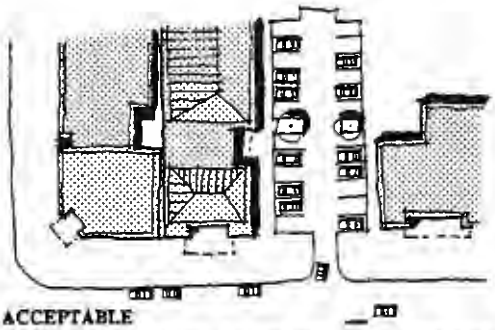
THE LOCATION OF PARKING LOTS IN HISTORIC SHOPPING DISTRICTS

Parking on a commercial streetfront should be minimized and where possible should be located behind a building. Parking located along a commercial streetfront where pedestrian traffic is desirable lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street.



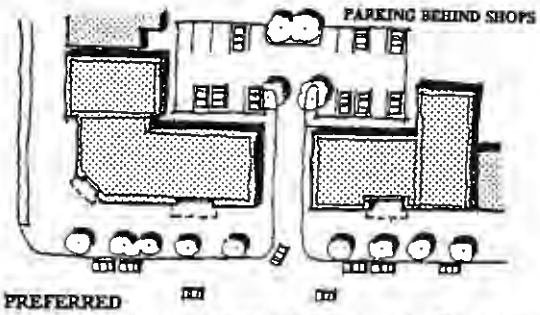
NOT ACCEPTABLE

Parking lots along the full length of the streetfront are generally inappropriate.



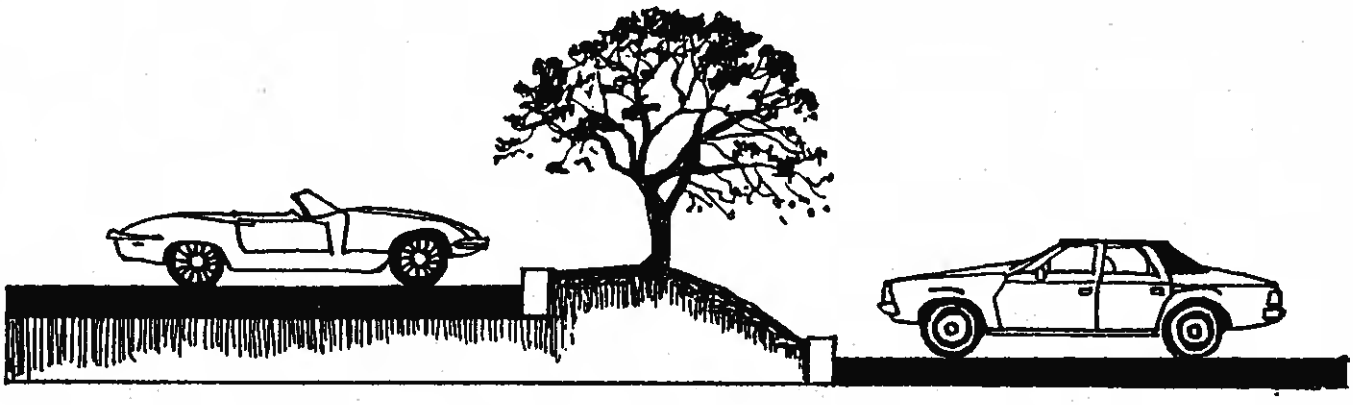
ACCEPTABLE

In certain situations, limited streetfront parking lots may be acceptable.



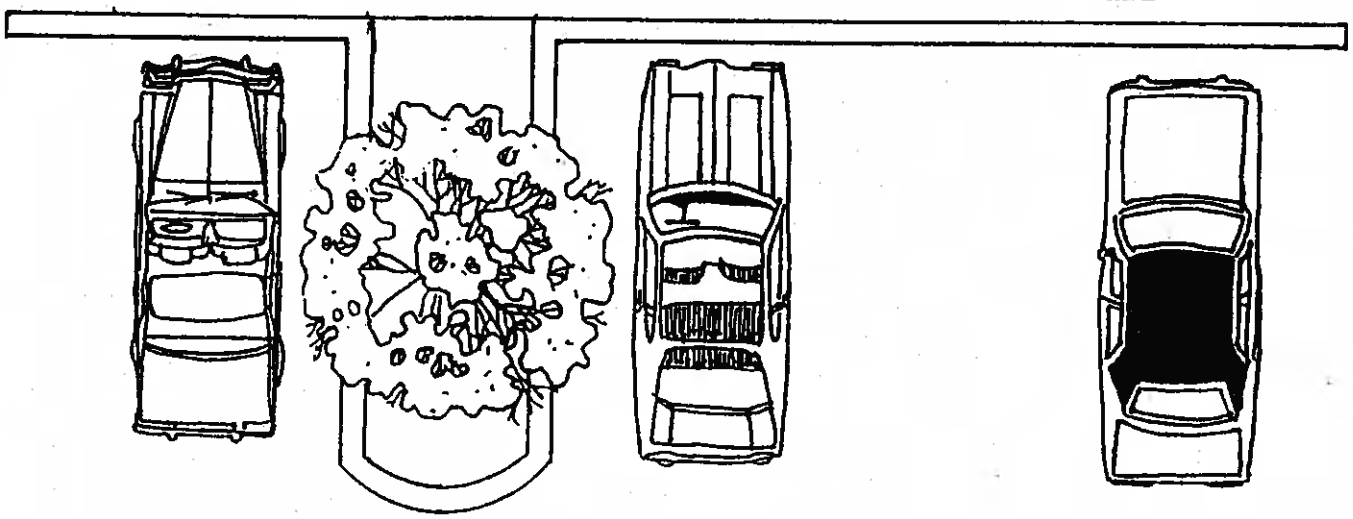
PREFERRED

Parking lots located behind shops and offices are preferred.



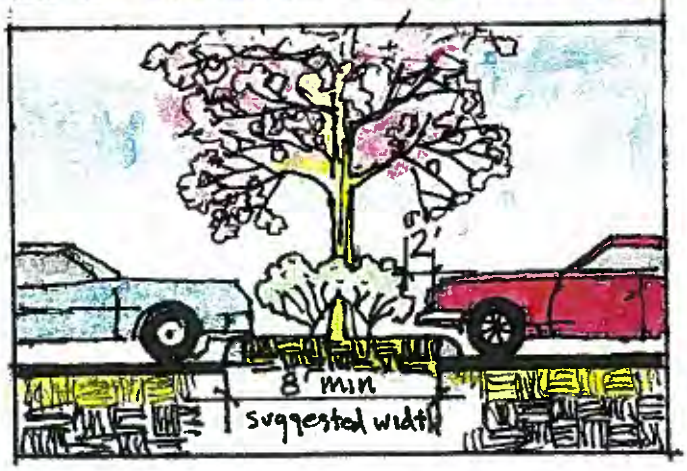
Parking lot requirements: In the Historic Shopping District concrete curbing is required on all new parking lots. The use of landscaped islands between parking rows to make grade changes, reduce grading requirements, conform to the topography and reduce the visual impact of parking lots is encouraged in cases where the property has some fall to it.

Below: An area equal to 5% of the total size of new parking lots must be in landscaped islands and peninsulas. The above example shows an island while the bottom shows a peninsula.



Maintenance: All plant growth in landscaped areas be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.

All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.



Above and center left demonstrate possible screening methods for surface parking lots.

Left: It is necessary to accommodate the vehicle overhang when designing landscaped areas in parking lots. Plants and trees are often damaged if a landscape strip is not wide enough to provide for both the plants and the vehicle overhang.

Screening and Fencing

Wrought iron, steel and aluminum fencing works well in a historic shopping area. It can be used with low landscaping to diminish the view of parked vehicles while still allowing surveillance of a parking lot for crime prevention. If used for fencing, it would also add to the historic ambiance of the Village of East Davenport.

The use of wood Victorian style fences are also an excellent method of screening parking areas while adding to the overall historic ambiance of the shopping district.

Signage

Discussion:

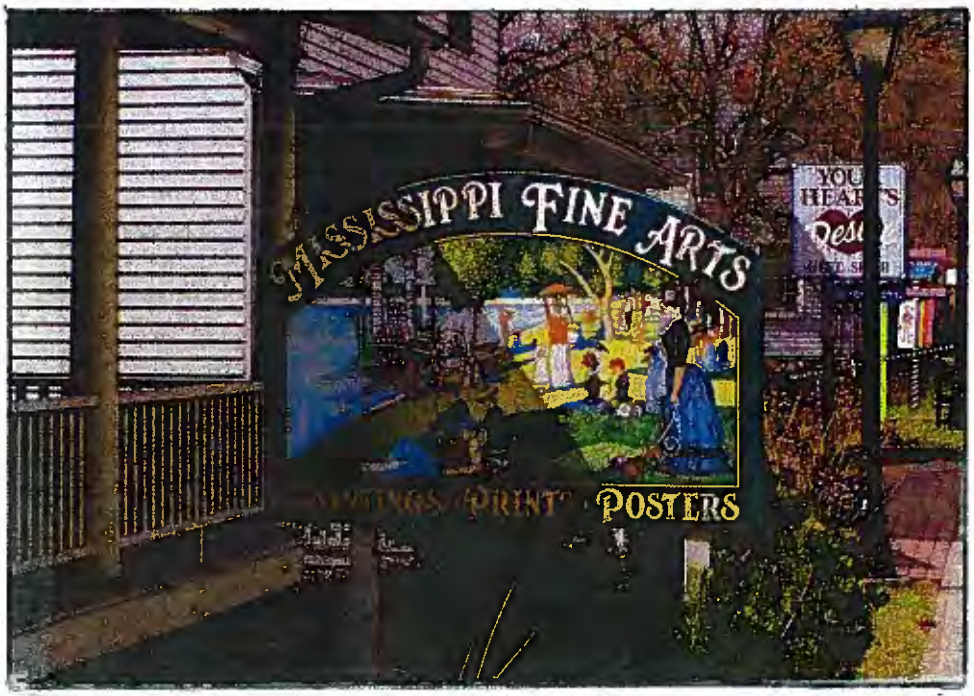
The economic health of any commercial district depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the Village of East Davenport and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a business district. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from a business district's overall appearance. This is particularly true when the commercial area seeks to create an image that it is "historic".

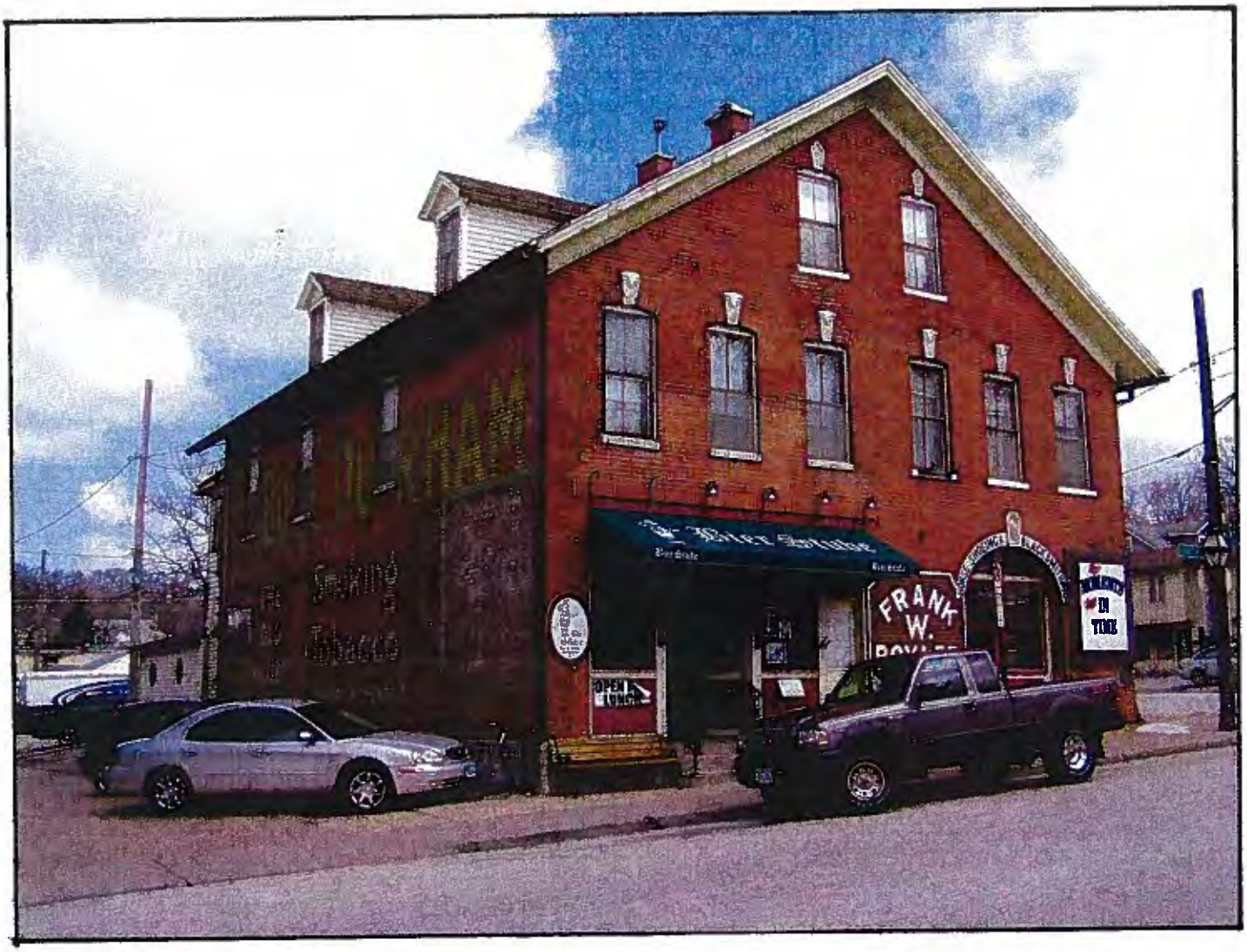
In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large-scale signs used on commercial highways. This is unfortunate as historic shopping districts, like the Village of East Davenport, were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.

Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, the Village of East Davenport offers an exciting variety of building types, architectural styles, materials and well-crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make a historic commercial district different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of the Village of East Davenport.



The Village of East Davenport has its share of outstanding signage. These range from the restrained but attractive signage of Village Market Place to the signage for Mississippi Fine Arts which whimsically places the famous painting "Sunday in the Park" by French artist George Seurat on the Mississippi River complete with steamboat. While the general rule is for simple graphics, this sign and the "Split Rail Cardinals" sign above are works of art.



The building at 2228 East 11th Street (above) provides a wealth of interesting signage. The most intriguing is perhaps the "Bull Durham Smoking Tobacco" sign which takes up much of the west wall. "Ghost" or "phantom" signs of this nature which advertise past businesses or products should be kept whenever possible. They are interesting in almost any setting but are particularly important when located in a historic shopping district. They provide clues to the district's commercial history and make it obvious to shoppers that these buildings are truly historic. The same can be said for the "horseshoeing and blacksmithing" sign which also advertises the structure's past.

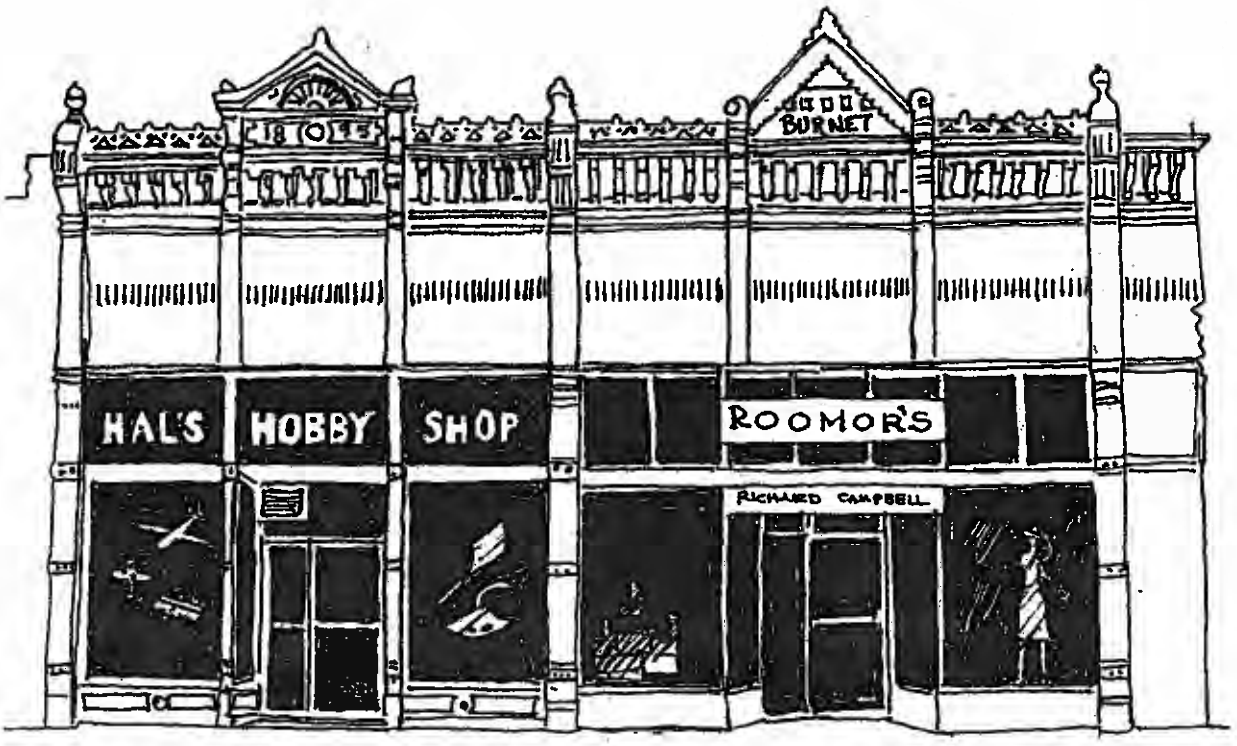
The building also provides a good example of an awning sign (although it also illustrates that signage on the top of an awning can be difficult to read.)

Finally, the "Bierstube" sign to the left of the door is tasteful with strong graphics. The same can be said about the "Plaid Rabbit" sign (not seen, around the corner).

Another example of outstanding signage is the sign for Camp McClellan Cellars. The name reminds the public that the Village was also adjacent to the location of the Civil War encampment named after Union General George McClellan. The cavalry sword combined with a "bunch" of grapes further graphically makes this connection from Civil War training camp to wine shop.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores, if they choose to be in the village, should adapt their graphics to meet these local guidelines. This will contribute to a historic shopping area that effectively orients visitors, while supporting an attractive pedestrian-friendly experience.

It should be noted that within the historic shopping district zoning classification the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. (Generally, businesses are limited to two signs, one freestanding and one building mounted; the overall square footage for signs is limited to one foot or two feet per lineal foot of lot frontage - depending on the zoning district. Finally, the minimum sign setback is ten feet. What signs in these districts look like is largely ignored. In the historic shopping district, the city, while not completely ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (hanging signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package or plan) than might otherwise be the case. These signage plans will be reviewed by the Design Review Committee of the City Plan and Zoning Commission. Their approval will determine the number of signs allowed, their size, type and setback.



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

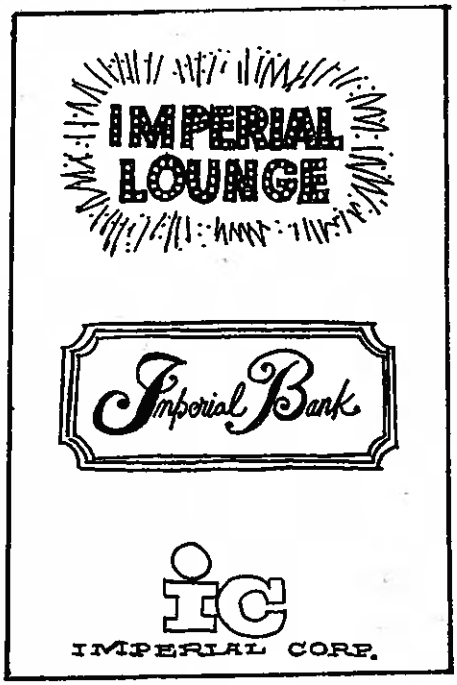
General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the shopping district an attractive, friendly experience for the visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings.

- Merchants are encouraged to create their own unique signs, symbolic of their personal business.

- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.

- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.



Sign design in many ways establishes a business' identity.

- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety (8 feet).

- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.

- Create simple signs with strong graphics.

- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.

- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.

- Avoid typefaces that are difficult to read. This often will include signs written in script.

- Avoid complex signs broken into numerous plans (individual boxes or shaped signs).

- As a general rule, signs provided by national distributors are not appropriate. They often appear to be "add ons".

- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.

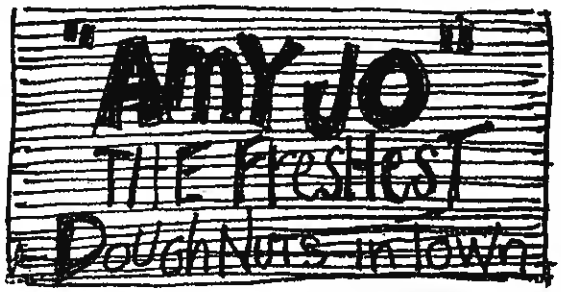
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.

- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

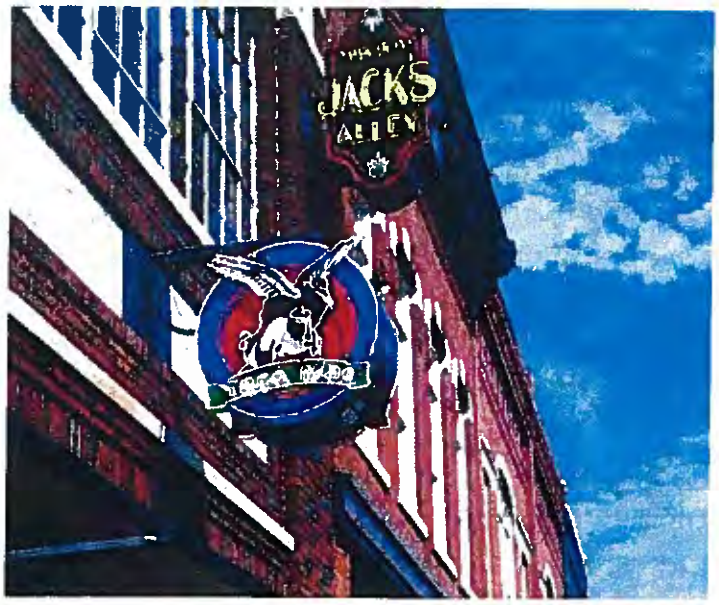
SIGN PROBLEMS

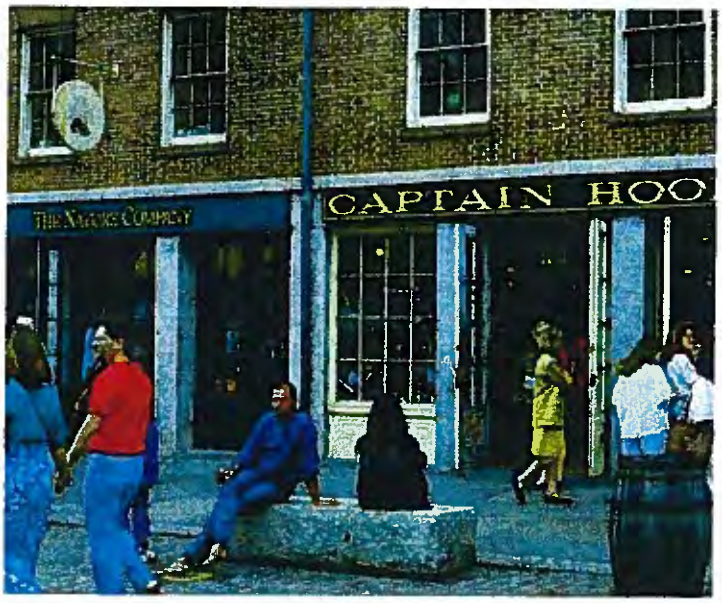
Left: A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.

Avoid unusual type faces that are difficult to read.



Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan, the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.





Wall Signs

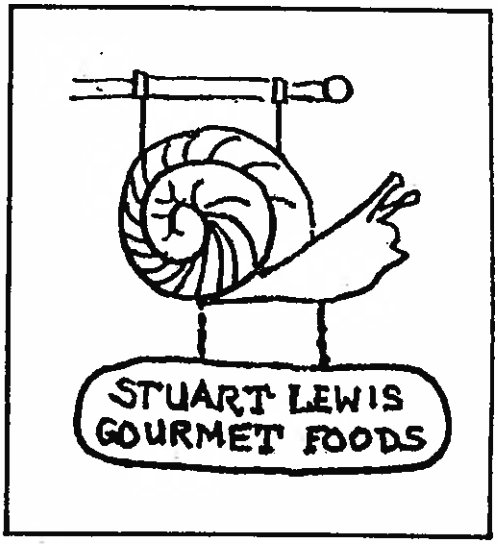
Flush mounted wall signs are signboards placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Hanging Signs

Hanging signs (also sometimes called projecting signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed

only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings and, therefore, help create the image expected of a historic shopping district.



- Maintaining a minimum clearance above the sidewalk enhances public safety (eight feet minimum).

- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.

- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly experience for district visitors.

Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.

- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.

- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.

- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.

Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the historic shopping district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

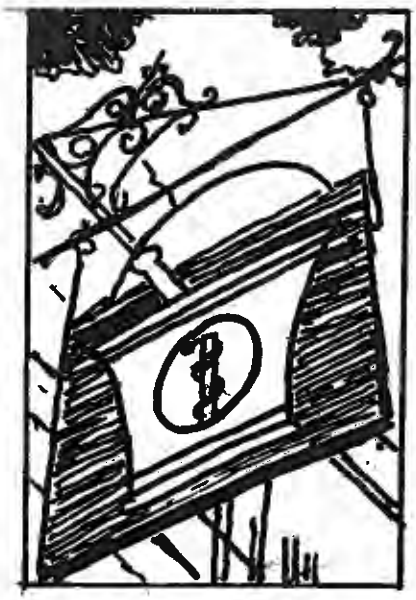
Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complimented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

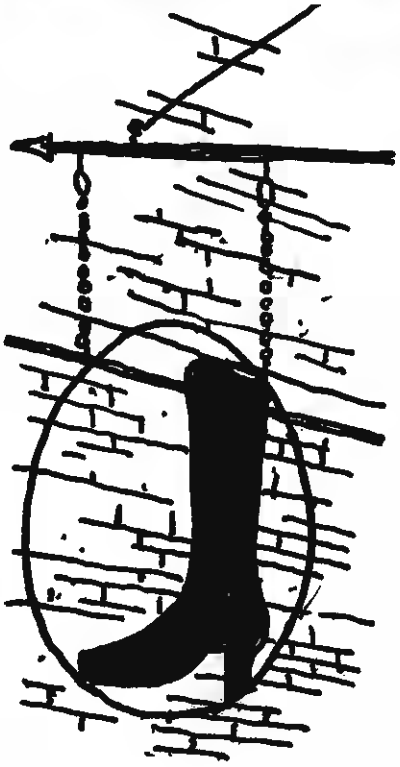
Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

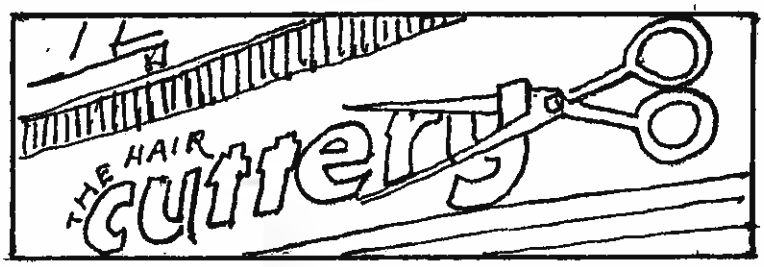
Icon, Symbol or Graphic Signs

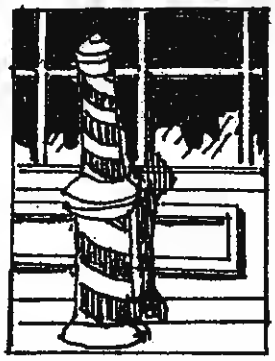
Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.









While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. A boot, a shoe, a pair of glasses – all of these symbols or icons tell potential customers exactly what a retailer sells in a glance. As these types of signage were more commonly used in the past, they also help establish a historic atmosphere.

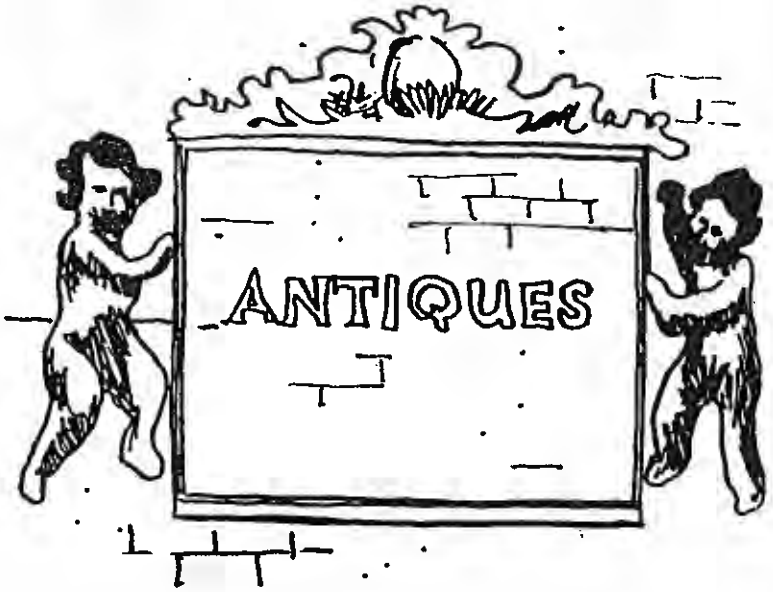
Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

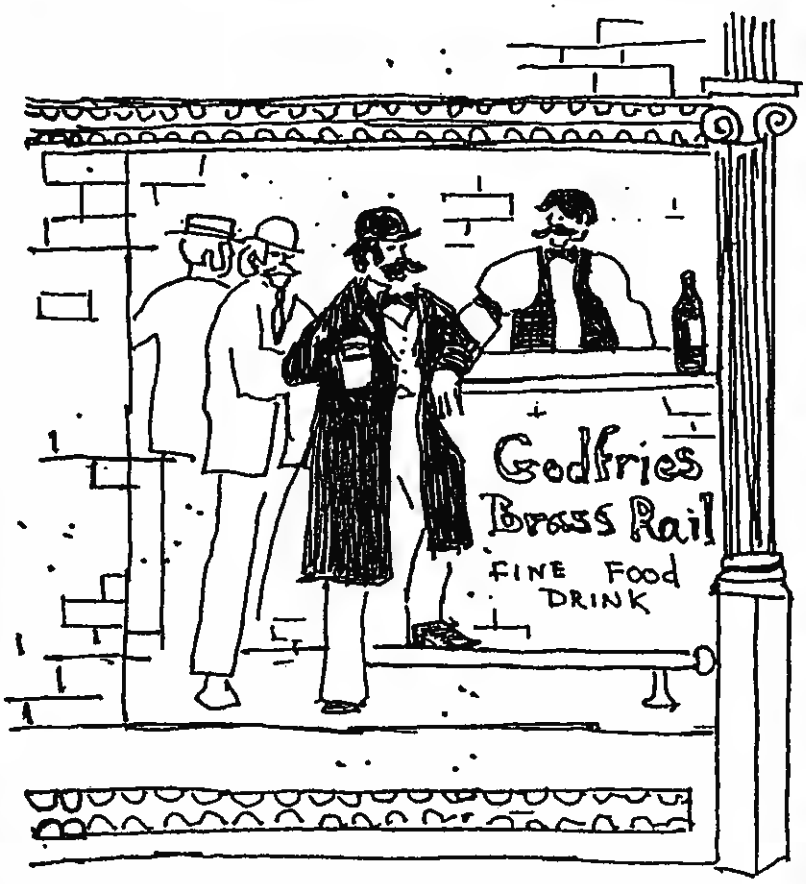
- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern "bubble" type designs.
- Consider down lighting awnings (if they are lighted) rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Christ Kuehl & Son Grocery, 1029 Mound-2103 East Eleventh Streets c. 1910 – Historically awning signs (raised in this drawing) were among the most commonly used signage in the Village.

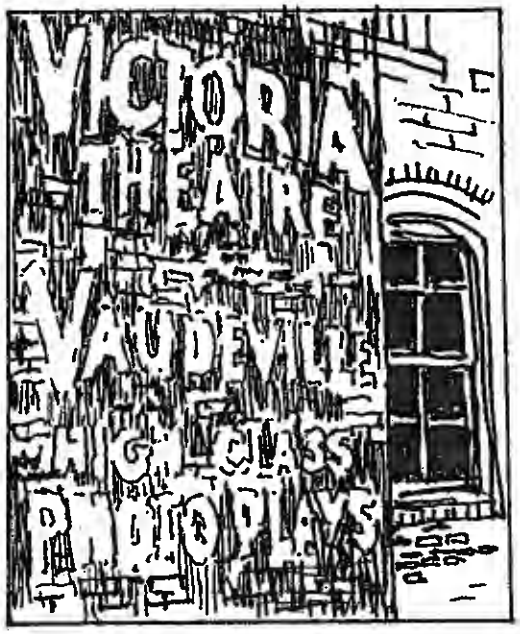
To the right:
Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.



Below:
Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Village of East Davenport Shopping District. Also occasionally, a "new" historic sign may emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of the district's commercial past should be left to slowly fade with time when possible.



Painted Wall Signs



Ghost or Phantom Signs

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

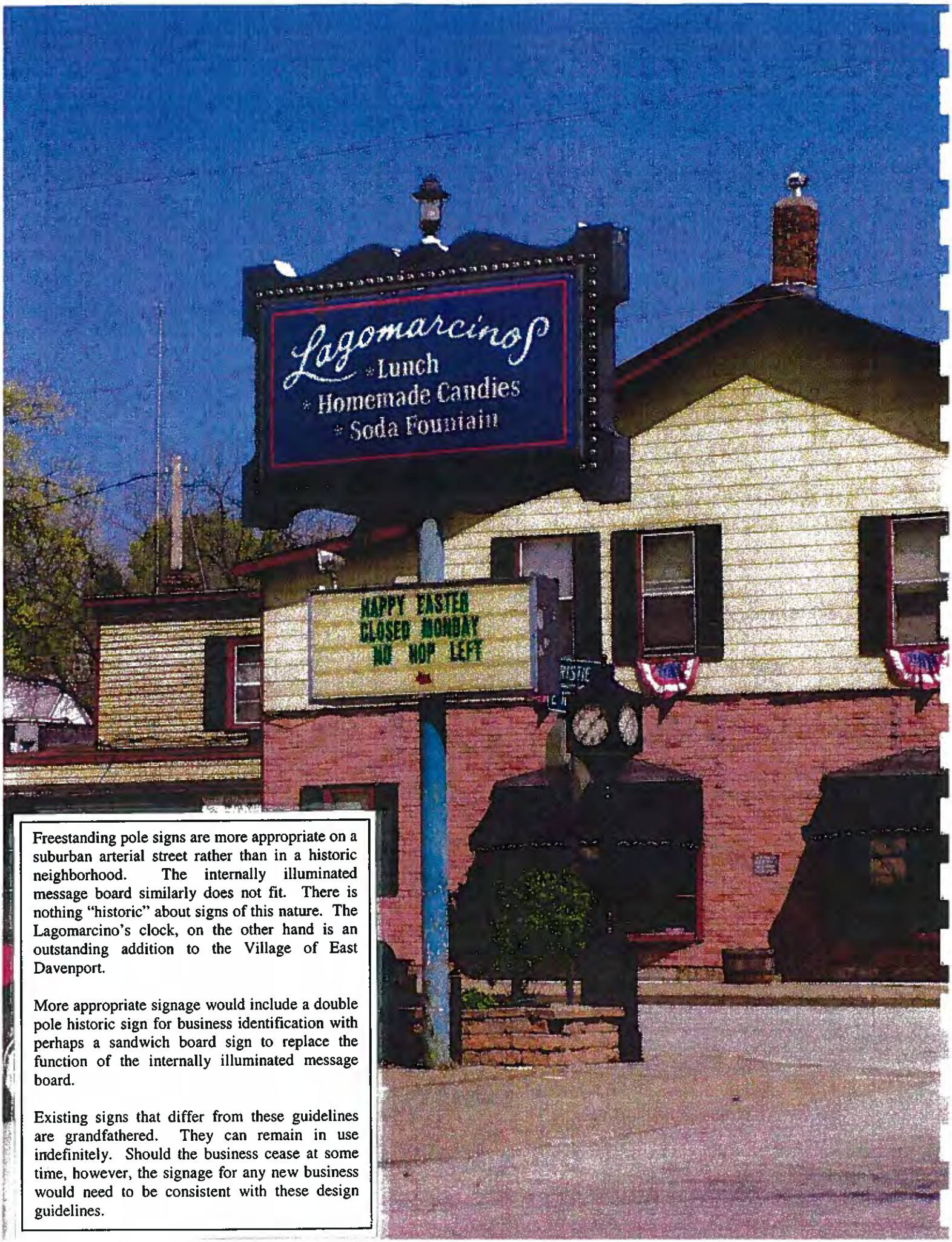
The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in a historic shopping district.

One exception to this rule are smaller historic looking signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the historic shopping district. They are, however, most common in the windows of bars and/or taverns. The city does not regulate signage on the inside of a building.



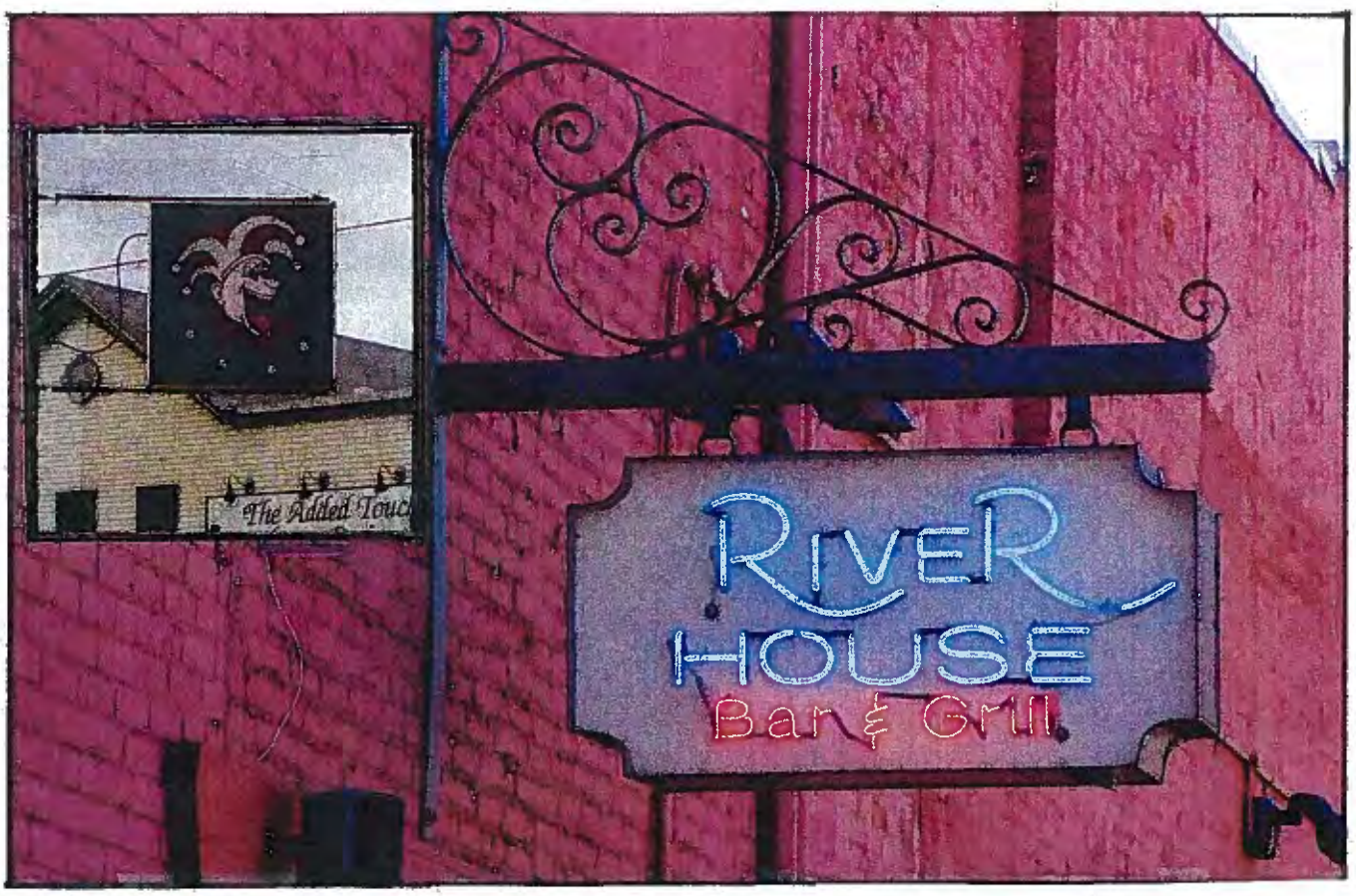
Freestanding pole signs are more appropriate on a suburban arterial street rather than in a historic neighborhood. The internally illuminated message board similarly does not fit. There is nothing "historic" about signs of this nature. The Lagomarcino's clock, on the other hand is an outstanding addition to the Village of East Davenport.

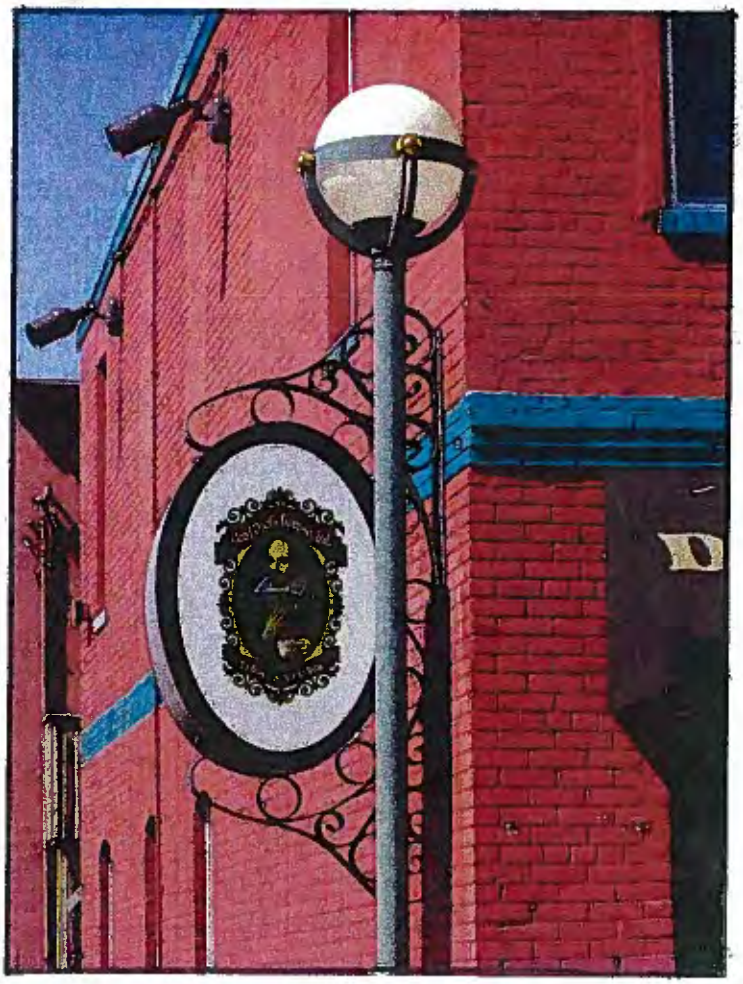
More appropriate signage would include a double pole historic sign for business identification with perhaps a sandwich board sign to replace the function of the internally illuminated message board.

Existing signs that differ from these guidelines are grandfathered. They can remain in use indefinitely. Should the business cease at some time, however, the signage for any new business would need to be consistent with these design guidelines.

Top and right: This page presents two examples of historic double post signs. What separates them from the freestanding pole signs of a highway is scale (they should be no higher than necessary and in no case exceed 12 feet) and materials (typically wood or a material that imitates wood). If lighted, they should not be internally illuminated. They can be spot lighted by fixtures on the ground.

In the case of "Mrs. McGregor's Cottage" the rabbit and the rocking chairs in a quaint way provide additional signage. These guidelines are not intended to stamp out individuality or whimsy. With regards to signage business owners are welcome to use their creativity.





Internally illuminated and neon signage should be approached with care in a historic shopping district. In the 1800's there was no such thing as an internally illuminated sign. Certainly a white illuminated box with a name painted on it adds little to the character of a historic neighborhood and should not be approved. Staff nonetheless is aware that many businesses want their name clearly visible at night. If that is the case there are things that can be done to make an internally illuminated sign more acceptable. The sign on the left for the "Dead Poet's Espresso Ltd" first uses a shape that is more interesting than a box and then adds an excellent graphic image of Shakespeare (one dead poet). Finally, the wrought iron brackets attaching the sign to the wall do much to give the sign a historic feel.

Neon, on the one hand, can sometimes be an actual historic material and many older neon signs can be actual works of art. The "River House" sign above again uses a wrought iron bracket and a historic sign shape to help it fit in an historic business district.

The approval of a specific design is up to the Committee.

Banner Signs and Flags

Banner signs and flags may be used for special events or as everyday signage.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.
- Flags may emphasize the seasons, present business graphics and products or simply say "open".

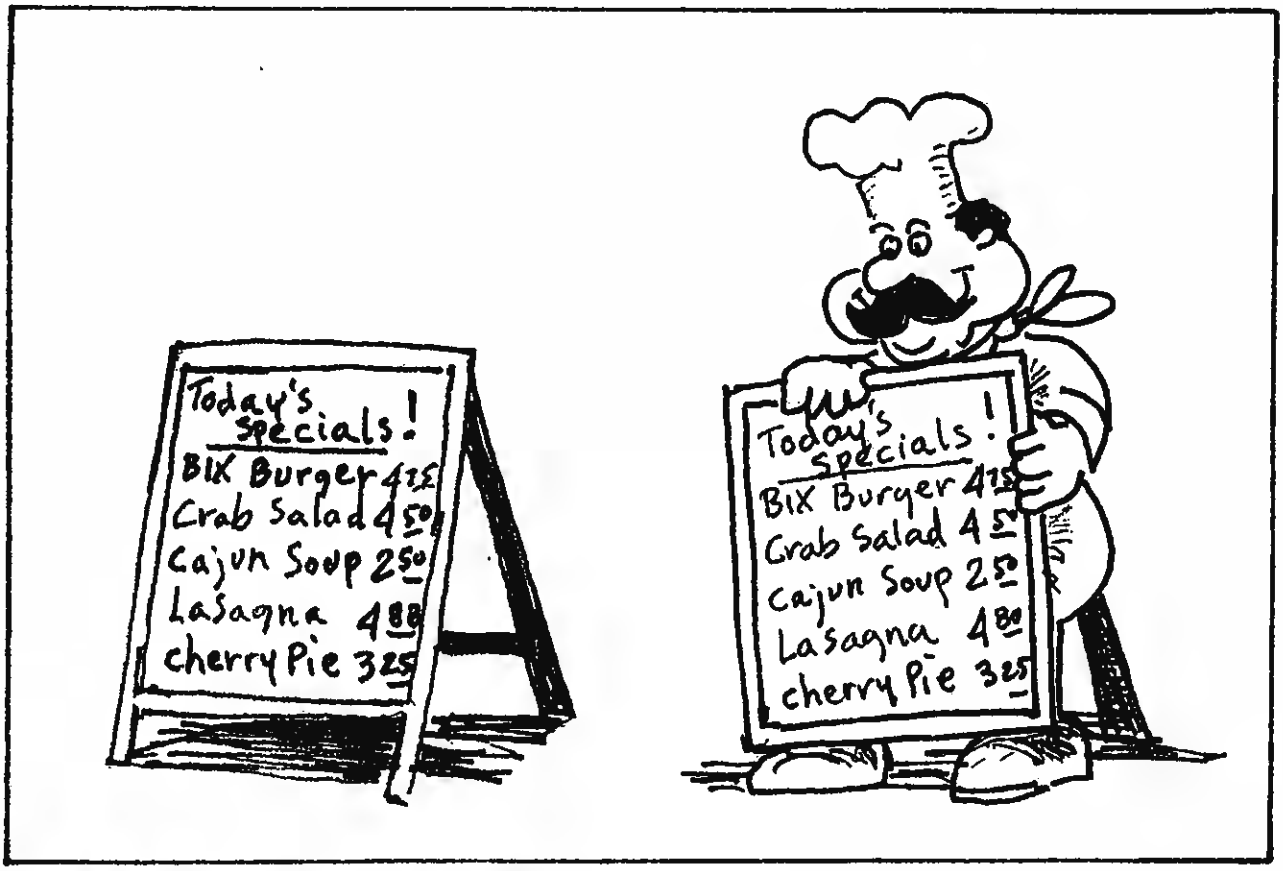
Sandwich Board Signs

Sandwich board or "A-frame" signs may, at the City's discretion, be placed on sidewalks listing restaurant menus or advertising special sales or events if the City approves an "encroachment permit."

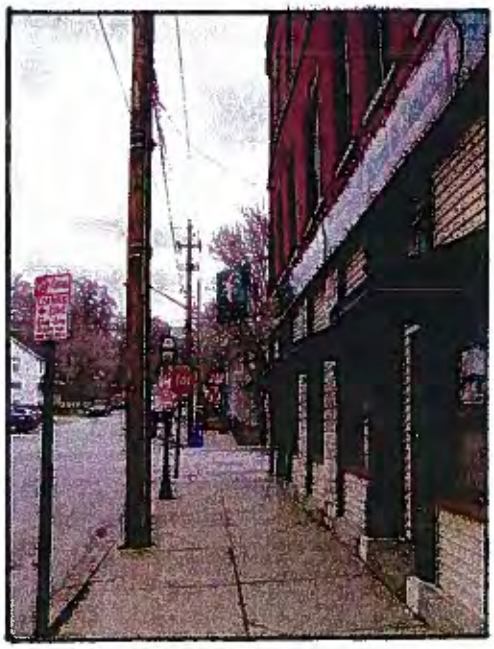
- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access (a minimum of 3 or 4 feet).
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.

Signage Plans

To recreate the ambiance of a historic shopping district signs that may be legal in other commercial districts may not be appropriate. Similarly, the Historic Shopping District shall allow signage types that may not be legal in other more contemporary commercial districts, again to help recreate the distinctiveness of an earlier historic era. In other commercial districts the Zoning Ordinance controls signage by number (generally two per business), square footage (one or two feet of signage per lineal foot of lot frontage), height and setbacks. In the HSD Historic Shopping District, signage is to be controlled by design review. Petitioners will submit "signage plans" to the Design Review Committee of the City Plan and Zoning Commission for review and approval. Signage plans may propose a variety of signage types and any reasonable number of signs. The approved signage plan will determine sign types, sign numbers, heights and setbacks. As a general rule a well-designed signage plan will allow the City to approve additional signage and possibly lesser setbacks than required in other commercial zoning districts.



Sandwich board or A-frame signs are allowed on city sidewalks in the historic shopping district at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the village just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.



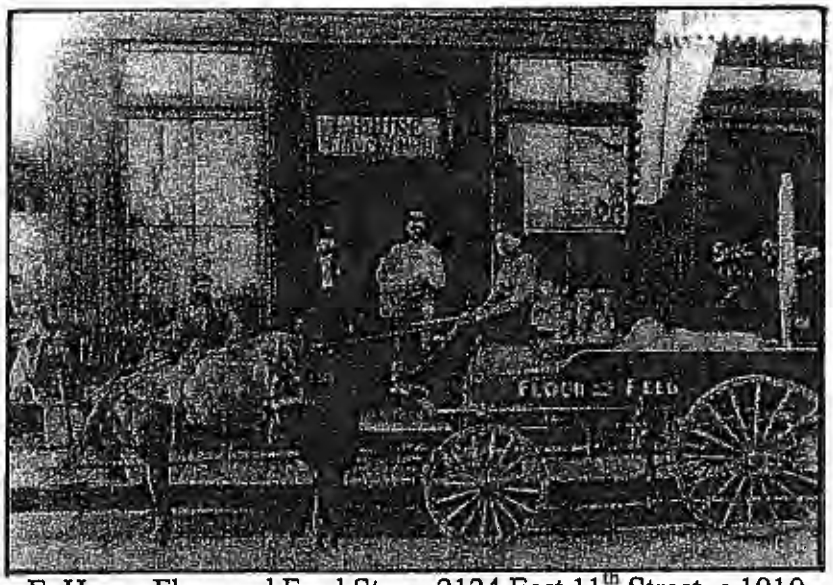
Mound Street Landing is an example of the sort of business that could benefit from a signage plan approval. The business has a hanging sign, additional building mounted signage ("Mound Street Landing" and "Food & Spirits") wraps around the entire street frontage (both Mound and 11th Streets). Finally, each of the numerous windows have signage painted on the glass. This may sound like it is too much signage but if one looks at the building, the signage is attractive and very much in keeping with the sort of signage used historically. In many cases, these guidelines legalize the sign patterns already being used in the Village of East Davenport. (As an existing business Mound Street Landing would not be required to apply for a "signage plan" approval. These guidelines only apply to future signage requests.)

Signage Plans

The photographs above illustrate a wide variety of acceptable signage. Sign types shown include awning signs, wall signs and hanging signs.

Sign Types Not in Keeping with the Character of a Historic Shopping District.

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Billboards.



E. House Flour and Feed Store, 2124 East 11th Street, c.1910
(William Tubbs, *A Pictorial History of Scott County*, 1901, p. 61)

ADDENDUM No. 1

Village of East Davenport Performance Standards and Design Guidelines

Endorsed by the City of Davenport
Design Review Board

February 24, 2014

5.0 BUILDING DESIGN & LAND USE

Appropriate building design in the Village is important in order to retain the character of the area and promote the community vision for the Village of East Davenport as a regional tourist destination and attractive neighborhood center.

This chapter describes the land use regulations that shape development in the Village and provides principles and guidelines for building design.

5.1 Land Use Regulations

The City's existing land use and zoning standards help shape development in the Village. They regulate permitted uses as well as site and building characteristics such as parking, height and setbacks. In many cases, existing land use and zoning standards are consistent with the community's vision for the Village. However, some adjustments may be necessary to better direct future development.

The Village core is zoned as Historic Shopping District (HSD), which is intended to:

- Preserve and enhance the smaller scale or historic character of older commercial areas.
- Stabilize and increase property values by discouraging incompatible development.
- Preserve unique historic and architectural character by controlling the design and scale of infill construction.
- Encourage heritage tourism.

Permitted Uses

Uses permitted in the HSD district include

- Multifamily residential
- Live/work units
- Bed and Breakfast establishments and small inns
- Bars and taverns
- Restaurants
- Stores and retail establishments of various kinds
- Professional services
- Salons and health spas

A number of uses are specifically excluded, including automobile dealerships, drive through sales and liquor stores (excluding wine shops). In addition, bars and taverns may not occupy more than 35% of each block face.

Additional uses that are not specifically listed as permitted in the HSD district may be appropriate to promote the community's vision. They include:

- Boutique hotels
- Grocery stores (gourmet and health food stores are currently permitted)

Design Standards

In most cases, the design standards that shape the development of sites and buildings in the Village are contextual. That is, they vary according to the surrounding context to help ensure compatible height, setbacks and width. Overall building heights may not, however, exceed three stories or 45 feet.

The existing design standards in the HSD district are generally consistent with the community's vision for the Village. In some cases, however, additional clarification or illustrations could be helpful. Additionally, it may sometimes be appropriate to allow building elements that are taller than three stories as part of larger developments that are not adjacent to lower scale neighborhoods or historic resources.

Design Review

New buildings, and exterior modifications, signs or additions are reviewed by a design review committee using adopted performance standards and design guidelines.

The design guidelines should be updated to more clearly articulate the community's vision for the Village, including mixed-use Village character, context-sensitive design guidance for specific subareas and appropriate historic rehabilitation. The general guidelines provided in this chapter provide a foundation for such an update.

5.2 Preserving a Sense of History

An urban village has layers of history. Historic buildings and sites should be preserved to contribute to the character of the street. Some will have compatible additions that reflect an evolution in uses.

The proper treatment of historic buildings will ensure that they continue to contribute to the historic ambiance of the Village. With careful treatment, the existing historic resources will continue to promote the unique atmosphere that makes the Village an inviting place to visit.

Guidelines:

- Preserve significant stylistic and architectural features and materials.
- Repair deteriorated building features.
- Replace an architectural element accurately if it must be replaced, matching the material and design.
- Avoid adding details that were not a part of the original building.

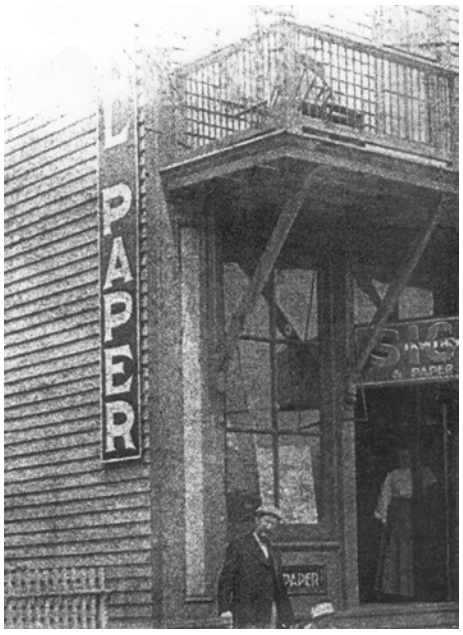
See “Heritage Resources” on page 57 for more information.

An urban village has layers of history. Historic buildings and sites should be preserved to contribute to the character of the street.

Potential Infill Standards

Although preservation of the Village’s historic buildings is a priority, it may sometimes be necessary to demolish an older building to make way for new development that is consistent with the community vision for the Village. The City should require an approved design for new development, or consider a demolition delay to provide time for consideration of other options, prior to issuing a demolition permit. The City should also consider design standards for new infill development to:

- Encourage high quality design and materials in new infill development
- Discourage parking areas located between buildings and the street
- Discourage parking as a primary use (properties use exclusively to provide parking)



A historic image shows the storefront and balcony in a similar configuration as it looks today.

Rehabilitation Opportunities

Preserve significant stylistic and architectural features and materials.

Guidelines:

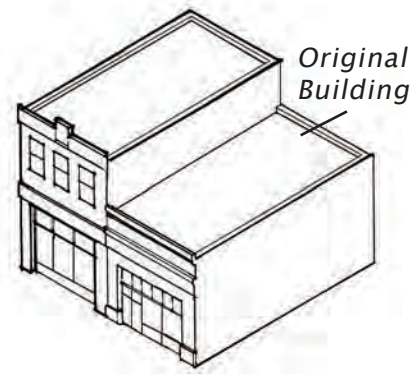
- Do not use synthetic materials, such as aluminum, vinyl or panelized brick/ stone as replacement for primary building materials.
- Do not cover original materials with new materials.
- Consider removing later covering materials that have not achieved historic significance.

The rehabilitation of this building is expected to be completed in 2013.

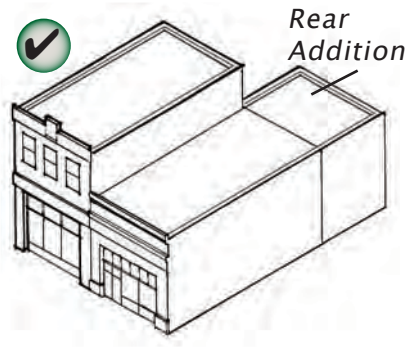
Locating a Commercial Addition

An addition to a historic building may be located to the rear or to the side or roof as illustrated below.

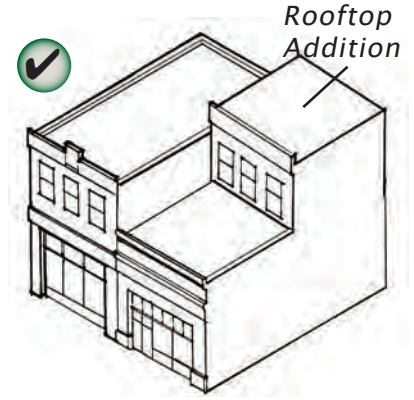
Original Building



New Addition to the Rear



New Addition to the Side and Roof Addition



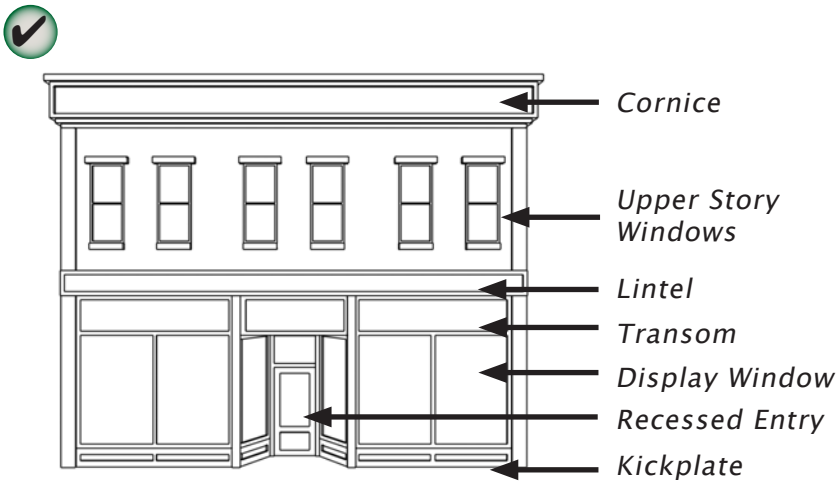
Guidelines:

- Preserve the position, proportion, and arrangement of historic windows and doors on a primary facade.

Special consideration should be given to the important historic elements of specific building types including historic commercial storefronts and residential buildings.

- Preserve the character-defining features of a historic commercial storefront. Typical features include the storefront itself as well as features on the upper stories of the building as illustrated below.

Character-Defining Elements of a Historic Commercial Storefront



Treatment of an Altered Historic Commercial Facade

The guidelines in this *Historic Commercial Properties* section discuss a range of treatment options for commercial facades, including reconstruction and replacement. When applied to a building that is already altered, which would be the best approach? The diagram below outlines the treatments to consider in making that decision. Treatment 1 is always the first priority.

Altered Historic Commercial Facade

Treatment 1: Reconstruct

When should I use this treatment?

- The building is highly significant.
- There is good historical information about the design.
- The needed materials and craftsmen are available.
- The context has many intact historic buildings.

Treatment 2: Simplified Interpretation

When should I use this treatment?

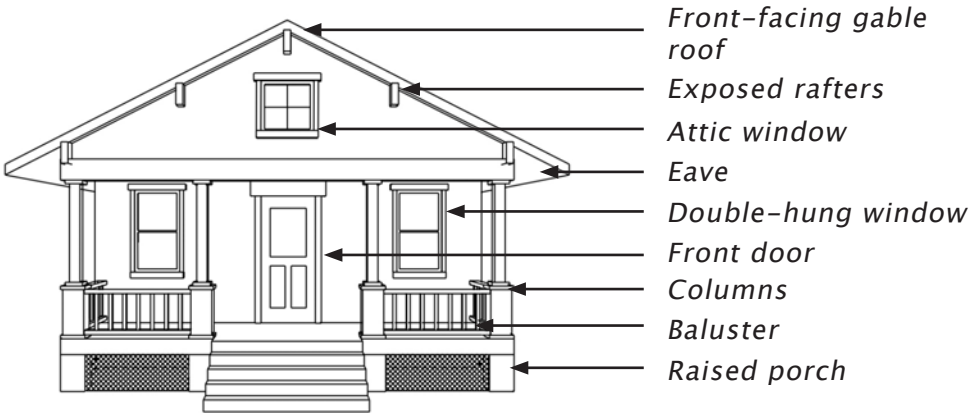
- The building is a contributor to a district.
- There is less historical information available about the original design.

Treatment 3: Contemporary Interpretation

When should I use this treatment?

- There is substantial alteration, making "Treatment 1" difficult.
- There is less historic information about the original design.
- The context has more variety.

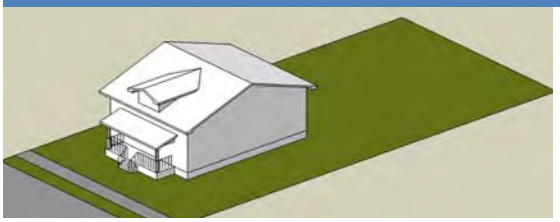
Character-Defining Elements of a Residential Facade



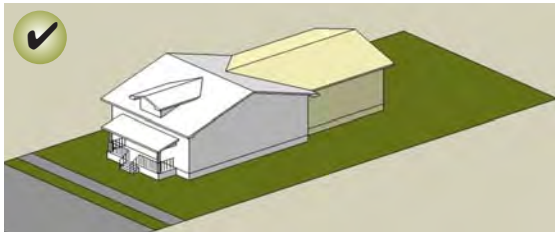
Guideline:

- Preserve the character-defining features of historic residential buildings. The typical features include the front porch, building form and materials.

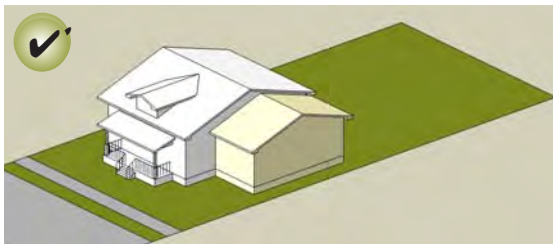
Designing A Residential Addition to a Historic Building



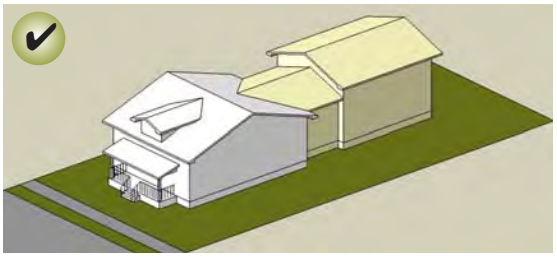
Original building One-and-a-half stories



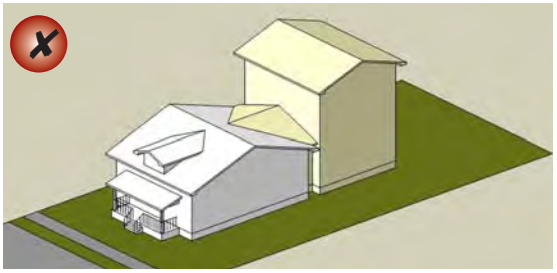
One story attached addition
Addition is set back behind the original building.

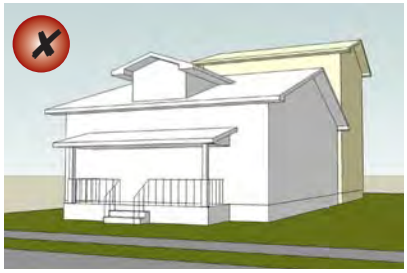


One story attached addition
Addition is set to the side of the original building.

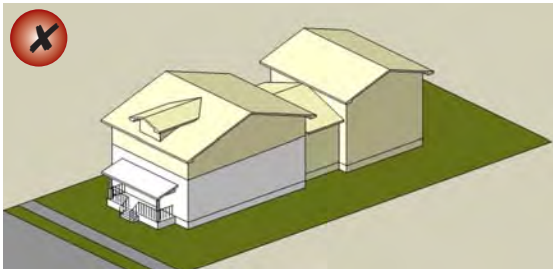


One-and-a-half story addition with connector
Addition is set back behind the original and accessed by a connector.





Two-and-a-half story addition with connector
Addition is set back behind the original and accessed by a connector.



Two story roof-top addition
Addition is set back behind the original and accessed by a connector.

Incorporate traditional building components such as a storefront into the design of a new building (Boulder, CO).

5.3 New Construction

Things to See

Storefronts that create a browsing environment, with goods and activities to see in windows, invite walking.

Guidelines:

- Consider incorporating contemporary interpretations of traditional (1920's Commercial Style) designs and details into a new building. For example, new storefronts can create interest while expressing new compatible design.
- Incorporate traditional building components into the design of a new storefront or porch feature.

Incorporate traditional building components such as a base, middle and cap into the design of a new building (Boulder, CO).

Porches help connect buildings to the street and convey a sense of human scale (Georgetown, TX).

A new building should continue to use a variety of pedestrian-friendly scales and visually appealing masses (Missoula, MT).

A Variety of Building Types

Traditional commercial storefronts are essential ingredients of an urban village, as are conventional residential structures, including those adapted to commercial uses. Porches serve as "connections" to the street and as places for product displays. Storefronts offer views to goods and services inside. Building materials also vary.

Guidelines:

- Design a new building to reflect its time, while respecting key features of its context.

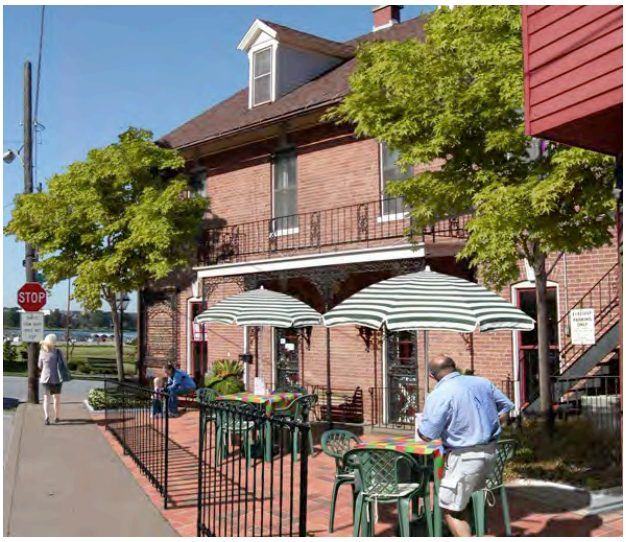
Human Scale Buildings

In the urban village, most buildings range in height from one to three stories, and they are designed to convey a sense of human scale.

Traditionally, commercial buildings had varied heights, articulated masses and visually interesting, pedestrian-scaled street fronts that contribute to a sense of human scale. A new building should continue this tradition of a variety of pedestrian-friendly scales and visually appealing masses. It should not be monolithic in scale or greatly contrast with those seen traditionally in the Village.

Guidelines:

- Maintain the traditional size of buildings as perceived at the street level.
- Establish a sense of human scale.
- Maintain traditional pattern of building widths along the street.
- A new building should incorporate a base, middle and cap.



Gaps in the building wall should incorporate small courtyards or seating areas with landscaping or street furniture.

Orient the primary entrance to the street (Milwaukee, WI).

Unlike a downtown where all buildings align uniformly at the sidewalk edge, an urban village will have more gaps (Le Claire, IA).

Variations in the Street Wall

Unlike a downtown where all buildings align uniformly at the sidewalk edge, an urban village will have more gaps. These spaces are designed to be used and should include plants and landscape structures.

Guidelines:

- Maintain the diverse building and open space pattern that occurs along the street.

Building Entrances Oriented to Pedestrian Ways

Storefronts that face the street and invite walking are key features, as are shops that open onto alleys and internal paths. Residences with stoops and porches that signal connection to the street also contribute to the urban village character.

Guidelines:

- Maintain the traditional orientation of a building to the street.
- Enhance building entries oriented to the alley between East 11th and 12th streets. See “Village Lane” on page 36 for more information on alley improvements.

Use high quality, durable building materials, such as masonry brick for commercial buildings (Boulder, CO).

High Quality in All Things

Finally, an urban village conveys a high level of quality, in terms of the goods and services provided, the buildings and infrastructure and in the experiences that villagers encounter.

Guidelines:

- Use high quality, durable building materials, such as masonry brick for commercial buildings and wood lap siding for smaller residential type buildings.
- Window and door openings as well as trims should be similar in profile to traditional openings.
- Synthetic material is generally inappropriate.

Design Guidelines for the Ball Diamond at Lindsay Park

Intent: To establish design-sensitive guidelines for signage at the ball diamond at Lindsay Park.

Background: The ball diamond at Lindsay Park was established well before 1900, perhaps as early as the days of Camp McClellan during the American Civil War. It is located within the Village of East Davenport Historic District.

The Davenport Parks and Recreation Department sells advertising space at the ball diamond to provide a source of revenue for the City. Advertising signs have long been accepted at ball parks throughout the country.

Ebbet's Field, Brooklyn, ca. 1940

Rickwood Field, Birmingham, Alabama, present day.

Advertising signs, if left unchecked, can be unsightly and detract from the overall look and feel of the East Village. Further, the City of Davenport, as its owner, desires to complement the ball diamond and the East Village in general by establishing design standards for commercial signage.

Design Standards:

- Each sign panel be sized to fit post to post, ground to the base of the yellow "safety" padding at the top of the existing fence (see Rickwood Field example).

- Advertising shall only be displayed towards the interior of the ball park; signage directed towards River Drive shall be prohibited.

- The back of the signs shall be colored Pantone Pine Green, 5923 TCX, or equivalent.

- The 'batter's eye' shall also be protected with panels or other covering also in the same Pine Green color.

- Signage shall exemplify the "Golden Age of Baseball", commonly identified as the period 1920-1960. Sings shall use design and fonts typical of the era. Generally speaking, signs shall use bold lettering, primary colors and dark, backgrounds. Actual "period" advertising from companies is encouraged. Bright neon colors are not appropriate.

- Signage shall be printed on 3mm Alu-panel (Aluminum/Plastic Combination).

- Damaged signs shall be repaired or removed within 30 days of incident.

Following are examples of appropriate signage:

Design Approval Process.

Before installation, the applicant shall obtain approval from a committee comprised by representatives of the Parks and Recreation and Community Planning and Economic Development Departments. Appeals may be made to the City Design Review Board.

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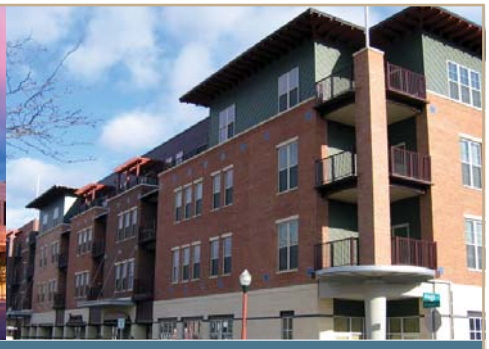
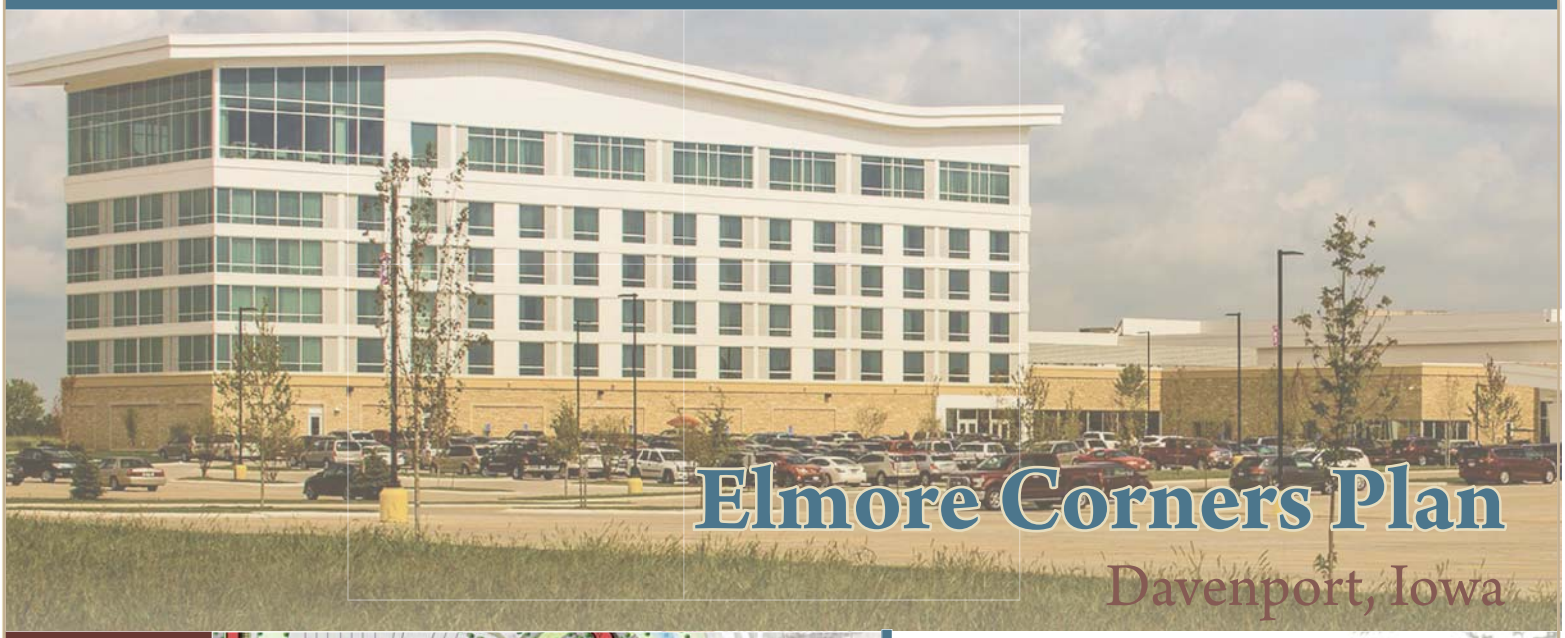
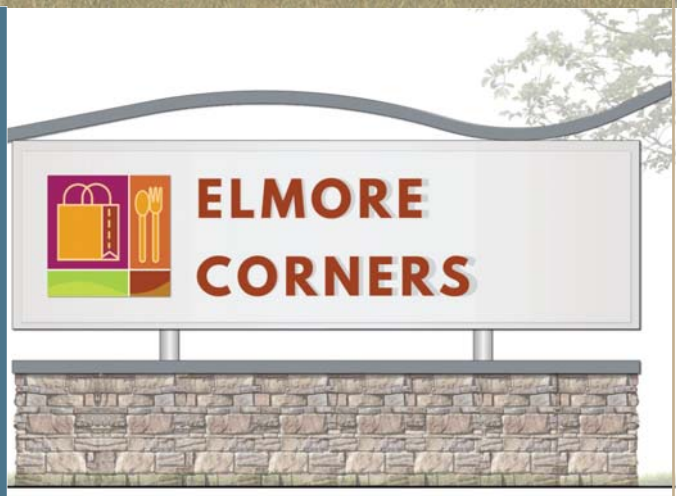
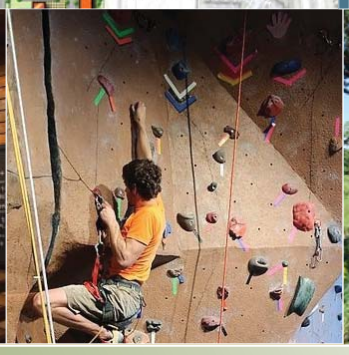




Elmore Corners Plan

Davenport, Iowa





ELMORE CORNERS

City of Davenport

VANDEWALLE & ASSOCIATES INC.

Draft: November 3, 2017

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VANDEWALLE & ASSOCIATES INC.
Madison . Milwaukee

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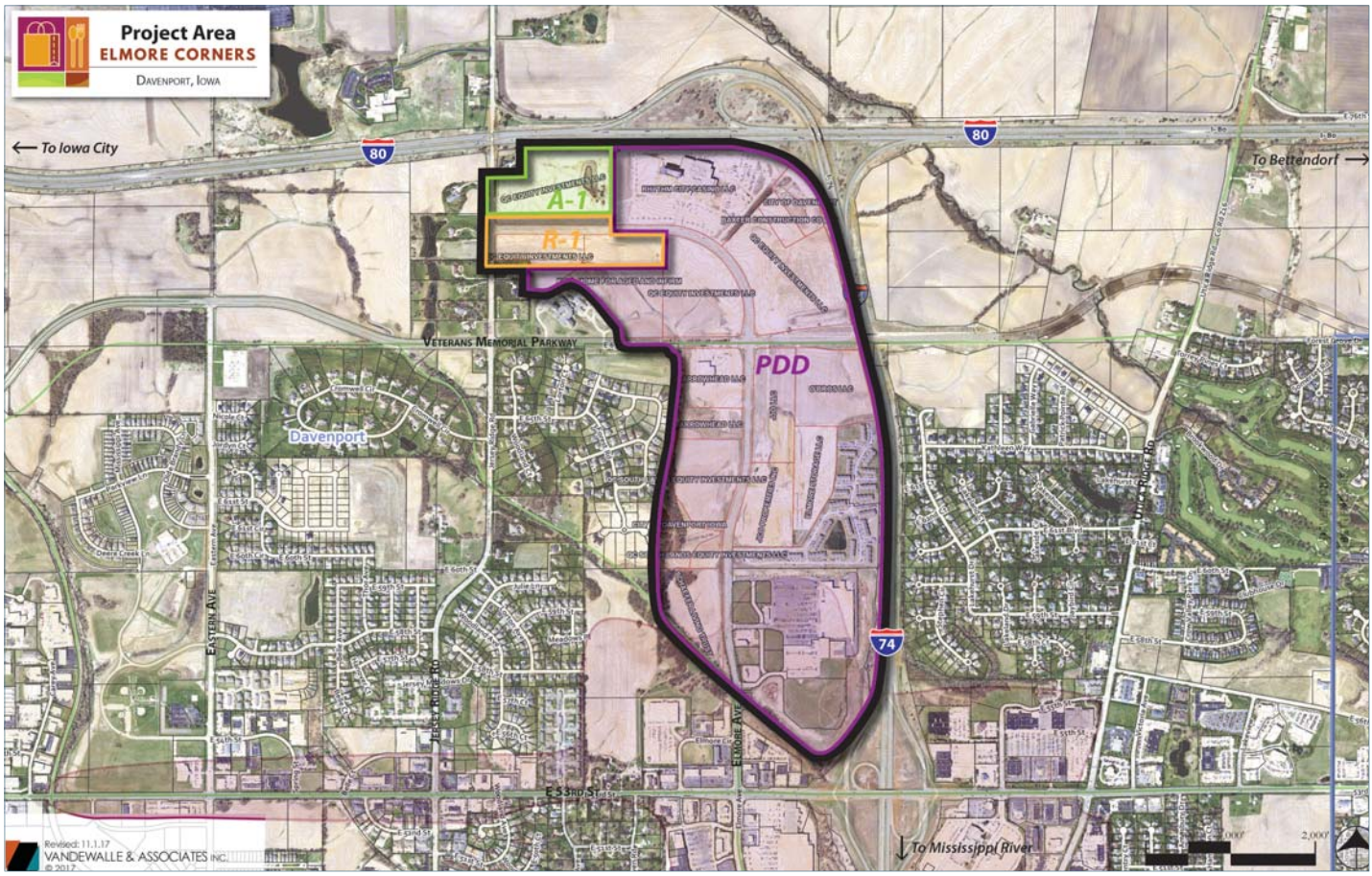
I. Introduction

PROJECT AREA

Located on the northeast side of Davenport, Iowa, at the intersection of Interstate 80 and Interstate 74, the approximately 264-acre project area is sited at a strategic community location. The project area serves as a community gateway from the Interstate 80 corridor. Generally, surrounding land uses include Interstate 80 and agricultural land to the north, single-family homes to the west, retail and commercial to the south, and Interstate 74 and single-family homes to the east.

As shown on Map 1, the majority of the planning area is currently zoned Planned Development District (PDD) with a few R-1 and A-1 parcels, and eight property owners control the majority of the properties. The entire project area falls within the Highway Corridor Overlay Zoning District. Current uses in the project area include a casino, automobile sales lot, apartments, retail, warehouse storage, senior living, and agriculture.

Map 1. Project Area



PROCESS

The planning process took place from July to October of 2017 and the City of Davenport Staff served as the project steering committee. Staff provided guidance throughout the planning process and approved all plans, drawings and recommendations. The steering committee reviewed draft plans two times throughout the project before deliverables were finalized.

Project Kick Off Meeting and Stakeholder Interviews – July 18, 2017

Vandewalle & Associates traveled to Davenport to meet with City Staff, City Officials and project stakeholders. During these meetings, stakeholders provided initial project input and suggestions. Property owners provided plans for their properties and future land uses and improvements were brainstormed. Additional stakeholder input was provided via teleconferences throughout the planning process.

Draft Presentation – October 25, 2017

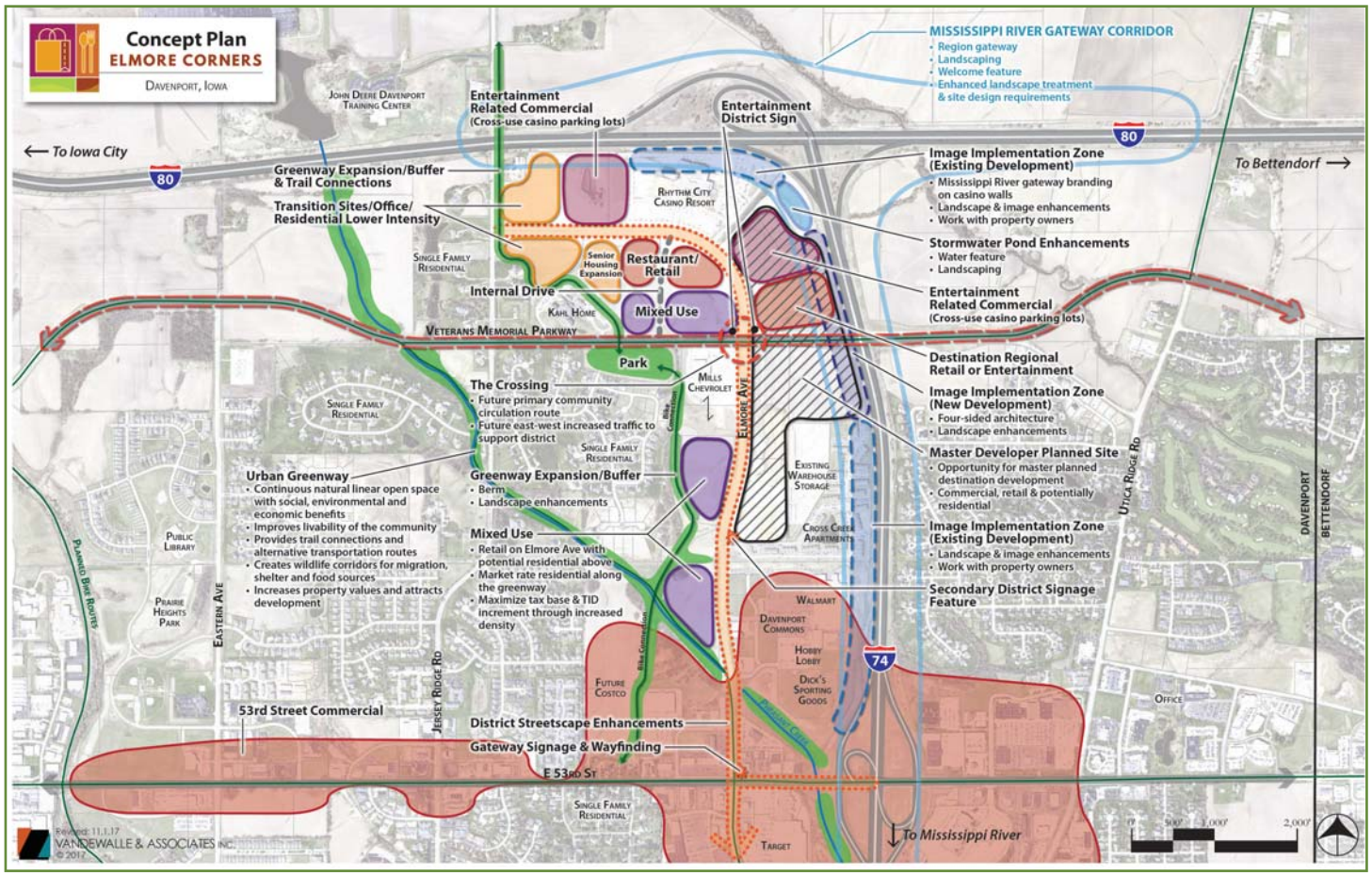
Vandewalle & Associates presented the draft Site Layout Plan, Pedestrian Circulation and Streetscape Concept, Public Street Network, Landscape Concept, Wayfinding Concept, Branding Concept, and Design Development Standards via a web conference. The steering committee provided feedback and asked questions during the meeting. After the presentation, Vandewalle & Associates finalized all drawings and summarized them into this document, *Elmore Corners Plan*.

Elmore Corridor

II. Concept Plan

As seen in Map 2, the Concept Plan establishes the planning and development vision for Elmore Corners in the context of adjacent neighborhoods and existing land uses. The map highlights proposed future land uses and public infrastructure. The illustration also identifies important design issues to be considered for a successful development. These are explained further below and in the Design Development Standards section.

Map 2. Concept Plan



POTENTIAL FUTURE DEVELOPMENT

Future development should be a sustainable mix of land uses that are market feasible, serve current community needs, maximize tax base, and support the success of the Rhythm City Casino. Visual access from two interstate highways and traffic generation from the casino create a strong market for retail. While the current retail market is in transition from "brick and mortar" to "on-line" shopping, future development around the casino should be tailored toward experiences and entertainment. Uses that complement the casino should be encouraged in the northern planning area.

An opportunity exists to create a mixed-use neighborhood through a master planned site located between Interstate 74 and Elmore Avenue. This area is sufficient in size to develop retail, commercial, office and residential development along a secondary street system. Lands between the senior housing project and Elmore Avenue should be a mix of commercial related to the casino and residential uses. This large block should be broken up with additional public streets to provide access into the site. Land uses along Jersey Ridge Road should decrease in scale, massing, and vehicular trip generation to create a transition in development intensity between the casino entertainment area and existing single-family neighborhoods to the west.

Along Elmore Avenue, north of the Pheasant Creek corridor, provides a natural break in land use and an opportunity to transition from strictly retail/commercial uses located along 53rd Street to a more integrated neighborhood. These sites should contain mixed-use buildings along Elmore Avenue and around the intersection of Elmore Avenue and Veterans Memorial Parkway. First floor commercial uses will maintain the Elmore Avenue commercial street edge while residential or office above increases development density and tax base. The area between these mixed-use buildings and the proposed greenway is suitable for multi-family residential development. Density could be increased since the residents will have access to the greenway for alternative transportation to public streets.

Potential land uses are further explained in the following Site Layout Plan section of this document.

Example Potential Future Development Uses

THE CROSSING

The intersection of Elmore Avenue and Veterans Memorial Parkway will be a major community intersection in the near future. With the completion of Veterans Memorial Parkway construction, a new east/west corridor will run through Davenport, providing vehicles with a new transportation route. These automobile trips will create a commercial market at this intersection and along the parkway. The intersection also becomes an important wayfinding point, identifying the Elmore Corners Entertainment District to the north and retail and commercial to the south.

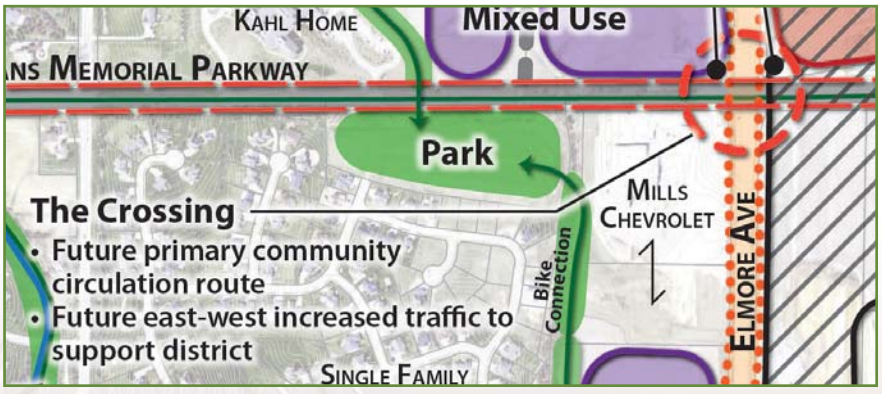


IMAGE IMPLEMENTATION ZONES

These areas along the interstate are highly visible and are often the first image of Davenport for visitors. The quality of development along the corridor is important to best represent the City. For this reason, development within the area should be of high quality architecture and site design. Buildings should have four-sided architecture, meaning quality design and materials on all sides of the building. Sites should contain aesthetically pleasing landscaping and storm-water management areas. Parking lots should be screened from the interstate and stormwater detention ponds should be naturalized in shape and landscaping.

Example Image Implementation Zone

MISSISSIPPI RIVER GATEWAY CORRIDOR

The Image Implementation Zones fall within a larger initiative to unify the image of the Interstate 74 corridor under the Q2030 Regional Plan, specifically the I-74 Gateway Corridor, part of the Prosperous Economy theme/pillar. Projects that fall within this area should highlight the community gateway through both high-quality architecture and community gateway signage. The region may work with the casino operators to use the blank casino walls to highlight region heritage, the Mississippi River, community events, etc. The space should be a lively welcome to visitors.

Mississippi Gateway Corridor

URBAN GREENWAY

A greenway system would provide numerous benefits to future residents and visitors of Elmore Corners. A greenway is a continuous and linear natural open space with environmental, social and economic roles. The natural role is to provide animals with a natural habitat for nesting, migration and food sources. Greenways can also be used for storm water infiltration and conveyance. The social role is to improve urban recreation opportunities, encourage community interaction, and provide an alternative transportation mode. Greenways also have economic benefits by increasing land values. Businesses located near greenways highlight this feature as an employee amenity and greenways aid in workforce retention and attraction. The greenway is proposed as a 100-foot wide corridor which will provide a buffer space between existing neighborhoods and new development. The public space can also be used to organize development by providing an off-street path accessible from new buildings.

Urban Greenway

NEIGHBORHOOD CONTEXT

Established single-family neighborhoods border the Elmore Corners planning area to the west. As development occurs, design attention must be paid to building placement, massing, design, setbacks, and lighting to ensure future development does not negatively impact these neighborhoods. The proposed Urban Greenway along the western project boundary will provide a natural buffer between established and proposed neighborhoods.

Neighborhood Context

STREETSCAPE AND WAYFINDING

The district public space image and signage will be as important as architecture in establishing a high-quality development. Public streets should contain decorative street lights, banners, and plantings. A consistent district wayfinding system should be installed to direct visitors to destinations and activities.

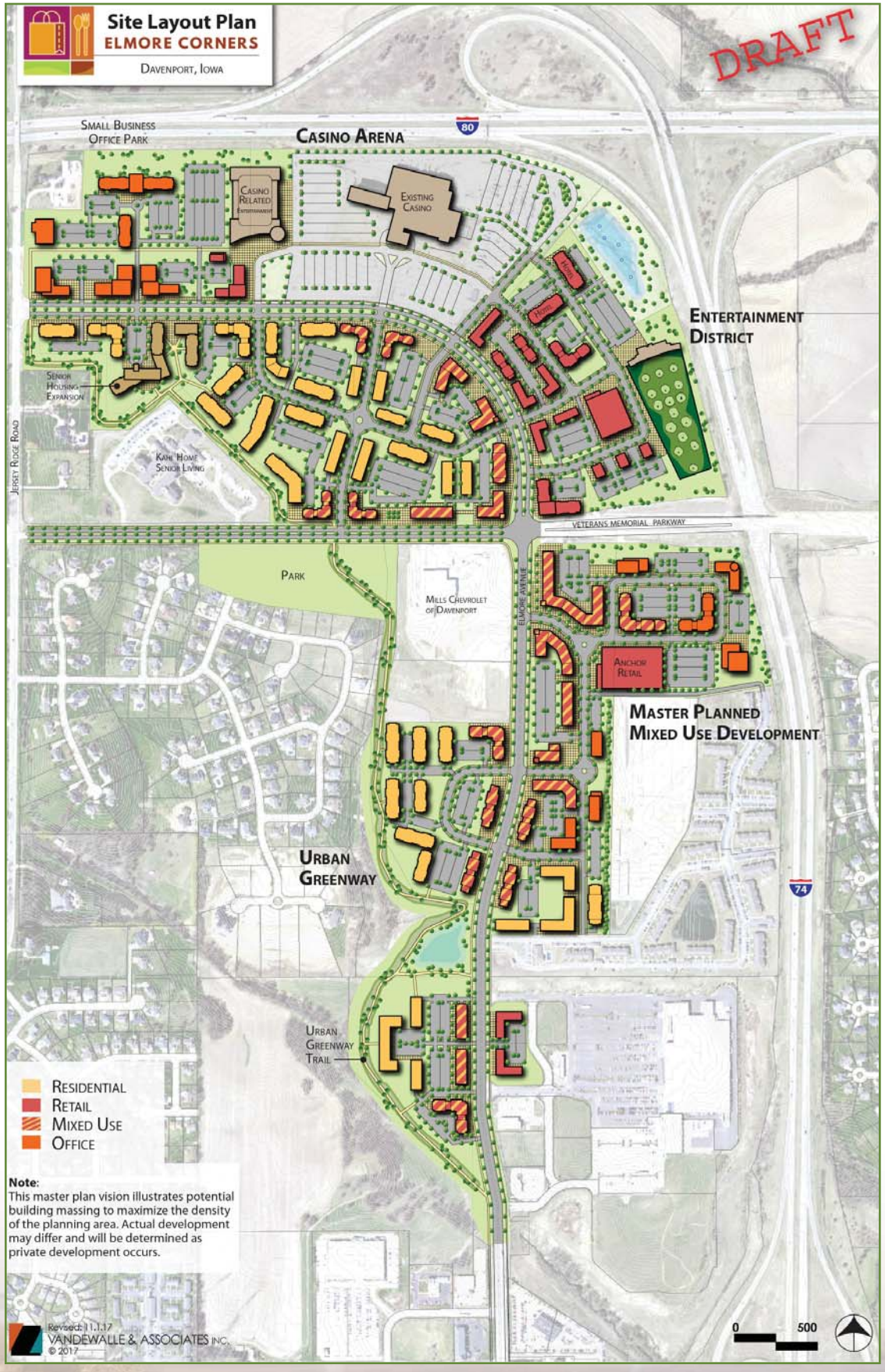
Example Wayfinding Signage

III. Site Layout Plan

The Site Layout Plan provides a vision for how Elmore Corners could develop to provide a community gateway development, maximize tax base, and create walkable and sustainable neighborhoods. The plan illustrates potential building massing, locations, and density, though actual development proposed by private developers will vary from this vision. The plan represents the steering committee desired development pattern.

In addition to future building locations, the Site Layout Plan also contains suggested marketable future land uses. This information is provided by project sub areas for ease of describing potential future development. The subareas are not intended to be branding names. These subareas are described in the following text and summarized on Map 4. Sub Areas on page 19.

Map 3. Site Layout Plan



ELMORE CORNERS ENTERTAINMENT DISTRICT

Being adjacent to the Rhythm City Casino and highly visible from the junction of two interstate highways, this area has the market potential to become a destination entertainment district. The area is envisioned as an active district providing visitors with numerous activities in a walkable environment. Future streets and walkways connect new development to the casino entrance. Future uses could be a mix of entertainment anchor uses for people of all ages. Parking should be shared between uses to maximize developable area and minimize parking lots and distances between uses. Buildings near the casino may be able to share parking with the casino.

Potential uses could include:

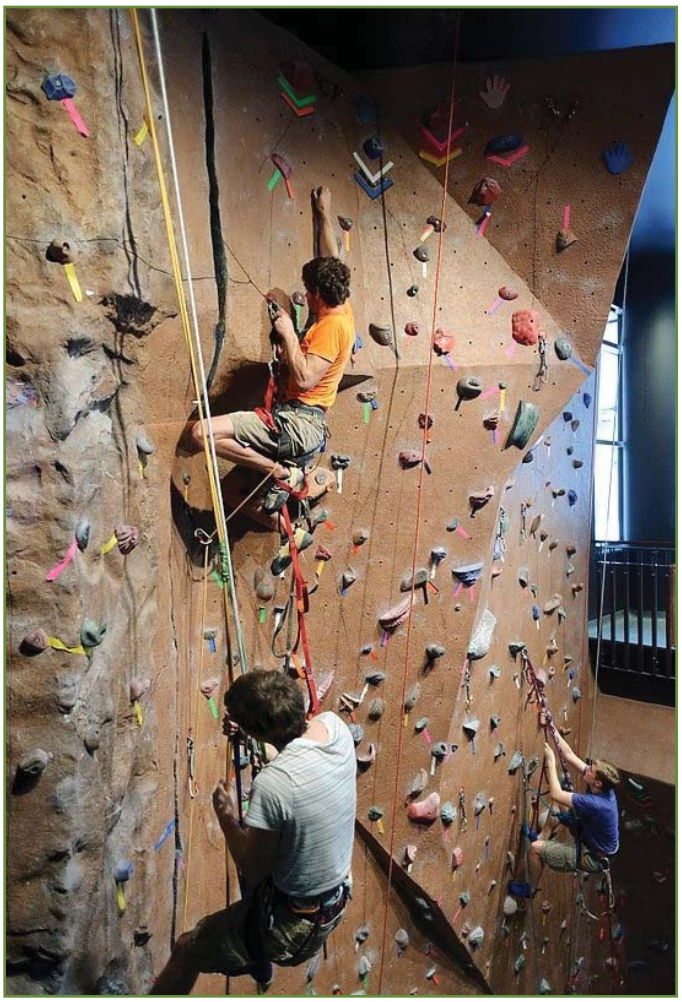
- Hospitality
- Regional retail
- Sports arena
- Sports training facilities
- Sports entertainment
- Indoor activity center of children and/or adults
- Music venue
- Restaurants
- Brew pub/micro brewery
- Health and wellness facility
- Water park resort

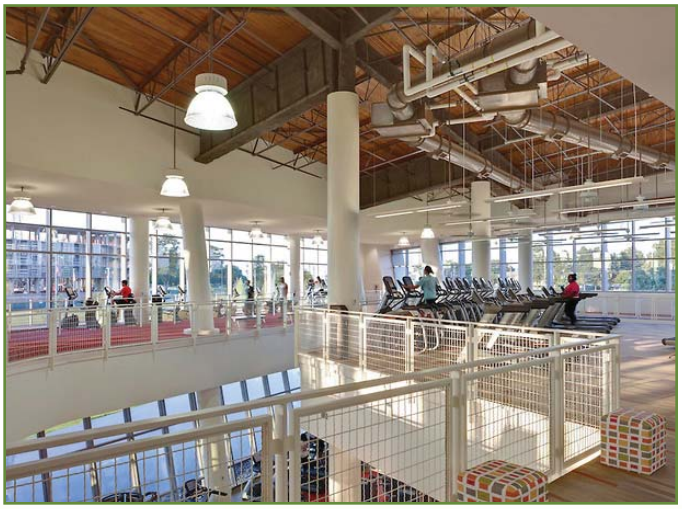
Quality four-sided architectural standards and enhanced landscaping will be especially important within this area, since it is highly visible from the interstate highways and falls within the I-74 Gateway Corridor, as identified in the Q2030 Regional Plan. Buildings in this area are anticipated to be one to five stories in height. The site layout plan shows the following approximate square footage at one story for retail and five stories for hospitality:

Retail/Commercial – 140,000 sf

Entertainment Anchors – 70,000 sf

Hospitality – 300 rooms





MASTER PLANNED DEVELOPMENT

This area provides an opportunity for a large-scale master planned development. With three property owners, the land may be developed jointly into a dense, mixed-use neighborhood. Anchored by a destination retail use, the neighborhood is envisioned to be urban in design with buildings located along new public streets providing pedestrians with an enjoyable and walkable connection between uses. First floor buildings should be commercial with office and residential on above floors. An area along Interstate 74 should be reserved for office sites providing employers with great highway visibility.

Potential uses may include:

- Mixed-use buildings with retail or services on ground floors and residential or offices above
- Retail - destination branded, i.e. “Shops at Elmore Corners”
- Restaurants
- Anchor retail – potential grocery store
- Office sites along Interstate 74 and Veteran’s Memorial Parkway
- Structured parking to achieve critical density to create a walkable district

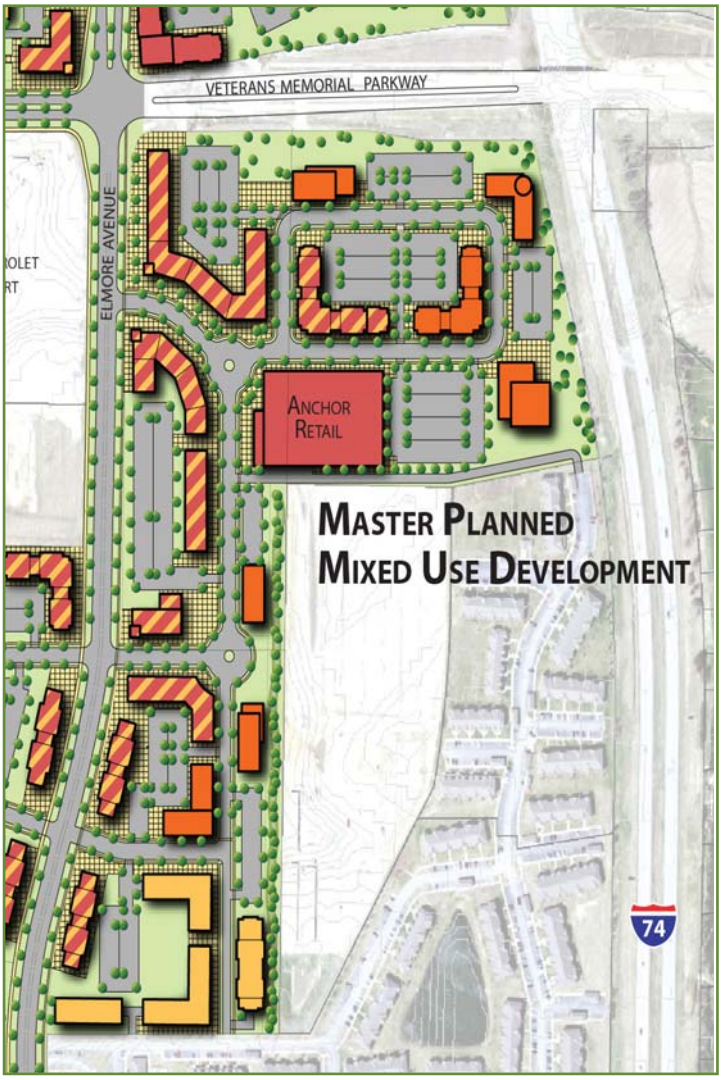
Surface parking lots could be initially constructed and be phased into structured parking as the site densifies. Buildings in this area are anticipated to be one to four stories in height. The site layout plan shows the following approximate square footage/residential units at three stories for office and mixed-use buildings and one story for the anchor retail:

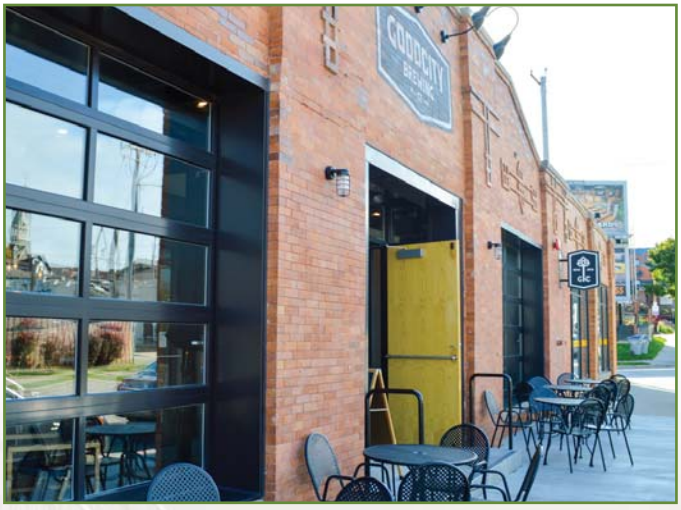
Retail/Commercial – 290,000 sf

Anchor Retail – 95,000 sf

Office – 350,000 sf

Residential – 450 units





EILEEN FISHER

TIGER

TARGET

ELMORE CORNERS MIXED-USE NEIGHBORHOOD

This area, located between the Rhythm City Casino and senior housing along Veterans Memorial Parkway, should be developed into a residential neighborhood with commercial along the major streets. A future public street connecting the casino entrance to Veterans Memorial Parkway extends the commercial market from the Elmore Avenue/Veterans Memorial Parkway intersection west to the two new intersections. Mixed-use buildings are suggested along the primary streets to serve both district visitors, neighborhood residents, and citizens commuting along Veterans Memorial Parkway. These buildings provide excellent ground floor spaces for local retailers and service providers.

Residential is envisioned as the primary land use west of the casino and proposed north/south street. Future development could be a combination of multi-family housing and an expansion of the senior housing development. All buildings should have trail access to the greenway. The proposed north/south public street also provides a controlled crossing of Veterans Memorial Parkway, connecting the greenway across the street. Buildings in this area are anticipated to be three to four stories in height. The site layout plan shows the following approximate square footage/residential units at three stories:

Retail/Commercial – 140,000 sf

Senior Housing – 150,000 to 200,000 sf

Residential – 1,100 units

NORTH END

This area, located between Jersey Ridge Road and Rhythm City Casino, has excellent visibility from Interstate 80. While retail may not be suitable due to distance away from the intersection of Elmore Avenue and Veterans Memorial Parkway, the area may be attractive for companies to locate an office or headquarters. The master plan shows a large office building along the interstate with smaller office sites to the south, along Elmore Avenue. A small business office park could be established providing employees with access to retail and commercial, as well as, nearby housing. Users are anticipated to be in the 10,000 to 40,000 sf range, providing owner occupied opportunities.

The eastern edge of the area may be developed with a casino-related destination use such as an entertainment facility, arena, or indoor/outdoor water park which would generate traffic and provide market for support retail or restaurants. A destination use could utilize existing parking lots at the casino to reduce the need for additional paved area. A pedestrian connection should be constructed between this area, the casino, and the Elmore Corners Entertainment District. The connection could also extend to the west connecting office and commercial uses to the greenway.

Buildings in this area are anticipated to be one to four stories in height, though a corporate user along the interstate may be taller. Office buildings on the west end should be one to two stories to transition to the existing single-family neighborhood to the west. The site layout plan shows the following approximate square footage at three stories for office use and one story for retail and casino-related destination uses:

Retail/Commercial – 25,000 sf

Office – 420,000 sf

Casino-Related Destination – 60,000 to 120,000 sf

Hi
Hi

Advanced Imag

RE/MAX

ELMORE CORRIDOR

Uses along Elmore Avenue are currently retail and commercial. As Elmore Corners develops into a sustainable neighborhood with a mix of uses, this area should be reserved for mixed-use buildings along Elmore Avenue and multi-family residential to the west. Mixed-use buildings may contain retail, commercial, or service uses on the ground floors with parking to the rear of buildings. Above floors may be residential or office. All buildings have walkway connections to both sidewalks along Elmore Avenue and the pathway in the proposed Urban Greenway. The latter offers an alternative transportation route, exercise area, and access to the natural environment.

This plan recommends removing the berm, located along the western edge of Elmore Avenue, across from Davenport Commons commercial development. This will allow future buildings along the street to have commercial ground floor uses. If the berm remains, then the uses on the site would be residential as the berm would block views of commercial properties. Buildings in this area are anticipated to be three to four stories in height. The site layout plan shows the following approximate square footage/residential units at three stories:

Retail/Commercial – 100,000 sf

Residential – 600 units

RETAIL INFILL

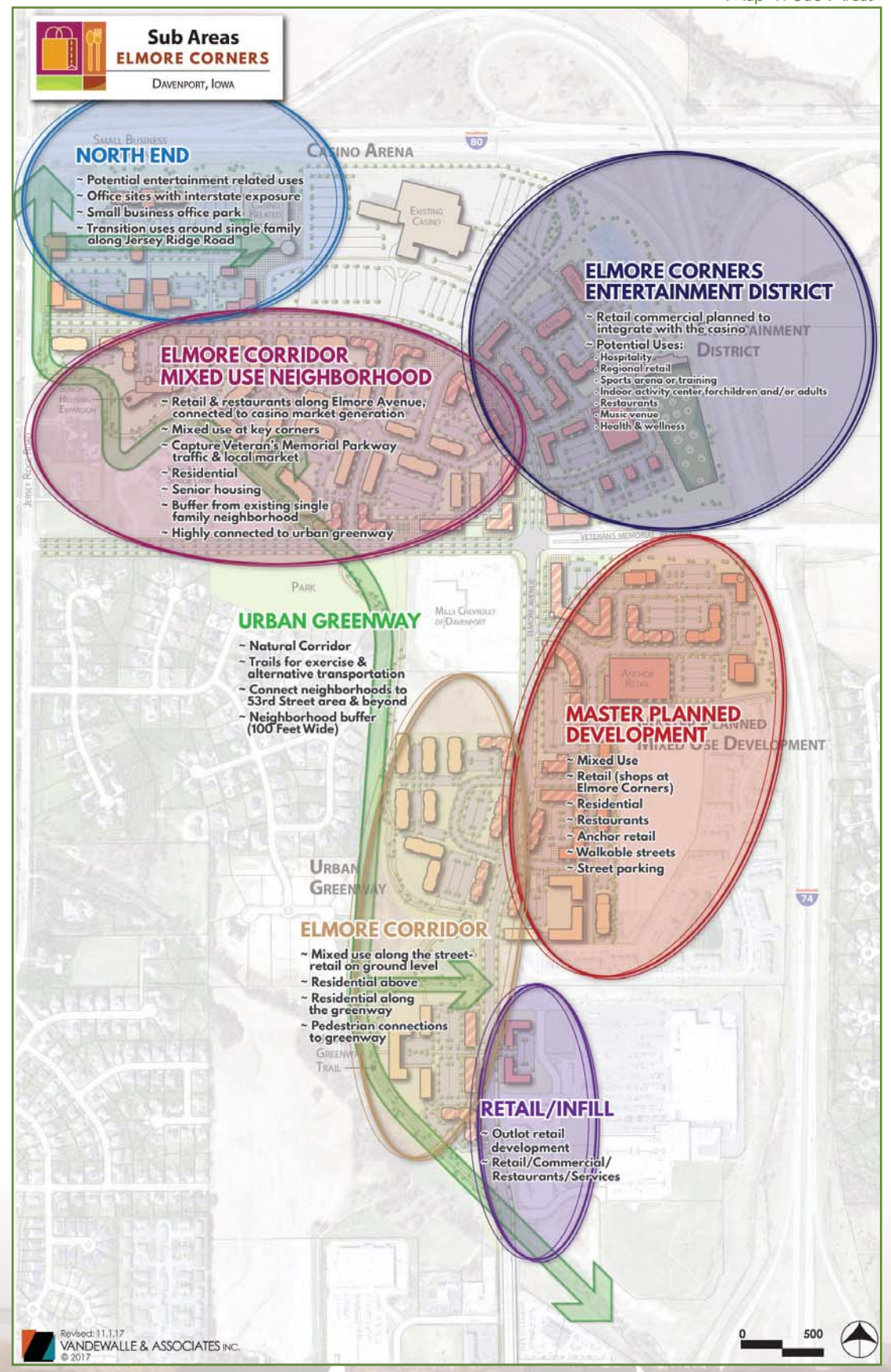
The final area of the Elmore Corners Plan is the out-lot sites along Elmore Avenue within Davenport Commons. These sites will most likely remain as sites for retail, commercial, service, or restaurants. Parking is encouraged to the rear to maintain a building face streetscape along Elmore Avenue. Locating the buildings near the public street will also announce Davenport Commons for visitors.

Buildings in this area are anticipated to be one to two story. The site layout plan shows the following approximate square footage at one story:

Retail/Commercial – 26,000 sf

The development areas and projects identified within the Site Layout Plan are not dependent upon each other to develop. Each project can stand on its own and could be a separate developer and/or phase.

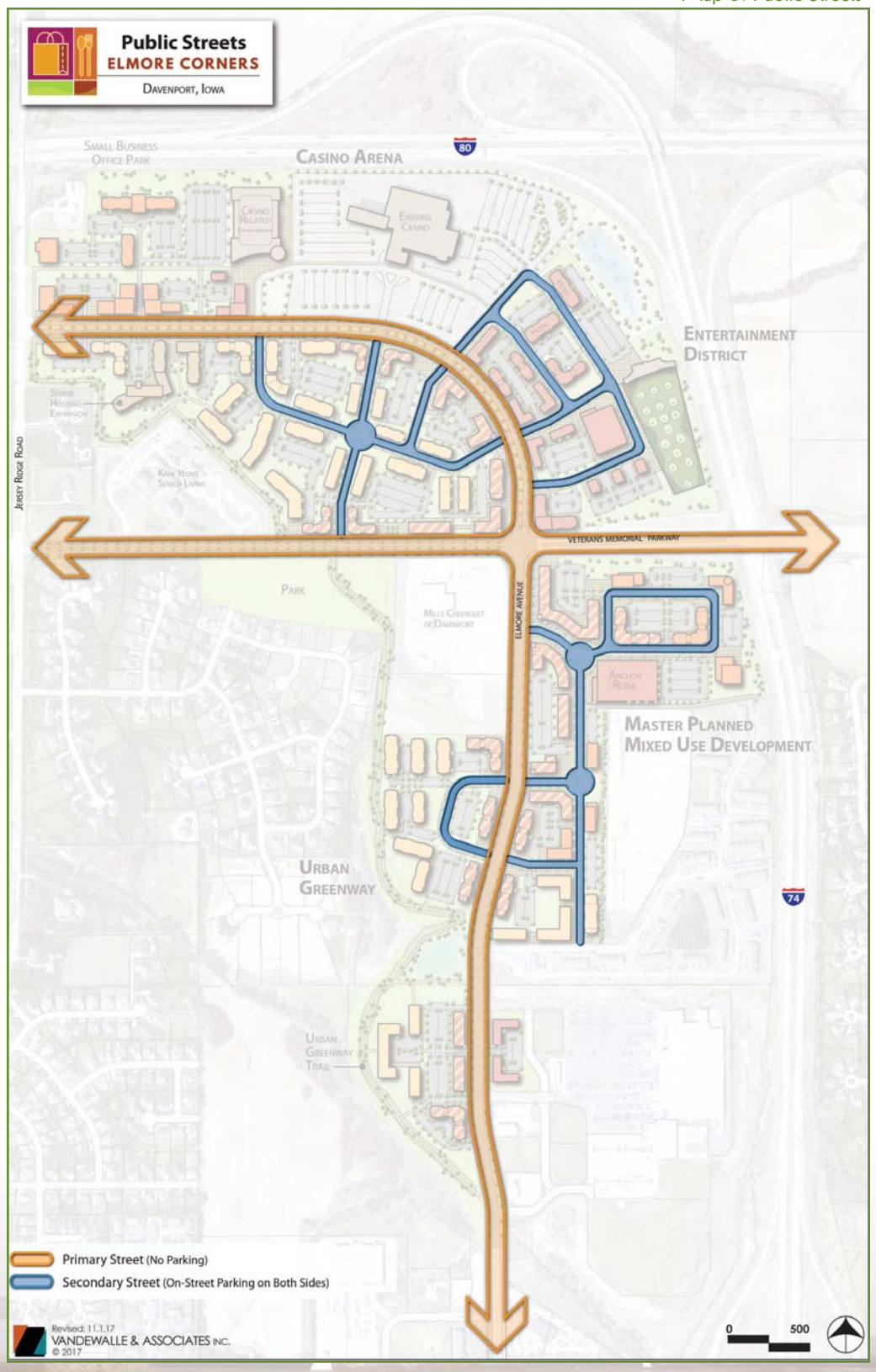
Map 4. Sub Areas



CIRCULATION

Maps 5 & 6 illustrate the circulation vision for Elmore Corners. Map 5 highlights public street types, while Map 6 illustrated pedestrian circulation and streetscape areas.

Map 5. Public Streets



AUTOMOBILE CIRCULATION

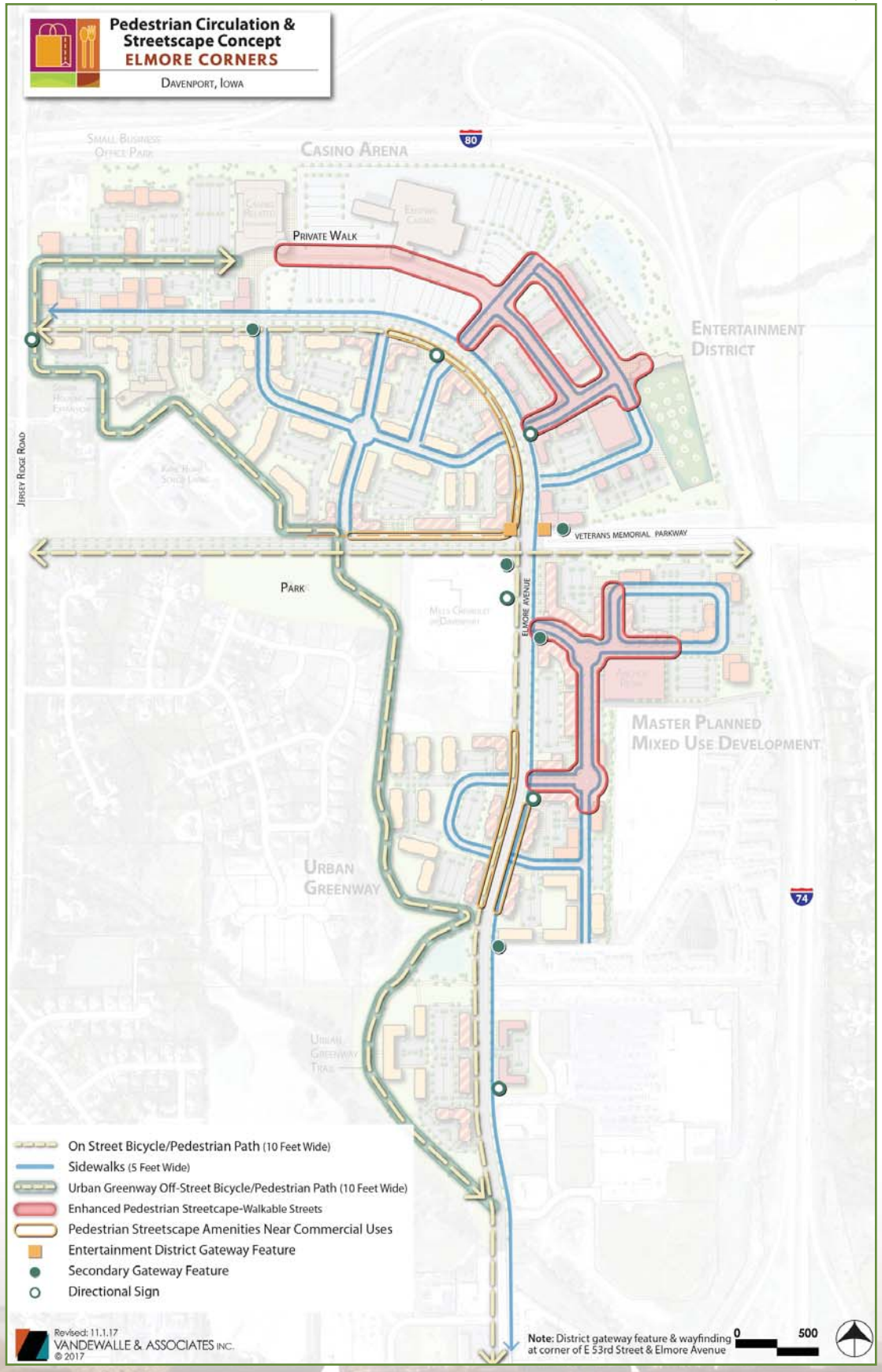
The planning area contains two existing public streets, Elmore Avenue running north/south and Veterans Memorial Parkway running east/west. During this planning process, Veterans Memorial Parkway was under construction within the planning area. These streets are designated as Primary Streets on Map 5. Both streets are four-lane streets with two travel lanes in each direction and no on-street parking. To reduce traffic on these two streets, better connect future uses, reduce block size, and provide pedestrian scale streets, additional public streets are proposed. These streets are designated as Secondary Streets. These streets allow access into the existing large blocks, which can increase development intensity and tax base. Secondary streets should have parking on both sides to serve commercial and residential uses, as well as, calm traffic speeds. Terraces in these areas should be considered for stormwater management in the form of stormwater planters and rain gardens.

Figure 1 provides a streetscape vision for Elmore Avenue. The street section north of Veterans Memorial Parkway contains a median, allowing for landscaping. This space could be a combination of climax trees to provide street shade, ornamental trees to provide spring and fall interest, native grasses to provide fauna habitat, and potentially rain gardens to collect and infiltrate street stormwater runoff. The medians may also contain street lights to illuminate the road surface. Median street lights are often found in special districts, highlighting the unique Entertainment District. These tall-mast lights should contain large banners celebrating the Entertainment District and special events. Terraces are proposed as turf grass with shade trees and space for wayfinding.

Figure 1. Elmore Avenue Street Sections

BICYCLE/PEDESTRIAN CIRCULATION

Map 6. Pedestrian Circulation & Streetscape Concept

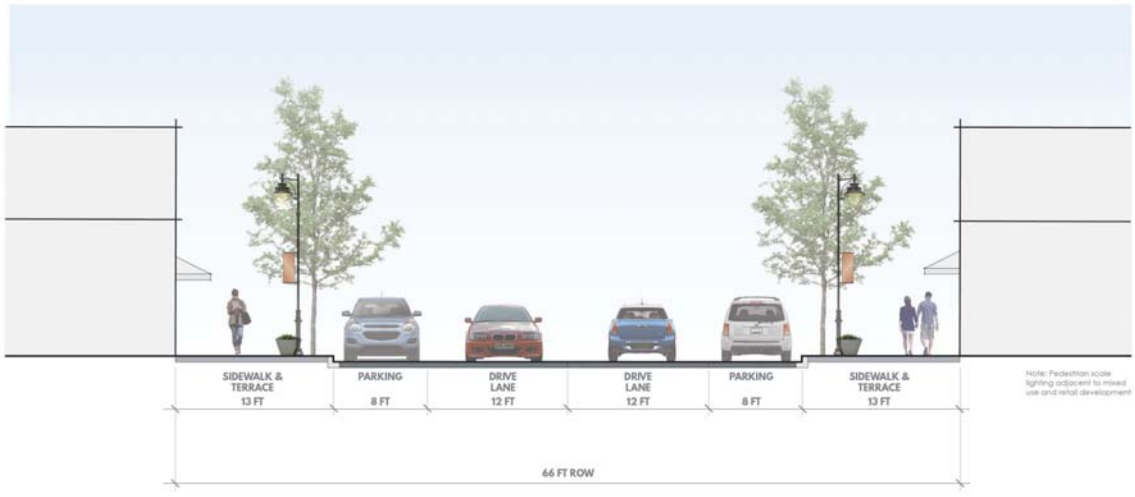


BICYCLE/PEDESTRIAN CIRCULATION

The existing two public streets both contain a sidewalk on one side and a bicycle/pedestrian path on the other side, providing non-motorized circulation options within the planning area. In addition to these facilities, sidewalks are proposed on future streets and a path is proposed within the Urban Greenway, creating a connected pedestrian network. Map 6 illustrates locations for enhanced streetscape areas to create Walkable Streets. These spaces are along secondary streets and have urban cross sections with combined, paved sidewalks and terraces. Figure 2 illustrates a typical street section for these pedestrian streets. The drawing highlights pedestrian scale street lights to illuminate sidewalks, planters, and banners to announce events or destinations. Buildings in these areas are encouraged to interact with the public streetscape by providing outdoor seating and entryways that integrate into the public rights-of-way. Map 6 also suggests location for a wayfinding system, which is explained in the next document section.

Figure 2. Pedestrian Street Section

Pedestrian Street
ELMORE CORNERS
DAVENPORT, IOWA



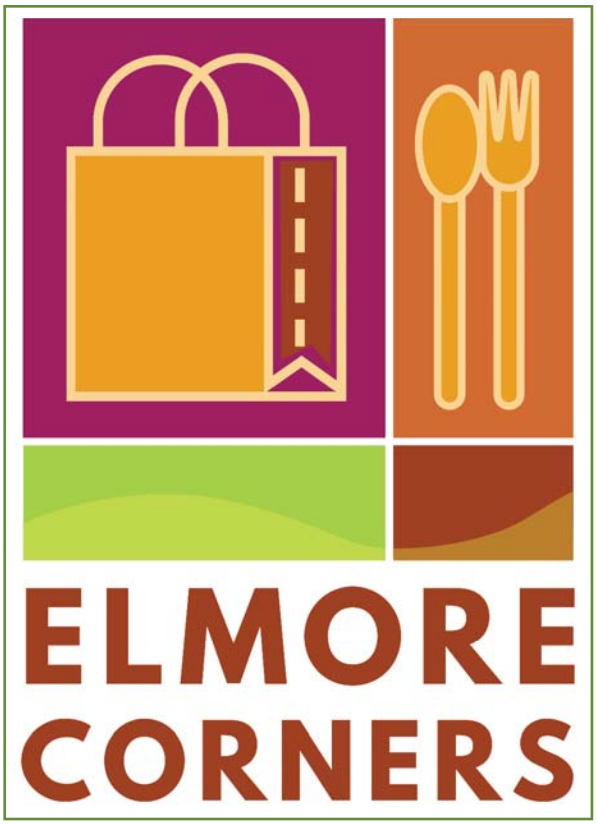
Typical Pedestrian Street Section

IV. Branding Concept

LOGO

The City created a logo to brand and celebrate the Elmore Corners district. The logo is a graphic representation of an energetic new destination with a range of amenities to attract visitors and serve residents. The following describes the logo design in more detail.

- The four quadrants and the white lines that define them represent the urban corners created by the intersection of two arteries—Elmore Avenue and Veterans Memorial Parkway. The lines are offset to add a dynamic quality
- The upper left corner shows a shopping bag representing retail services
- Upper right bears a fork & spoon representing food and dining—suggesting this is a family-friendly place to spend time, and more than a one-stop destination
- The lower two quadrants show a rolling topography representing the nearby greenspace and path amenities available, and suggesting this will be an attractive place that integrates into its environment. The curving line is also reflective of the casino roof
- Colors were chosen to be fresh and modern while relating to food, nature, and quality built environments. Specifically, berry and pumpkin evoke appetite and foodstuffs; green evokes healthful foods and nature; and terra cotta suggests earth and brick. The split-complementary color scheme (berry-orange-green) adds pop and vibrancy

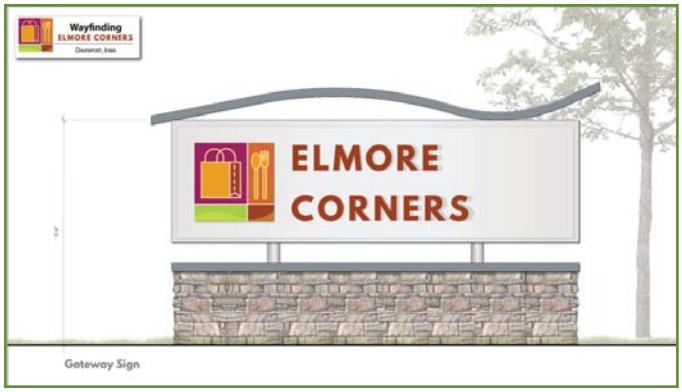


SIGNAGE

A wayfinding package was developed to celebrate Elmore Corners and direct visitors to destinations. These series of signs identify both the district and destinations within the area.

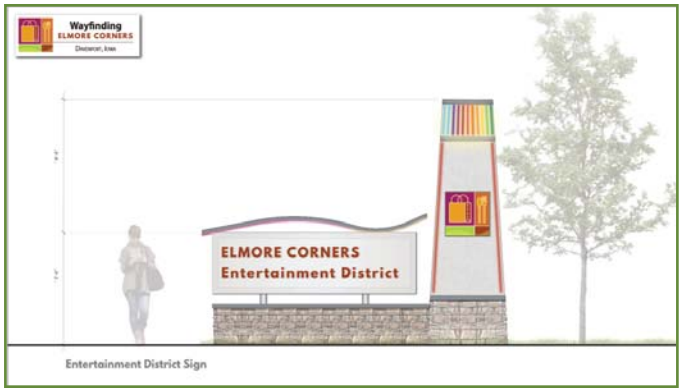
Gateway Sign

This monument sign is proposed at the intersection of E. 53rd Street and Elmore Avenue to announce the district to the north. The design takes design cues from the Rhythm City Casino. The base is proposed to have stone matching the casino building base material. The top is a curved metal band similar to the casino roofline. The sign materials are primarily stone and metal to reflect the modern Elmore Corners District.



Entertainment District Sign

This monument sign is proposed at the intersection of Veterans Memorial Parkway and Elmore Avenue to announce the proposed entertainment district around the casino. The design takes further design cues from the Rhythm City Casino. The left half contains a stone base and curved metal top, similar to the gateway sign, though a band of neon light highlights this curve. The right side of the sign is a pillar of similar materials with the district logo and bands of neon light, matching the casino entrance.



Secondary Sign

Due to the large size of the Elmore Corners District, additional identification signs are recommended throughout the area. These smaller, columnar signs should be located at entryways from all directions along Elmore Avenue and Veterans Memorial Parkway. The design uses similar materials to the other gateway signs.

Directional Sign

The final sign type within the wayfinding package is a pole mounted metal sign directing visitors to specific destination within the district. The sign contains the district logo and a list of destinations with arrows pointing the travel direction. Examples of potential destinations may be buildings such as the Rhythm City Casino, wellness center, or water park resort, or may be a larger development project such as a shopping destination or business park.

V. Design Development Standards

BUILDING DESIGN GUIDELINES

BUILDING COMPOSITION

Guideline: Buildings shall be of a quality design that contribute to the Elmore Corners destination appearance.

Base, Middle, Top

Building facades shall be composed to define base, middle and top elements. The base of the building anchors it to the ground and is the interface between the building and people. This element shall be the most articulated. The transition between the middle of the building and the base and top shall be varied by use of materials, composition, repetition or ornamental features. The top terminates the building against the sky and provides an opportunity to create an interesting silhouette.

Rhythm

Rhythm refers to the regular or harmonious recurrence of building elements. Rhythmic elements need not be boring, but can provide the visual "glue" that links together various buildings on a street. These patterns commonly reflect the building's repetitive structural bays, often with the end bays given special identity. This articulation of the facade helps provide scale by comprising the facade into smaller visual parts. The variation of rhythm from building to building reaffirms the individuality of each building, while the recurrence of an overall rhythm helps unify the facade. The building's structural column lines shall in some way be evident or expressed on its facade.

Scale

In general, distinctive compositional elements of buildings (entries, structural bays, roof elements, windows) shall be distinguishable from both near and far distances. The size and shape of these elements shall give the building scale to relate to pedestrians as well as surrounding buildings. Special attention shall be paid to overall building height and massing in order to maintain a scale and character compatible with the area.

Massing

Large buildings shall be comprised of a hierarchy of masses and forms to give the building a more human scale and visual richness. Techniques include using designed recesses or projections, creating distinct building components, and varying occasional roof forms according to individual building components. However, excessive use of changes in form can create a decidedly confused street façade and disharmony.

Proportion

Building massing and components shall demonstrate consistent proportional harmonies. Typically, pedestrian friendly streets have building elements that rely more on vertically proportioned elements than horizontally proportioned elements. While no architectural rule is always valid, the use of vertically proportioned facade components seems to offer a traditionally street-friendly composition (regardless of specific architectural styles). The use of proportion is intended to provide a sense of visual harmony among elements of a building.

Architectural Form

- Buildings shall be designed to create a pedestrian friendly and scale neighborhood
- Buildings shall be primarily rectangular in form and sited parallel to public streets
- Buildings are encouraged to have a mix of tenants and uses
- Entrances shall be provided at public streets and on parking sides
- Connect building entrances to public sidewalks and pedestrian pathways
- Articulate building shapes with window bays, cornices, parapets, and towers
- Buildings shall have primarily flat roofs with varied or broken lines
- Roof mechanicals shall be screened
- Locate service areas away from public streets and provide architectural screening
- Drive through facilities shall be located on rear building façades as to not dominate the streetscape
- Modify franchise architecture to fit the desired Elmore Corners character

Inappropriate Design

- Flat, massive, monolithic geometric shapes
- Plain, undersigned buildings with large blank spaces
- Small buildings with single occupants
- Gabled, hipped, or steeply pitched roofs
- Large, monotonous roof forms
- Visible building mechanicals
- Faux-historic buildings

Building Composition

BUILDING FAÇADE

Guideline: Buildings shall have varied facades composed of high quality lasting materials.

- Façades shall be articulated on all sides to provide visual interest.
- Break up façades and create visual interest and pedestrian scale by:
  - Varying materials and colors
  - Varying façade vertical and horizontal setbacks
  - Incorporate architectural reveals or floor step backs
  - Vary window styles and moldings
  - Design enhanced architectural details on the ground level
- Façades on multiple-tenant buildings shall be broken into design elements that reflect individual tenant spaces through vertical façade plain staggering, window/door groupings, and awnings
- Differentiate ground and above floors through horizontal banding, signage bands, and windows
- First floor façades shall be transparent to allow retail uses to interact with the street and parking-side entrances
- Commercial and retail façades shall have at least 40% transparency on the street façade
- Secondary façades that do not face the public street or parking areas are encouraged to have transparent windows. If this is not possible, then façades shall contain architectural features that provide interest
- Building at corners shall contain interesting architectural features that address the corner such as towers, entrances, and metal or cloth awnings
- Identify building entrances through permanent awnings, overhangs, or signage

Example Facade Design

Inappropriate Façade Treatment

- Large unarticulated wall planes
- Large expanses of walls without windows
- Projecting wall-mounted mechanical units
- Vinyl awnings
- Buildings with no pedestrian scale or defined entryways

Materials

- High quality materials shall be installed on buildings to promote Elmore Corners
- Long lasting materials such as brick and stone shall be used to withstand weather and provide a feeling of permanence
- Primary building materials shall be natural stone, masonry, brick, and glass and be of natural earth tone colors
- Secondary materials such as decorative metal, wood, stucco, and cement board may be incorporated
- Using a mix of materials is recommended to create visual diversity on the building façade
- Enrichment of the pedestrian realm requires building materials at the street level to be of high quality:
    - These could include items such as brick, stone, decorative concrete masonry units, metal panel systems, or other creatively used high quality and durable building materials
    - Decorative finished block systems can be used along the base of the buildings, and as an accent, but are not recommended as the dominant building material on the entire building
    - Utility grade materials shall only be used on facades of the building not visible from publicly accessible areas
- Freestanding commercial structures shall be designed as four-sided architecture with finish grade materials used consistently on all façades:
    - Recommended primary materials include brick, stone and glass
    - Other materials such as precast concrete, decorative concrete block or decorative facade panels may be appropriate if properly detailed and integrated with the architecture
    - Metal and finished wood may be used as accents, but shall not be the primary material for any façade

Example Materials

Inappropriate Materials

- Unfinished exposed concrete block
- Large, unfinished, pre-cast concrete panels
- Unfinished poured-in-place concrete
- Corrugated metal, vinyl, or aluminum siding
- Plywood siding panels
- Exposed treated lumber
- EIFS as a primary material or located on the first floor
- Windows
    - Moderate to highly reflective glazing
    - Strongly colored or darkly-tinted glazing
- Colors
    - Predominant use of bright, high intensity colors
    - Predominant use of metallic and neon colors

SETBACKS

Guideline: To provide a continuous street edge along the Elmore Corners District, buildings shall be sited within setback areas unless not possible due to affecting business operations.

- Along Elmore Avenue and Veterans Memorial Parkway, the primary building façade shall be located within 20-40 feet from the property line
- Along secondary streets, the primary building façade shall be located 0-10 feet from the property line
- To maintain an urban edge that is pedestrian friendly, areas adjacent to parking lots shall be screened with enhanced landscaping

Inappropriate

- Buildings set back over 40 feet from public streets
- Parking lots between public streets and the primary façade of a building

DENSITY

Guideline: Develop land as densely as possible to increase tax base while providing adequate landscaping, stormwater management, and connections to public ways.

- Development shall be designed to an urban density with minimal spaces between buildings
- Install advanced stormwater management practices to increase density
- Density may increase through vertical mixed-use and shared parking arrangements

SIGNAGE

Guideline: Signage shall function as a marketing device, complement building architecture and materials, and not dominate the site. All signs must meet City Sign Codes.

Appropriate and attractively designed site signage is an important component of the overall aesthetic appeal of any commercial or mixed-use area. Good signage based on design and graphic quality is encouraged throughout Elmore Corners.

- Business signage shall be wall mounted (projecting or flat), monument (if located away from the building), and window, canopy or awning style
- Similar materials, colors and styles shall be used to ensure the signage is consistent with the building design
- Signs shall reflect and enhance the nature and appeal of the retail and commercial experience and not be just a list of tenants
- Materials shall be of high quality to prevent premature weathering of the sign
- Signs shall fit within and not overwhelm the architectural features of the buildings
- Signs shall harmonize with their surroundings in terms of size, shape, color, texture, and lighting so that they complement the character of the neighborhood
- Signs shall be professionally constructed using high quality materials such as metal, stone, tile, composites, brass/metal plated, hardwood, and glass
- The creative use of materials, lettering, and interesting use of graphics is allowed and encouraged if the signs work well and complement the overall building and street design
- Signs shall be designed with the purpose of promoting retail and street activity while enhancing the pedestrian experience
- Addresses shall be clearly visible from the public right-of-way
- The use of tastefully designed pedestrian scale directories is encouraged for multi-tenant buildings
- Monument signs shall contain a base and not be pole-mounted
- Monument signs shall contain landscaping at the base that will not grow to cover the sign message
- Lighting shall be designed carefully to avoid excessive glare or over illumination:
    - Letters can be illuminated internally or externally
    - External lighting must be discreet and unobtrusive, and not shine outward into the pedestrian or driver vision path
    - Fixtures shall be simple but attractive
    - Lighting signs and letters shall be done in an attractive and subtle technique
    - Individual letters that are backlit, halo-lit, reverse illumination channel letters, and neon are encouraged

Example Signage

Inappropriate Signage

- Pole signs, billboard style wall-mounted and roof mounted signs are not allowed without special permission from the City Plan Commission
- Monument signs advertising individual businesses
- Tall mast signs
- Large temporary signs that impede pedestrian traffic
- Inflatable signs
- Overly illuminated signs
- Unshielded sign light sources, allowing upward transmission of light
- LED, animated, flashing, blinking, and video signs
- Plastic box signs
- Generic, un-stylized signs
- Large temporary signage located in windows that reduces transparency
- Large-scale street-level signage the overwhelms the pedestrian environment
- Signage that obscures architectural details
- Glaring and directed spotlights that affects neighboring properties

ENTERTAINMENT DISTRICT SIGNAGE

Since the area around the Rhythm City Casino is planned for entertainment purposes, sign design and guidelines may be relaxed to create an exciting sense of place. Signs in this area may be taller along the interstate corridors, contain additional illumination, and may have moving components to advertise this district and its activities.

SITE DESIGN GUIDELINES

PARKING LOTS - DESIGN AND LOCATION

Guideline: Parking lots shall be located behind buildings or interior of sites whenever possible and contain landscaping to buffer views from public ways.

- Parking lots shall be designed to allow for ease of vehicular circulation and meet all parking lot requirements set in the City Zoning Code
- Locating parking lots at corners shall be avoided, when possible
- Safe pedestrian ways shall be provided between parking spaces and building entrances
- Canopy trees shall be planted at a minimum of every 12 parking stalls to reduce heat islands
- Edge landscaping shall be installed to screen parking lots from public streets
- Planting areas shall be incorporated into landscape islands and planting areas between parking bays
- Bio-swales and stormwater best management practices shall be used to collect and infiltrate stormwater run off
- Parking lot lights shall be 18-25 feet in height along pedestrian ways and edges
- Tall pole lights may be installed in parking lot internal bays with a maximum height of 30 feet
- Site lighting along pedestrian walkways is encouraged in bollards to provide safe lighting, but not over-illumination
- Lighting shall cast downward and be full cut-off
- Illumination levels shall not exceed 0.5 foot candles at the property line
- Businesses shall provide bicycle parking
- Short-term bicycle parking areas shall be provided within 20 feet of each commercial primary building entrance when possible
- Long-term bicycle parking areas shall be provided within 100 feet of each commercial primary building entrance when possible
- One bicycle parking space per 2,000 gross square feet shall be provided for retail uses. A minimum of two spaces is required
- One bicycle parking space per 10,000 gross square feet shall be provided for office. A minimum of two spaces is required
- A minimum of one bicycle parking spaces per unit shall be provided. In-building or covered bicycle parking is encouraged

Inappropriate Parking Lot Design

- Parking lots located between buildings and public streets
- Parking areas located on corners
- Individual parking lots for each development/business
- Numerous access drives into disconnected parking areas
- No parking lot landscaping
- No bicycle parking

PARKING MANAGEMENT

Guideline: Connect parking lots between developments and share parking between uses to minimize large parking lots and automobile traffic on public streets.

- Parking management shall promote effective economic activity, maximize the sharing of parking areas for commercial activity, and avoid inefficiencies in parking in which parking occupancy patterns discourage higher density and compact development
- Shared parking strategies are encouraged to eliminate redundant and unnecessarily large parking areas and to provide more land for taxable development. Parking lots are encouraged to be shared between building uses that require parking at separate times such as office parking during the day and residential parking at night
- New uses shall be required to produce a parking design and management study which documents the level of use at regular and peak times, the degree of sharing for parking with nearby users, the way in which the owner/user intends to maximize efficient use, and sharing of the parking
- Cross access and/or joint parking easements may need to be developed in the event of the parcel being subdivided.
- Shared driveways shall be used to serve groups of buildings with shared parking courts between buildings
- Sharing arrangements shall be codified in covenants, deed restrictions, and developer agreements
- Connecting parking lots between development lots is encouraged to reduce traffic congestion on public streets

Inappropriate Parking Management

- Individual parking lots by building, use, or development project
- Parking lots that are overbuilt and unused

SITE CIRCULATION

Guideline: A pedestrian friendly environment is encouraged to provide safe circulation within the site and between sites. Private development shall connect into existing public infrastructure.

- Concrete pedestrian walkways shall connect parking areas to building entrances
- Pedestrian walkways shall connect development sites to existing public sidewalks and paths such as the Urban Greenway
- Walkways shall be located outside of vehicle parking areas
- Walkways shall be safely illuminated

Inappropriate Site Circulation

- Unpaved pedestrian walkways
- Parking lots with no pedestrian walkways
- Dark, unlit walkways

DRIVE-THROUGH AND SERVICE

Guideline: Drive-throughs shall be located at the rear or side of buildings and shall not be placed between a public street/easement and the main building structure.

- Every effort shall be made to coordinate and integrate drive-through facilities into the overall architectural treatment of the main building
- Creative design solutions such as remote kiosks are encouraged to minimize the impact of the drive-through facility on the overall site design
- Clearly defined pedestrian crossings shall be provided where walkways intersect drive-through access lanes. In all cases drive-through facilities shall be designed to operate without endangering the public safety

Inappropriate Drive-Through

- Drive-through window and service line visible from public streets

SERVICE, STORAGE, AND UTILITY AREAS

Guideline: Service, loading, and utility areas, while necessary for business operation, shall be located away from the public view.

- Refuse and recycling areas shall be integrated into the building architecture with high quality design and/or screened with similar building materials to the main architecture. The areas shall be kept clean and avoid accumulation of excess disposal materials and the enclosure shall be locked
- When possible, service and utility areas shall be inside the building or integrated into the architecture of the building
- Loading areas shall be located behind buildings, away from parking areas and public streets
- Loading doors shall not be visible from public streets
- To reduce the amount of area dedicated to these needs, shared service areas between adjacent users and buildings shall be allowed and encouraged
- If indoor reuse is not possible, outdoor refuse areas shall be enclosed with attractive design and materials that match building architecture. Recommended enclosures would be of masonry or stone with gated access and surrounding landscaping. The gate and enclosure opening shall not be visible from public ways
- Rooftop mechanicals shall be screened with materials that match the building architecture

Inappropriate Service Area

- Service areas and utility equipment along public streets
- Prefabricated storage sheds
- Visible garbage dumpsters
- Unscreened service, storage, or utility areas

LANDSCAPING

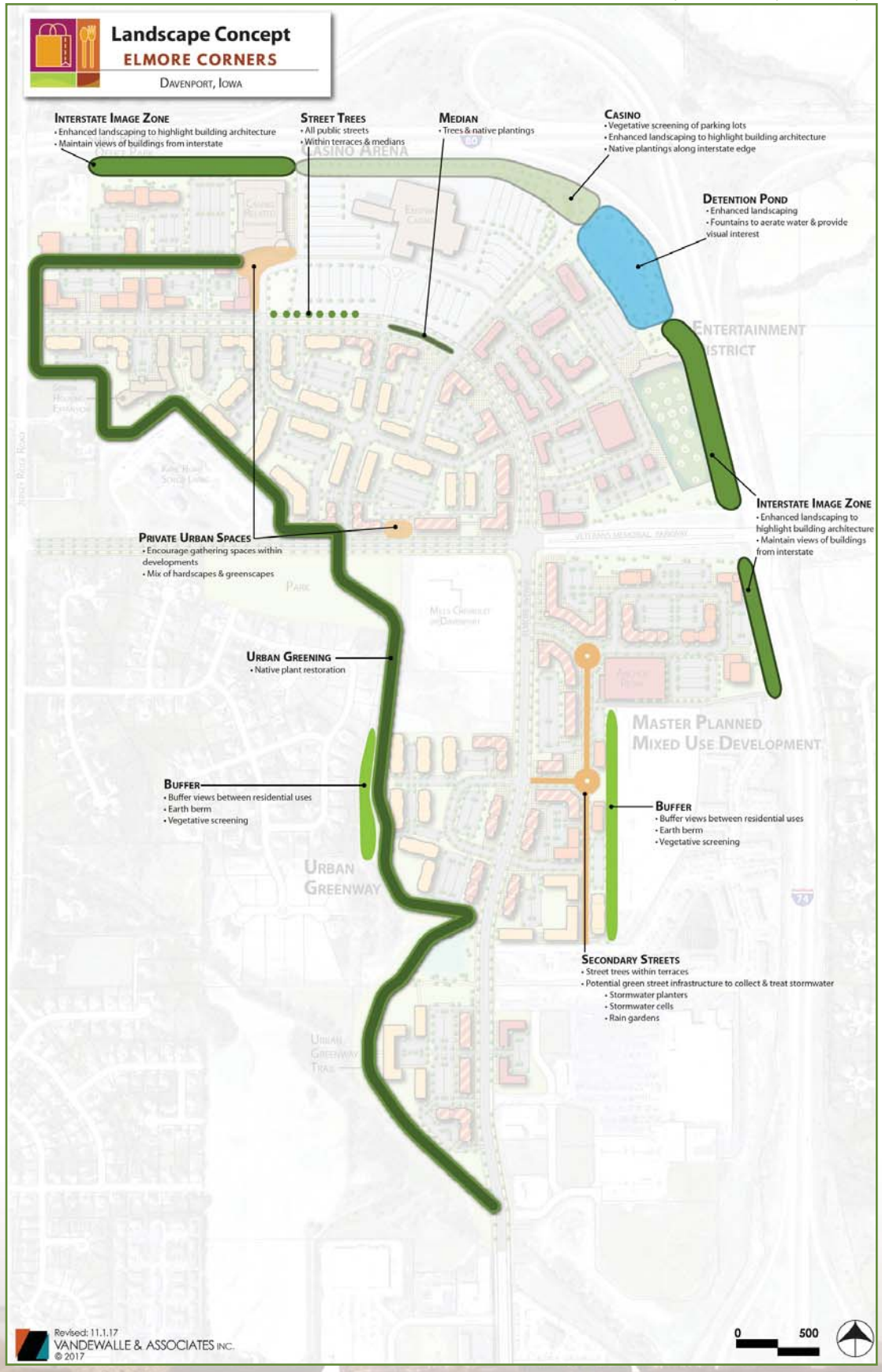
Guideline: Create pedestrian-friendly landscapes that are functional, visually appealing, and relate to building activities and architecture. Use landscaping to screen undesirable views.

- Incorporate landscape elements that complement the character of the building and provide a pleasing relationship with adjoining properties, the public sidewalk, and the street
- Use appropriate landscape elements to establish continuity between buildings and to define the block face where there are no buildings
- Plant shade trees in surface parking lots to reduce heat islands
- Incorporate mid-level plantings and ground covers into parking planting areas
- Native plants shall be installed whenever possible
- Consider prairie plantings instead of turf to minimize maintenance and establish animal and insect habitat
- Use plant materials that provide year-round interest, add desirable color, texture, and smells to a site's experience
- Install plants to screen parking areas from public streets.
- Install plants to screen building mechanicals
- Incorporate rain gardens and bioretention basins to collect runoff and filter pollutants
- Install bioretention areas in surface parking lots for stormwater infiltration
- Use plant materials that are compatible with urban environments and will maintain their health with the expected amount of care
- Use salt tolerant plants due to the urban pedestrian environment
- See Map 7 for a district-wide landscape concept

Inappropriate Site Landscaping

- Single species planting schemes
- Residential or suburban landscape treatment such as boulders, bark chips, plastic edging, railroad ties, etc.
- Chain link, metal mesh, wire or barbed wire fencing
- Site furnishings located adjacent to common spaces

Map 7. Landscape Concept



URBAN GREENWAY

Guideline: An urban greenway shall be established on the west edge of the planning area to both buffer new development from existing neighborhoods and provide an open space corridor for recreation and natural habitat.

- The greenway corridor shall be a 100 foot wide minimum public corridor
- Naturalized landscaping shall be installed to establish the natural space and buffer
- Low-maintenance native species including trees, shrubs and grasses shall be planted
- A 10 foot wide asphalt path shall be constructed to provide an alternative transportation route and recreation trail
- The path shall connect to private development, public streets, and sidewalks

SITE FEATURES & URBAN SPACES

Guideline: Private development is encouraged to establish urban spaces and install site features to enhance the Elmore Corners District and contribute to a pedestrian friendly streetscape.

- Commercial uses are encouraged to have public plaza spaces to provide space for activities such as outdoor dining or seating areas
- Commercial urban spaces shall be accessible from public ways
- Any security fencing shall consist of decorative materials (such as wrought iron, brick or stone)
- Select and locate site furnishings (benches, trash receptacles, bicycle racks, etc.) to unify the Elmore Corners District and provide a pleasing relationship with adjoining properties, the public sidewalk, and street
- Site furnishings shall be of high-quality materials that last in all weather environments

Inappropriate Site Features & Urban Spaces

- Urban gathering spaces that are closed off from public ways
- Site features of low quality that do not complement building architecture

PUBLIC STREETS AND STREETSCAPING

Guideline: Public streets shall be designed as complete streets serving all modes of transportation users including vehicles, bicycles, and pedestrians. Streets shall contain streetscape elements to enhance the visual aesthetics of these public spaces.

- Primary public streets shall contain streetscape elements of a vehicular scale including:
  - Street lights – tall poles to safely illuminate the street
  - Sidewalk on one side and bicycle path on the other side
  - Turf terraces
  - District gateway features
  - Wayfinding sign directing visitors to district destinations
  - Light pole banners advertising special events
- Secondary streets shall contain streetscape elements of a pedestrian scale including:
  - Street lights – pedestrian scale with decorative fixtures
  - Concrete sidewalks on both sides of the street
  - Decorative brick, paver, or stamped concrete terraces
  - Wayfinding signs or kiosks directing visitors to district locations
  - Light pole banners advertising locations, uses, or events
  - Landscape planters with flowers and grasses
- All street lights shall contain LED energy efficient fixtures
- Street lights shall contain decorative poles and bases
- Street lights shall be down casting to reduce light pollution
- Stormwater management could be incorporated into the street terrace through stormwater planters, inlets, and swales
- Secondary streets may designate bicycle access through painted sharrows on street lanes

STORMWATER MANAGEMENT

Guideline: All future developments must meet City Stormwater Ordinance requirements. In general, stormwater best management practices are encouraged and shall be incorporated into site designs, limiting large, monolithic retention ponds.

- Incorporate stormwater systems into development site plans and landscape plans
- Encourage regional ponds or ponds that serve multiple developments to density development and allow development to occur in urban form
- Utilize stormwater management techniques that maximize infiltration and filter runoff
- Incorporate bio-swales into parking lots to collect surface water and infiltrate on-site
- Install urban stormwater management systems where appropriate such as stormwater planters, rain gardens, underground cisterns and cells, porous pavement, and green street terraces
- Green roofs are encouraged to aid in reducing the amount of impervious surfaces
- Collect roof water into “purple pipe” grey water systems to reuse for irrigation, toilets or other non-potable uses
- If water does run off buildings, direct it into planting areas and rain barrels
- Include stormwater pond aeration systems and fountains to improve water quality and appearance

Inappropriate Stormwater Management

- Direct stormwater runoff into the Pheasant Creek
- Large, unnaturally shaped stormwater detention ponds with no landscaping or aeration

HIGHWAY CORRIDOR OVERLAY DISTRICT

This planning area lies within the City of Davenport Highway Corridor Overlay District. Project proposed within this area must meet the requirements set in the City Zoning Code.

PREFERRED LAND USES

Table 1: Elmore Corners Preferred Land Uses lists the currently allowable uses within the planning area based on the underlying Planned Development District Zoning. The chart indicates the preferred uses by area based on the Elmore Corners Site Layout Plan vision. The area numbers correspond with the following subareas (see Map 4. Sub Areas on page 19).

- Area 1 - North End
- Area 2 - Elmore Corners Mixed-Use Neighborhood
- Area 3 - Elmore Corners Entertainment District
- Area 4 - Master Planned Development
- Area 5 - Elmore Corridor

Table 1. Elmore Corners Preferred Land Uses

Elmore Corners Preferred Land Uses					
Area	**1**	**2**	**3**	**4**	**5**
Planned Development District					
Principal Uses					
Banking facilities	Y	Y	Y	Y	Y
Business parks	Y	N	N	N	N
Hotel and motels	Y	N	Y	Y	N
Indoor recreation uses	Y	N	Y	N	N
Indoor recreation uses and outdoor uses that relate to other activities developed on the site	Y	N	Y	N	N
Medical, dental, research testing, and experimental laboratories	Y	Y	N	Y	Y
Offices	Y	Y	N	Y	Y
Restaurants and food services	Y	Y	Y	Y	Y
Retail sales of merchandise	Y	Y	Y	Y	Y
Retail sales that do not include vehicle sales or rental, or public garages	Y	Y	Y	Y	Y
Condominiums	Y	Y	N	Y	Y
Independent, assisted and congregate care elderly housing	Y	Y	N	N	Y
Apartments	Y	Y	N	Y	Y
Row houses	Y	Y	N	Y	Y
Single-family attached	Y	Y	N	Y	Y
Single-family detached	N	N	N	N	N
Warehouse distribution uses (provided that all storage activities are carried out completely within building)	N	N	N	N	N
Other Uses Not Listed in Planned Development Districts					
Grocery store and supermarkets	N	N	N	Y	N
Outdoor storage	N	N	N	N	N
Large format retail over 40,000 square feet	N	N	Y	Y	N

Legend	
Y	Preferred
N	Discouraged

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **10/9/2018**
Contact Info: Matt Flynn 563.888.2286
matt.flynn@ci.davenport.ia.us
Wards:

Subject:
First Consideration: Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:
The Davenport Public Library was dedicated in 1968. It was designed by Edward Durell Stone and embodies the Modern Movement architectural style.

Edward Durell Stone was born in 1902 in Fayettville, Arkansas and attended the University of Arkansas from 1920-23. He went to Boston, Massachusetts where his brother was an architect and studied architecture at the Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a traveling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

The United States Embassy in New Delhi, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. The Davenport Public Library is only remaining building designed by Stone in Iowa.

The Davenport City Code provides the following for the nomination of a property:

Findings:
1. The property achieves consistency with Section 17.23.060.3 - embodies a distinctive architectural style and Section 17.23.060.B.3 - work of an architect or possesses high artistic values.

The Historic Preservation Commission considered the request at its November 14, 2018 public hearing and voted to accept the listed findings and forward Case LL18-01 to the City Council with a recommendation for approval.

The vote for approval was 6-0.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Nomination Form
Backup Material	Aerial Map

Backup Material Section 17.23.060 of the Davenport City Code

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/28/2018 - 9:08 AM
Community Development Committee	Berger, Bruce	Approved	11/28/2018 - 9:09 AM
City Clerk	Admin, Default	Approved	11/28/2018 - 12:36 PM

ORDINANCE NO. 2018-

ORDINANCE for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building at located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street is hereby granted designation as a Local Historic Landmark. The property has the following legal description:

> Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa being more particularly described as follows: West 39.7 feet of Lot 8 and all of Lots 9 and 10, Block 45, LeClaire's Addition. Containing .58 acres, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Nomination No:_____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 321 Main Street, Davenport, Iowa 52801

Legal Description of the Property: Subdivision Name: LeClaire's Addition

Block: 45 Lot: W 39.7 ft of lot 8, lots 9-10

Historic Name (or proposed historic name): Davenport Public Library - Edward Durell Stone Building

Date listed on *National Register of Historic Places* (if applicable): _____

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): _____

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____(check one)

Owner(s) of Record: Davenport Public Library

Owner(s) Address: (Name) Davenport Public Library

(Street) 321 Main St

(City, State & ZIP) Davenport, Iowa 52801

Owner(s) Telecommunications: Work: 328-6850 Home:_____ Mobile: _____
Fax: _____ Email: agroskopf@davenportlibrary.com

Current Use of the Property: Public Library

Original Function of the Property: Public Library

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary

Date of Construction: 1967 (completed Oct 1968) Architectural Style: New Formalist

Building Materials: Foundation: concrete Walls: precast concrete block

Roof: EPDM Other: _____

Distinctive Features: slitted overhang ; central floating staircase; grid lighting in ceiling

Alterations: no permanent alterations. railing added to front porch c ,1990. exterior lighting no longer functional

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

see attached

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

Oct 10, 2018
Date

[1] Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

_____
month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: Ryan Rusnak 10-10-2018

Commission Secretary or Designee Date

Is application complete? [Yes] No

If not, explain: _____

Physical Description of Property:

The Main Library building is located on the northeast corner of Main and 4th Streets and was dedicated Oct 6, 1968. Designed by noted architect Edward Durell Stone, it is an important example of Mid-Century Modern architecture in Davenport. The architecture is quite similar to the Kennedy Center in Washington, DC which was also designed by Stone. The building is constructed of poured concrete and white, pre-cast concrete block. Columns in the building also serve for air-handling through vents in the top of the columns.

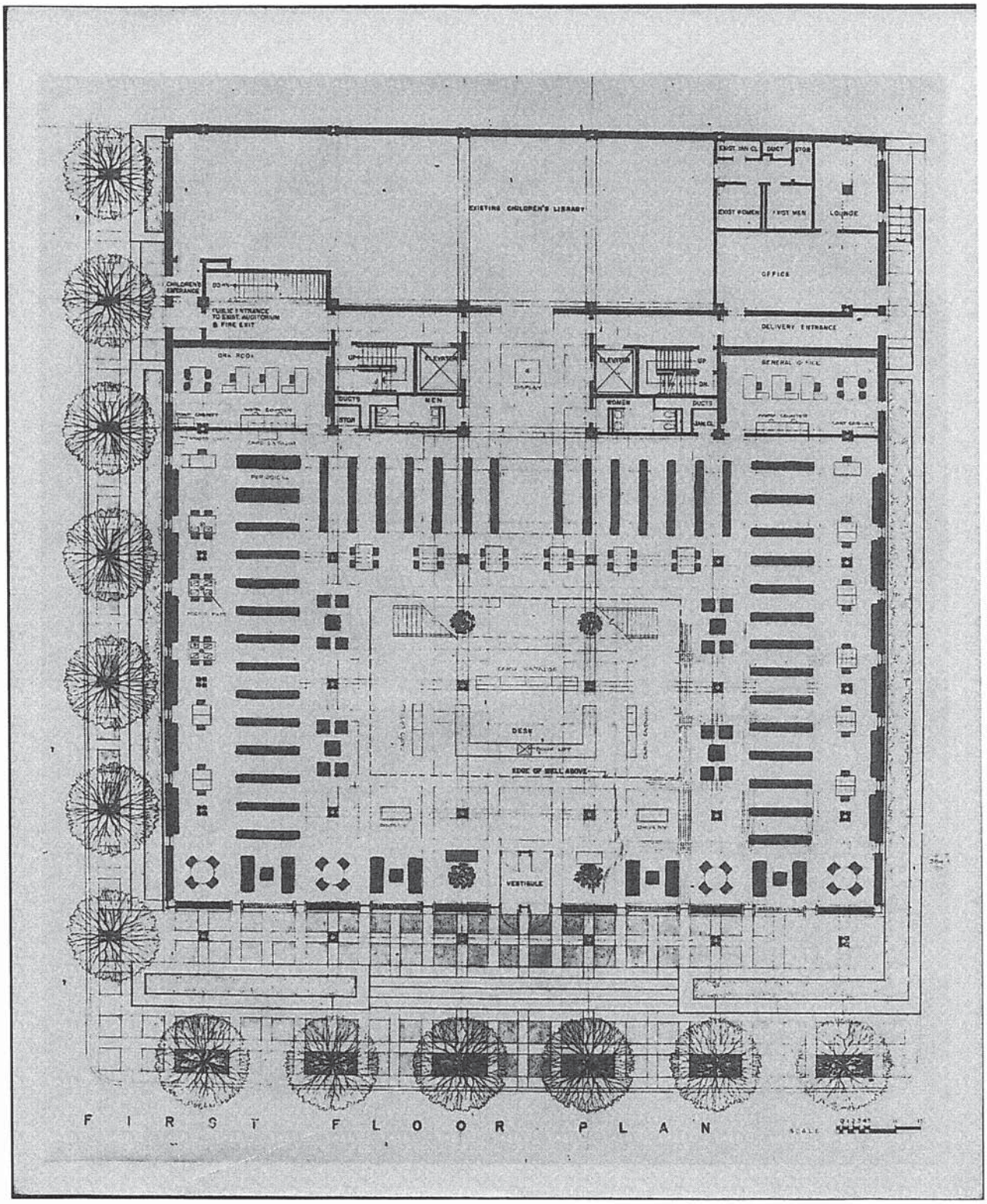
Total square footage of the building is 63,000 sq.ft. Of this total, 53,000 sq.ft are the "new" part of the library building. The remainder is the Children's addition that was opened in 1963. The Children's addition is at the back (East side) of the building. Entrance to that portion of the building is through double doors that are in a direct line east from the front doors. Both structures are encased in the same architectural block making it virtually impossible to tell from the exterior that the library is actually two buildings.

The entrance to the Library is characterized by 6 columns supporting a wide, slitted overhang creating the library's front porch. The front of the building has tall glass windows that provide visibility to the interior architectural features of tall columns and a ceiling with lighting in a geometric grid. The grid ceiling is in squares that are also reflected in the architectural block that is on the exterior and interior walls of the building. The effect of the grid lighting is especially visible at night. There have been no changes to the front entrance of the building since 1968 other than the installation of banners on the front columns and installation of a wrought-iron railing to prevent skate-board use.

The north and south elevations of the building feature the same architectural block, a roof overhang and floor to ceiling windows. The east elevation has no windows, but the same overhang dimensions as the north and south elevations and is covered in the same exterior block.

The interior of the Library retains many original features. One of the most important is the open, floating, terrazzo staircase to the second floor mezzanine. The railing around the opening from the mezzanine to the first floor is also original. The original open floor plan is largely unchanged as well. The exception is the room constructed at the front of the library around 2010 to house automated materials handling equipment. To not impair the view of the ceiling lighting from the exterior, the room was constructed of a glass curtain wall that echoes the exterior windows and is installed around the ceiling grid. Current renovation plans for the building call for the removal of this room.

The floor plan shows the existing children's library that was opened in 1963. The corridor that runs the width of the building from 4th street to the alley is where the two buildings meet.


EXISTING CHILDREN'S LIBRARY
EXIST. JAN CL.
DUCT
STOR
EXIST WOMEN
EXIST MEN
LOUNGE
OFFICE
DELIVERY ENTRANCE
CHILDREN'S ENTRANCE
PUBLIC ENTRANCE TO EXIST. AUDITORIUM & FIRE EXIT
ORAL ROOM
ELEVATOR
UP
DN.
DUCTS
STOR
MEN
DISPLAY
WOMEN
JAN CL.
GENERAL OFFICE
PERIODICALS
CARD CATALOGUE
DESK
EDGE OF WELL ABOVE
VESTIBULE
F I R S T F L O O R P L A N
SCALE

Statement on Designation Criteria:

The Davenport Public Library Main Library, dedicated in October of 1968, meets Designation Criteria B for its embodiment of the Modern Movement architectural style and Designation Criteria C as it represents the work of architect Edward Durell Stone.

In the mid-1960's, Downtown Davenport experienced significant urban renewal. New construction projects included the Davenport YMCA, the Lee Building, the Clayton Motel Hotel, the Priester Construction Company Building (on the National Register) and the First Federal Saving and Loan Association Building (on the Davenport Register of Historic Properties). These projects all embraced the Modern Movement design, which was widely accepted nationwide as the standard for urban construction.

Edward Durell Stone was born in 1902 in Fayetteville, AR and attended the University of Arkansas from 1920-23. He then went to Boston, MA where his brother was an architect and studied architecture at Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a travelling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

Stone first gained a reputation designing International Style homes. The United States Embassy in New Delhi, India, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. At the time the Embassy was built, the design was a radical change from mainstream modern architecture, and was a strong influence on a style that came to be known as New Formalism. With subsequent design of the Stanford University Medical Center in Palo Alto, CA; Stuart Pharmaceutical Company in Pasadena, CA and the United States Pavilion at the 1958 Brussels World's Fair, Stone established himself as a leading formalist.

Buildings designed in the New Formalist style exhibit many classical elements including strict symmetrical elevations, building proportion and scale, classical columns, highly stylized entablatures and colonnades. Buildings in this style are often set on a podium. Stone's New Delhi Embassy is considered the symbolic start of New Formalism.

The Davenport Public Library includes many of the features that Stone himself saw as most important to his designs. In his book, Recent & Future Architecture, Stone indicates "I rely heavily on the contrast of multi-storied central areas with smaller elements groups around the periphery". He also lauds the idea of corridor-free buildings. These two elements are very much part of the Library design: the open design with the open staircase to the second floor mezzanine and the very minimal corridors in the building.

In the same volume, Stone also shares his thoughts on the building materials he used in his designs: "Architecture is a grimly serious business. It should be timeless and convey by its very fiber the assurance of permanence; stone, bricks and concrete all have this characteristic." Materials used in the Main library – precast and poured concrete – certainly follow this recommendation.

A list of projects by Stone based on his archives held by the University of Arkansas does not indicate any projects in Iowa other than the Davenport Public Library. That said, the Voxman Music Building on the University of Iowa Campus was designed by Stone. It was razed due to damage incurred from the 2008 flood.

While the Kennedy Center for the Performing Arts in Washington, DC is the building that most Stone aficionados view as being most similar in appearance to the Davenport Public Library, a number of other Stone designs have similar features, among them the Stuhr Museum of the Prairie Pioneer near Grand Island, NE.

Edward Durell Stone designed a small number of public libraries during his career. The Stone archives project database lists 6 library projects. The Rinconada library in Palo Alto, CA was designed in 1958 early in Stone's career and does not have many of the New Formalism features of his later works. The Undergraduate Library at the University of South Carolina opened in 1963. Its design shares similar features to the Davenport Public Library, including the use of exterior columns supporting a slitted overhang and open floor plan.

The Davenport Public Library building epitomizes the architectural style of New Formalism and was designed by one of the most celebrated architects who designed in this style.

Photos:

Front (West) view of the Main Library building. The railing/fence along the porch was added around 1990 to deter skateboard use. (Sept 2018)

North side. To the east of the double doors in this image is the area that is the Children's addition that was constructed on the back of the old Carnegie Library in 1963. (Sept 2018)

View from the north west corner. This image shows the slitted overhang that Stone used in many of his designs. (Sept 2018)

View from the south east corner of the building (Sept 2018)

View from the south west corner. (Sept 2018)

View from south west corner of the Main Library – February 1969

Exterior view from the south west corner taken about 1969. This night time view shows the lighted grid ceiling.

Stuhr Museum of the Prairie Pioneer – Grand Island, NE. Designed by Stone in 1963

United States Embassy in New Delhi, India. Designed in 1954.

Bibliography

In Special Collections at Davenport Public Library:

Boxes 68-74, Physical Plant – E.D. Stone Building, Davenport Public Library Archives, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport, IA. (Research materials on Stone collected by Kay Runge in Box 60)

Excerpts from interviews with Stone in:
Peter, John. *The Oral History of Modern Architecture: Interviews with the Greatest Architects of the Twentieth Century*. New York: Harry N. Abrams, 1994.
Ephemera-Biography

Stone, Edward Durell. *Recent & future architecture*. New York: Horizon Press, 1968.
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Newspaper articles

"A Library for Tomorrow: A Special Times- Democrat Section to Mark the Opening of the New Davenport Public Library, Oct. 6, 1968." *Davenport Sunday Times-Democrat* (Davenport, IA), Oct. 6, 1968.

Arpy, Jim. "Stranger in Town." *Sunday Times-Democrat* (Davenport, IA), Apr. 26, 1964.

Others in "Libraries-Davenport" clipping file/vertical file; those that may be found with Newspapers.com

Additional sources:

Hunting, Mary Anne. *Edward Durell Stone: modernism's populist architect*. New York: W.W. Norton and Company, 2013. 9780393733013

Stone, Hicks. *Edward Durell Stone a son's untold story of a legendary architect*. New York: Rizzoli, 2011. 9780847835683

"Edward Durell Stone, Architect." https://www.edwarddurellstone.org.

Edward Durell Stone papers 1927-1969 (bulk 1940-1963), Special Collections Department, University of Arkansas Libraries, Fayetteville, AK. Finding aid online at: https://libraries.uark.edu/specialcollections/findingaids/stone/index.html

W 5TH ST
BRADY ST
W 4TH ST
E 4TH ST
W 3RD ST
E 3RD ST
MAIN ST
Subject Property
N

17.23.060 Commission designation process.

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than thirty-three and one-third percent of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial violation of the city's building, fire and/or housing codes before the date this chapter is adopted. (Ord. 99-562 §§ 2, 3: Ord. 97-318 §§ 1, 2: Ord. 95-453 § 2: Ord. 91-737 § 1 (part)).

17.23.070 Designation by city council.

A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated

property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 17.23.060G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the city council's determination. The notification letter shall be postmarked no later than fifteen business days after the date of the city council's ruling on said designation.

If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation. (Ord. 99-562 § 4: Ord. 91-737 § 1 (part)).

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **11/19/2018**
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us
Wards:

Subject:
Resolution for Case P18-07 being the request for a preliminary plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

Recommendation:
Adopt the resolution.

Background:
Background:

Comprehensive Plan:
Within Existing Urban Service Area: No

Within Urban Service Area 2035: No

Future Land Use Designation: Agricultural Reserve (AR) – Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Relevant Goals to be considered in this Case: Conserve, Protect, and Enhance our Natural Resources

The proposed use would comply with the Davenport 2035 future land use section.

Technical Review:
Streets. The proposed subdivision has no impact on streets.

Storm Water. If the property were to be developed, the subdivision would require detention and possibly water quality. Additionally, drainage easements would need to be required per chapter 13.34.140 of the City Code.

Sanitary Sewer. A 10" sanitary sewer is located south of the property on the opposite side of E 76th St.

Other Utilities. Other utilities are located in the area

Parks/Open Space. The proposed development has no impact on parks/open space.

Special consideration: The property owner has indicated that the use of the property is not expected to change and will continue to be used for agriculture, with the exception of the telecom

tower on lot 1. The land is being subdivided to accommodate the purchase of the property by the owner's family members. Any change in the use of property from agriculture would require an updated site plan including stormwater management elements. For this reason, staff is not requiring the plat include stormwater or other utility easements at this time.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

Plan and Zoning Commission recommendation:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision ordinance requirements for a preliminary plat.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. P18-07 to the City Council with a recommendation for approval.

The vote for approval was 8-yes, 0-no and 0-abstain.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	P&Z Letter to Council - P18-07
🗋	Ordinance	Resolution - P18-07
🗋	Exhibit	Preliminary Plat P18-07
🗋	Backup Material	Plan and Zoning Comission Vote Results - 11-19-18
🗋	Backup Material	Zoning Map
🗋	Backup Material	Land Use map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	11/29/2018 - 1:02 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 1:14 PM

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

November 20, 2018

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 19, 2018, the City Plan and Zoning Commission considered Case P18-07, of a preliminary plat for Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

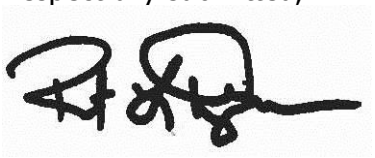
Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision requirements.

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. P18-07 to the City Council for approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

RESOLUTION NO. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case P18-07, of Kent Krambeck for a preliminary plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Preliminary Plat of Kent Krambeck's 1st Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the condition that because the property is not located within the City of Davenport's current urban service boundary area, the City of Davenport shall not be required to provide public improvements as defined in Iowa Code §384.37 to the property until such improvements or services have been constructed pursuant to the capital improvement budget to the boundary area of the subject property, and further subject to all the conditions as stated in the Commission's letter dated November 20, 2018.

And the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED THAT THE City Clerk is hereby directed to record the attached assessment waiver.

Approved:

_____
Frank Klipsch, Mayor

Attest:

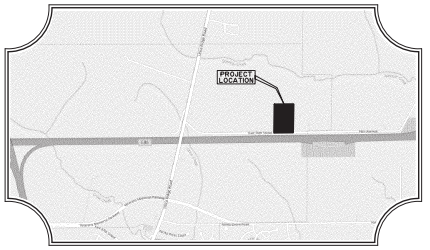
_____
Jackie E. Holecek, Deputy City Clerk

PRELIMINARY PLAT OF

KENT KRAMBECK'S FIRST ADDITION

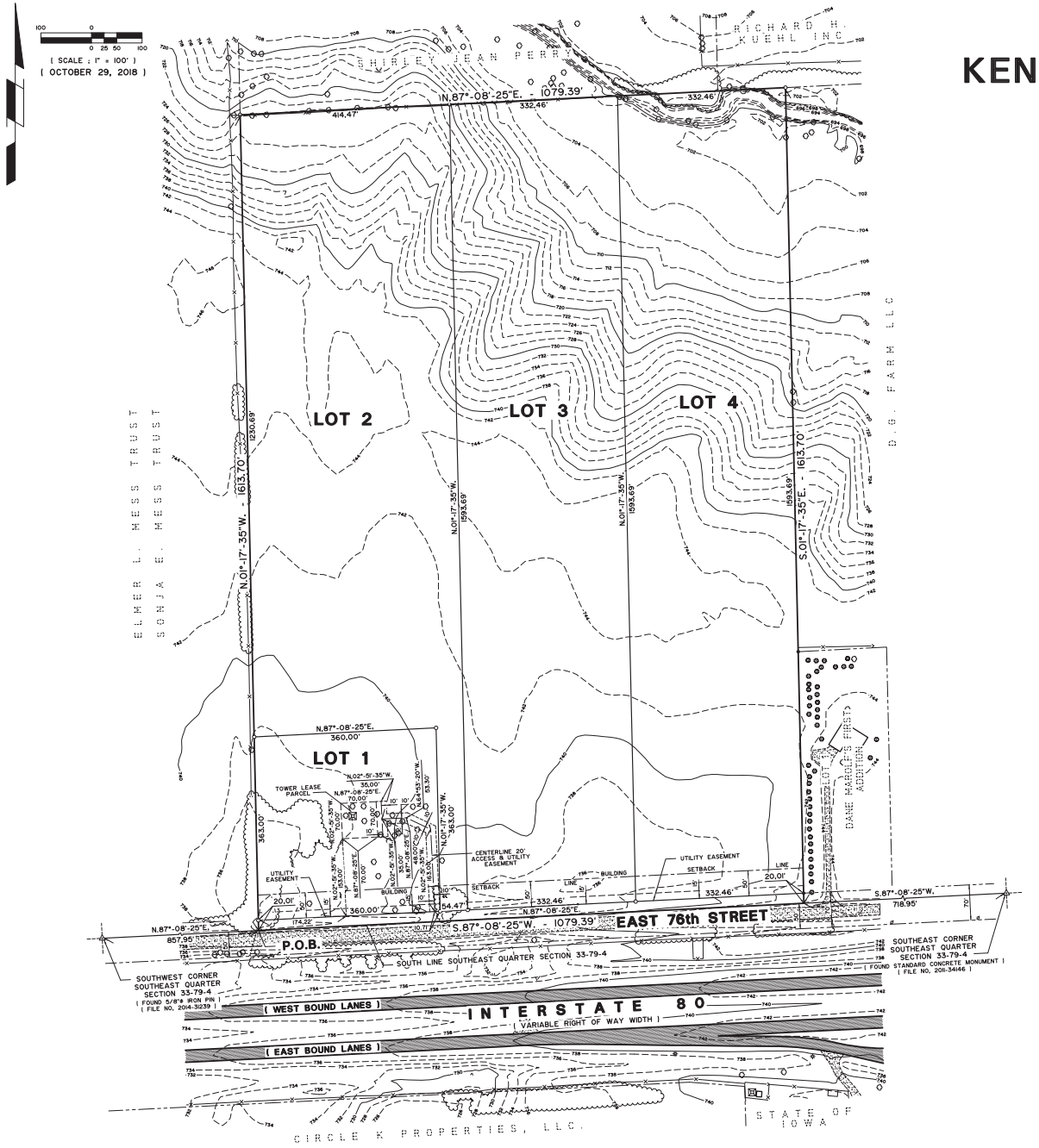
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.



LOCATION MAP

PRELIMINARY PLAT: NOT TO BE RECORDED)



LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	130,630	1	3.00
2	529,650	2	12.16
3	529,650	3	12.16
4	529,650	4	12.16

TOPOGRAPHY PROVIDED BY OTHERS.

SUBDIVISION CONTAINS 39.97 ACRES, MORE OR LESS.

SUBDIVISION ZONING IS A-1 (AGRICULTURAL DISTRICT) AND ALL SURROUNDING LAND IS ZONED A-1 (AGRICULTURAL DISTRICT).

LEGEND

- SET 5/8"ø IRON PIN
- FOUND 5/8"ø IRON PIN
- CONTOUR (INDEX)
- CONTOUR (INTERMEDIATE)
- FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE,
- TREE OUTLINE
- TOWER
- POWER POLE
- STREET LIGHT
- PORTLAND CEMENT CONCRETE SURFACE
- GRAVEL SURFACE

OWNER - DEVELOPER

KENT D. KRAMBECK

23320 220th AVENUE

ELDRIDGE, IOWA 51748-9770

SURVEYOR

DAVID L. MEYER

VERBEKE - MEYER CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PREPARED BY

VERBEKE - MEYER

CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PHONE NUMBER: (563) 359 - 1348

VMCE 18291 - P

City Plan & Zoning Commission Voting Record
Meeting Date: 11-19-2018
Meeting Location: Council Chambers-City Hall

Name:	Public Hearing Roll Call	Regular Meeting Roll Call	11-06-2018 Minutes	M	S	P18-06	M	S	F18-14	M	S	F18-18	M	S	P18-07	M	S	F18-19	M	S			
Connell	Y	Y	Y			Y			Y		Y	Y		Y	Y		Y	Y		Y			
Hepner	Y	Y	Y		Y	Y			Y			Y			Y			Y					
Inghram	Y	Y	Y																				
Johnson	Y	Y	Y			Y		Y	Y			Y			Y			Y					
Lammers	Y	Y	Y			Y			Y			Y			Y			Y					
Maness	EX	EX																					
Medd	Y	Y	Y			Y			Y			Y			Y			Y					
Quinn	EX	EX																					
Reinartz	Y	Y	Y			Y	Y		Y	Y		Y	Y		Y	Y		Y	Y				
Tallman	Y	Y	Y	Y		Y			Y			Y			Y			Y					
Schneider	Y	Y	Y			Y			Y			Y			Y			Y					

Notes:

A-1 Agricultural District
E 76TH ST
INTERSTATE 80
INTERSTATE 80
Subject_Property
N

Open Space and Public Land
Agricultural Reserve
E76TH ST
INTERSTATE 80
INTERSTATE 80
Urban Fringe
Subject_Property
N

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **11/19/2018**
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us
Wards:

Subject:
Resolution for Case F18-19 being the request for a final plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

Recommendation:
Adopt the resolution.

Background:
Background:

Comprehensive Plan:
Within Existing Urban Service Area: No

Within Urban Service Area 2035: No

Future Land Use Designation: Agricultural Reserve (AR) – Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Relevant Goals to be considered in this Case: Conserve, Protect, and Enhance our Natural Resources

The proposed use would comply with the Davenport 2035 future land use section.

Technical Review:
Streets. The proposed subdivision has no impact on streets.

Storm Water. If the property were to be developed, the subdivision would require detention and possibly water quality. Additionally, drainage easements would need to be required per chapter 13.34.140 of the City Code.

Sanitary Sewer. A 10" sanitary sewer is located south of the property on the opposite side of E 76th St.

Other Utilities. Other utilities are located in the area

Parks/Open Space. The proposed development has no impact on parks/open space.

Special consideration: The property owner has indicated that the use of the property is not expected to change and will continue to be used for agriculture, with the exception of the telecom

tower on lot 1. The land is being subdivided to accommodate the purchase of the property by the owner's family members. Any change in the use of property from agriculture would require an updated site plan including stormwater management elements. For this reason, staff is not requiring the plat include stormwater or other utility easements at this time.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

Plan and Zoning Commission recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision ordinance requirements for a preliminary plat.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. F18-19 to the City Council with a recommendation for approval.

The vote for approval was 8-yes, 0-no and 0-abstain.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Plan and Zoning Commission Letter to Council 11-20-18
🗋	Ordinance	Resolution - F18-19
🗋	Exhibit	Final Plat
🗋	Backup Material	Plan and Zoning Comission Vote Results - 11-19-18
🗋	Backup Material	Zoning Map
🗋	Backup Material	Land Use map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	11/29/2018 - 1:00 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 1:13 PM

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

November 20, 2018

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 19, 2018, the City Plan and Zoning Commission considered Case F18-19, of a final plat for Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

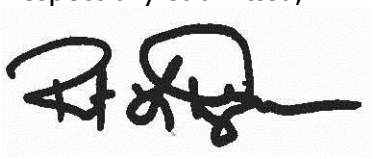
Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision requirements.

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-18 to the City Council for approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

RESOLUTION NO. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-19, of Kent Krambeck for a final plat of Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Kent Krambeck's 1st Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the condition that because the property is not located within the City of Davenport's current urban service boundary area, the City of Davenport shall not be required to provide public improvements as defined in Iowa Code §384.37 to the property until such improvements or services have been constructed pursuant to the capital improvement budget to the boundary area of the subject property, and further subject to all the conditions as stated in the Commission's letter dated November 20, 2018.

And the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED THAT THE City Clerk is hereby directed to record the attached assessment waiver.

Approved: Attest:

_____ _____

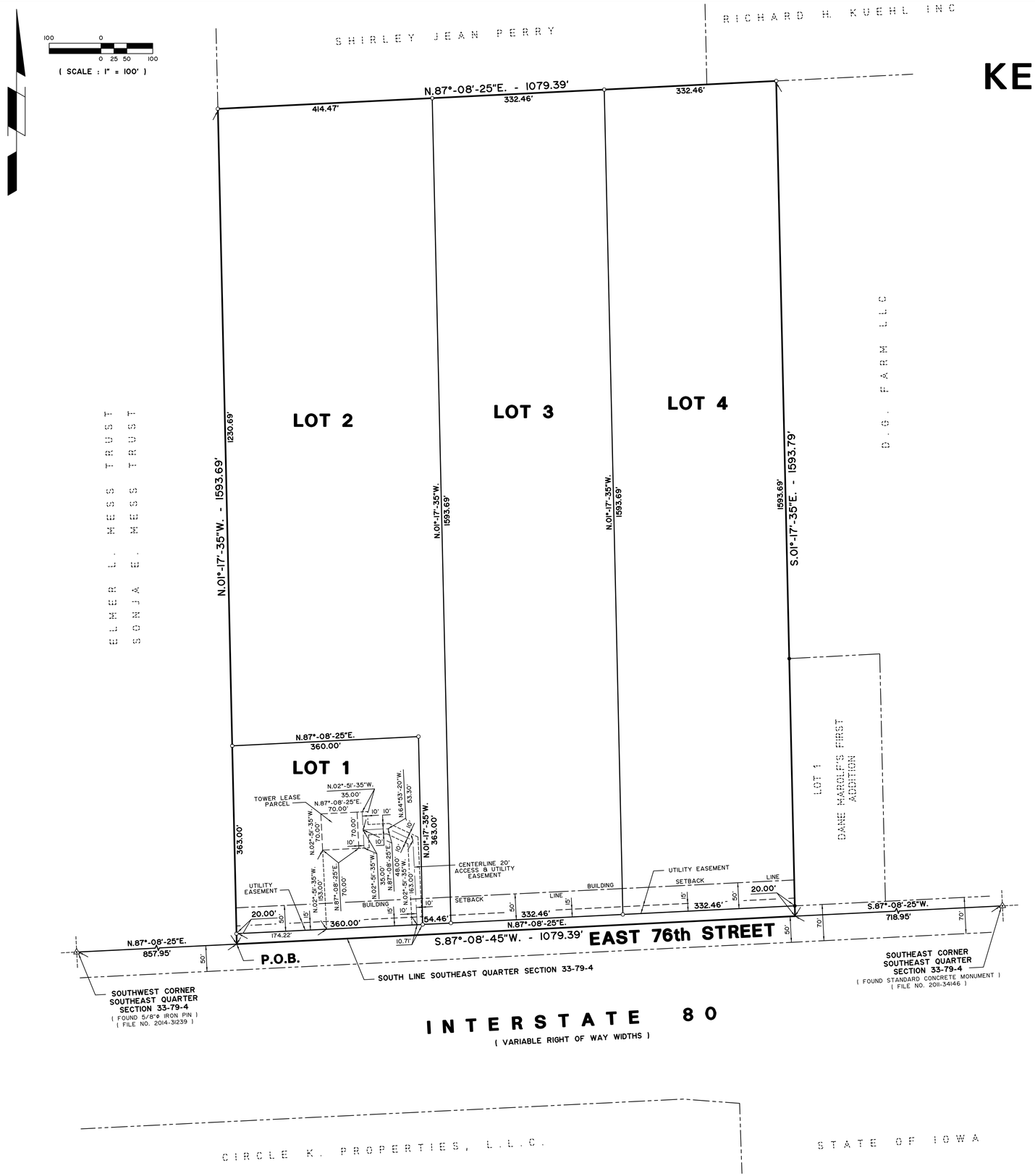
Frank Klipsch, Mayor Jackie E. Holecek, Deputy City Clerk

FINAL PLAT OF

KENT KRAMBECK'S FIRST ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.



OWNER - DEVELOPER

KENT D. KRAMBECK

23320 220th AVENUE

ELDRIDGE, IOWA 51748-9770

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	130,630	1	3.00
2	529,650	2	12.16
3	529,650	3	12.16
4	529,650	4	12.16

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ——•—— (1/2"ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS ——○—— (5/8"ø IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 39.48 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF DAVENPORT, IOWA, FOR STREET PURPOSES.

SUBDIVISION IS ZONED A-1 (AGRICULTURAL DISTRICT).

BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

CITY OF DAVENPORT, IOWA

BY

ATTEST

DATE

PLAN & ZONE COMMISSION

BY

DATE

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

MEDIACOM

BY

DATE

IOWA-AMERICAN WATER CO.

BY

DATE

CENTURYLINK

BY

DATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature:

David L. Meyer, P.E. & L.S., License Number 7222

Date: OCTOBER 29, 2018

My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages or sheets covered by this seal:

DAVID L. MEYER
LICENSED
7222
IOWA
PROFESSIONAL ENGR. & LAND SURVEYOR

PREPARED BY

VERBEKE - MEYER CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PHONE NUMBER: (563) 359 - 1348

VMCE 18291

City Plan & Zoning Commission Voting Record
Meeting Date: 11-19-2018
Meeting Location: Council Chambers-City Hall

Name:	Public Hearing Roll Call	Regular Meeting Roll Call	11-06-2018 Minutes	M	S	P18-06	M	S	F18-14	M	S	F18-18	M	S	P18-07	M	S	F18-19	M	S			
Connell	Y	Y	Y			Y			Y		Y	Y		Y	Y		Y	Y		Y			
Hepner	Y	Y	Y		Y	Y			Y			Y			Y			Y					
Inghram	Y	Y	Y																				
Johnson	Y	Y	Y			Y		Y	Y			Y			Y			Y					
Lammers	Y	Y	Y			Y			Y			Y			Y			Y					
Maness	EX	EX																					
Medd	Y	Y	Y			Y			Y			Y			Y			Y					
Quinn	EX	EX																					
Reinartz	Y	Y	Y			Y	Y		Y	Y		Y	Y		Y	Y		Y	Y				
Tallman	Y	Y	Y	Y		Y			Y			Y			Y			Y					
Schneider	Y	Y	Y			Y			Y			Y			Y			Y					

Notes:

A-1 Agricultural District
E 76TH ST
INTERSTATE 80
INTERSTATE 80
Subject_Property
N

Open Space and Public Land
Agricultural Reserve
E76TH ST
INTERSTATE 80
INTERSTATE 80
Urban Fringe
Subject_Property
N

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **12/5/2018**
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us
Wards:

Subject:
Resolution for Case F18-18 being the request of Charles Lehman for a final plat for Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7]

Recommendation:
Adopt the resolution.

Background:
Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

Relevant Goals to be considered in this Case: Fiscal Vitality.

The proposed plat would comply with the Davenport 2035 future land use section.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. No new service will be required.

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1.3 mi from Station No 3.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

Staff Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. F18-18 to the City Council with a recommendation for approval subject to the following conditions:

1. That Lot A is not to be dedicated to the City. Ownership and maintenance shall be by the owner and shall have a maintenance plan to meet the City storm water requirements;
2. That Lot A be classified as a stormwater detention easement;
3. Include appropriate drainage easements per Chapter 13.34.140 of City code which requires an excess stormwater passage. This passage is required to convey the peak flow from the 100 year storm overland as if the sewers were inoperable. Provide a drainage easement to show conveyance.;
4. Tie two quarter corners or two previously established lot corners and their designations;
5. Include name and address of owner/developer;
6. Provide Surveyor's Certification.

The vote for approval was 8-yes, 0-no, 0-abstain.

ATTACHMENTS:

Type	Description
Exhibit	P&Z Letter to Council - F18-18
Ordinance	Resolution - F18-18
Exhibit	Final Plat
Backup Material	Zoning Map
Backup Material	Land Use Map
Backup Material	Vote Results

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	11/29/2018 - 12:59 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 1:13 PM

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

November 20, 2018

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 19, 2018, the City Plan and Zoning Commission considered Case F18-18, of Charles Lehman for a final plat of Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7]

Findings:

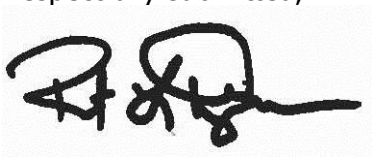
1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-18 to the City Council for approval, subject to the following conditions:

1. That Lot A is not to be dedicated to the City. Ownership and maintenance shall be by the owner and shall have a maintenance plan to meet the City storm water requirements;
2. That Lot A be classified as a stormwater detention easement;
3. Include appropriate drainage easements per Chapter 13.34.140 of City code which requires an excess stormwater passage. This passage is required to convey the peak flow from the 100 year storm overland as if the sewers were inoperable. Provide a drainage easement to show conveyance.;
4. Tie two quarter corners or two previously established lot corners and their designations;
5. Include name and address of owner/developer;
6. Provide Surveyor's Certification.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

RESOLUTION NO. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-18, of Charles Lehman for a final plat of Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Brady Realty 2nd Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated November 20, 2018 (Please note that conditions 1-6 have been added to the plat and/or provided and are not repeated on this resolution)

And the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

BE IT FURTHER RESOLVED THAT THE City Clerk is hereby directed to record the attached assessment waiver.

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Jackie E. Holecek, Deputy City Clerk

FINAL PLAT

BRADY REALTY SECOND ADDITION

BEING A REPLAT OF LOT 1 OF BRADY REALTY FIRST ADDITION TO THE CITY OF DAVENPORT, IA BEING PART OF SOUTHWEST QUARTER IN SECTION 12, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

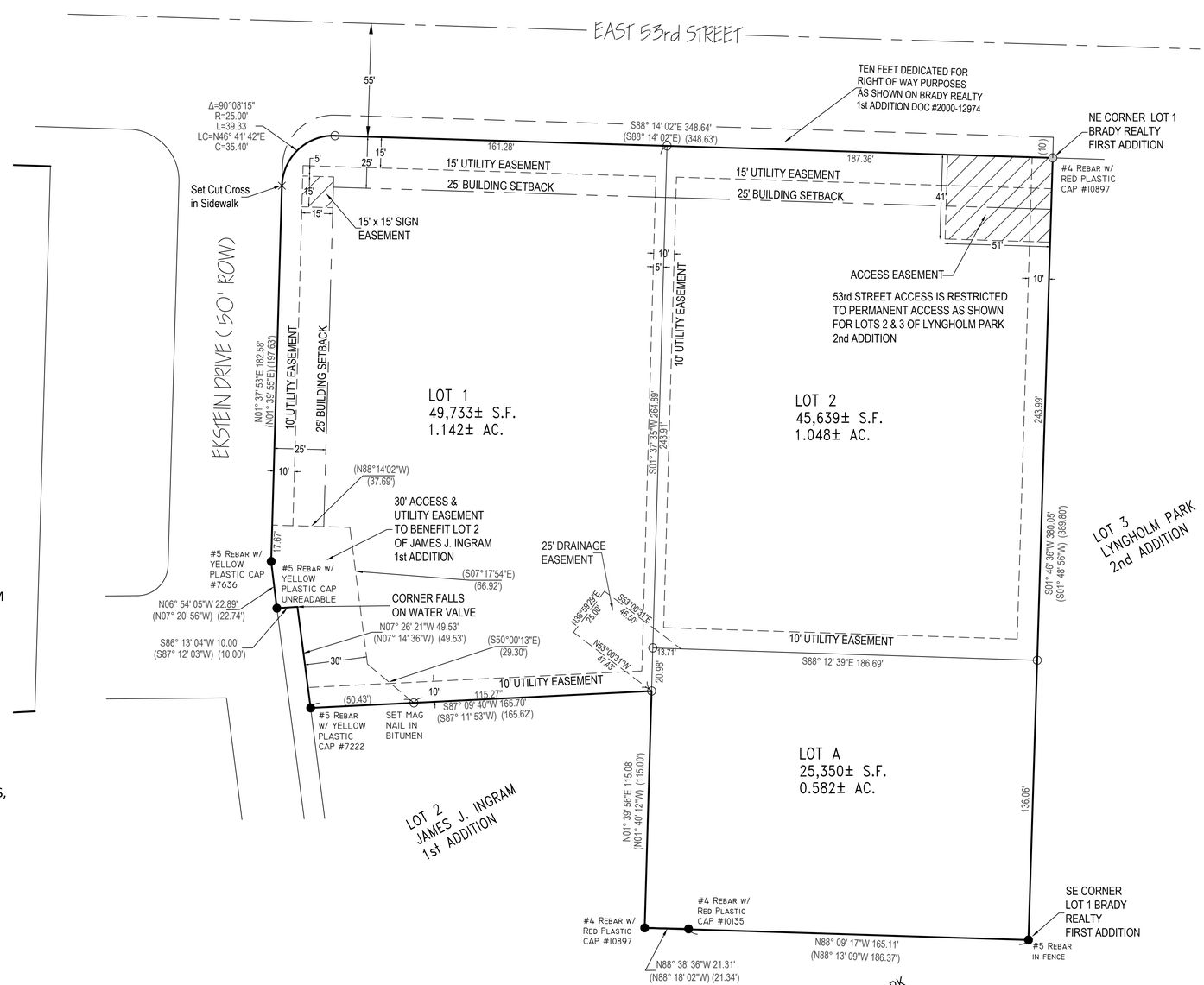
BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN
* EXCEPT AS SPECIFIED IN THE NOTES IN THIS PLAT.



NOTES:

LOT A SHALL BE DEDICATED FOR STORM WATER DETENTION PURPOSES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST ADDITION. OWNERSHIP AND MAINTENANCE OF LOT A SHALL BE BY THE OWNER. A STORM WATER MAINTENANCE PLAN SHALL BE DEVELOPED BY THE OWNER FOR LOT A PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST ADDITION.

LOT A SHALL BE DESIGNATED AS A STORM WATER DETENTION EASEMENT.

A BLANKET EASEMENT SHALL BE GRANTED TO THE CITY OF DAVENPORT, NATURAL RESOURCE DIVISION FOR ACCESS AND MAINTENANCE OF STORM WATER DETENTION AND WATER QUALITY FEATURES.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE NORTH LINE OF SUBDIVISION WAS ASSUMED TO BEAR S88°14'02"E.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW PLASTIC CAP #8860 = ○
BOUNDARY LINE = ——————
ROAD CENTER LINE = —— - —— - ——
EASEMENT LINE = – – – – – – – –
SETBACK LINE = —·—·—·—·—·—·—
SECTION LINE = -·-·-·-·-·-·-

1. Area of Subdivision-
   Total: 2.772 Acres +/-
2. Surveyor:
   Jerry Rogers
   3445 Cedar View Court
   Bettendorf, Iowa 52722
   Ph: (563) 726-1986
3. Attorney:
   Tom Pastrnak
   Pastrnak Law Firm P.C.
   313 W. 3rd Street
   Davenport, Iowa 52801
   Ph: (563) 323-7737
4. Owner:
   Brady Realty Company
   Donna Ingram
   2532 East Locust Street
   Davenport, Iowa 52803
   Ph: (563) 359-7742

N
W E
S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: 1
DATE SURVEY COMPLETED: 10/01/2018

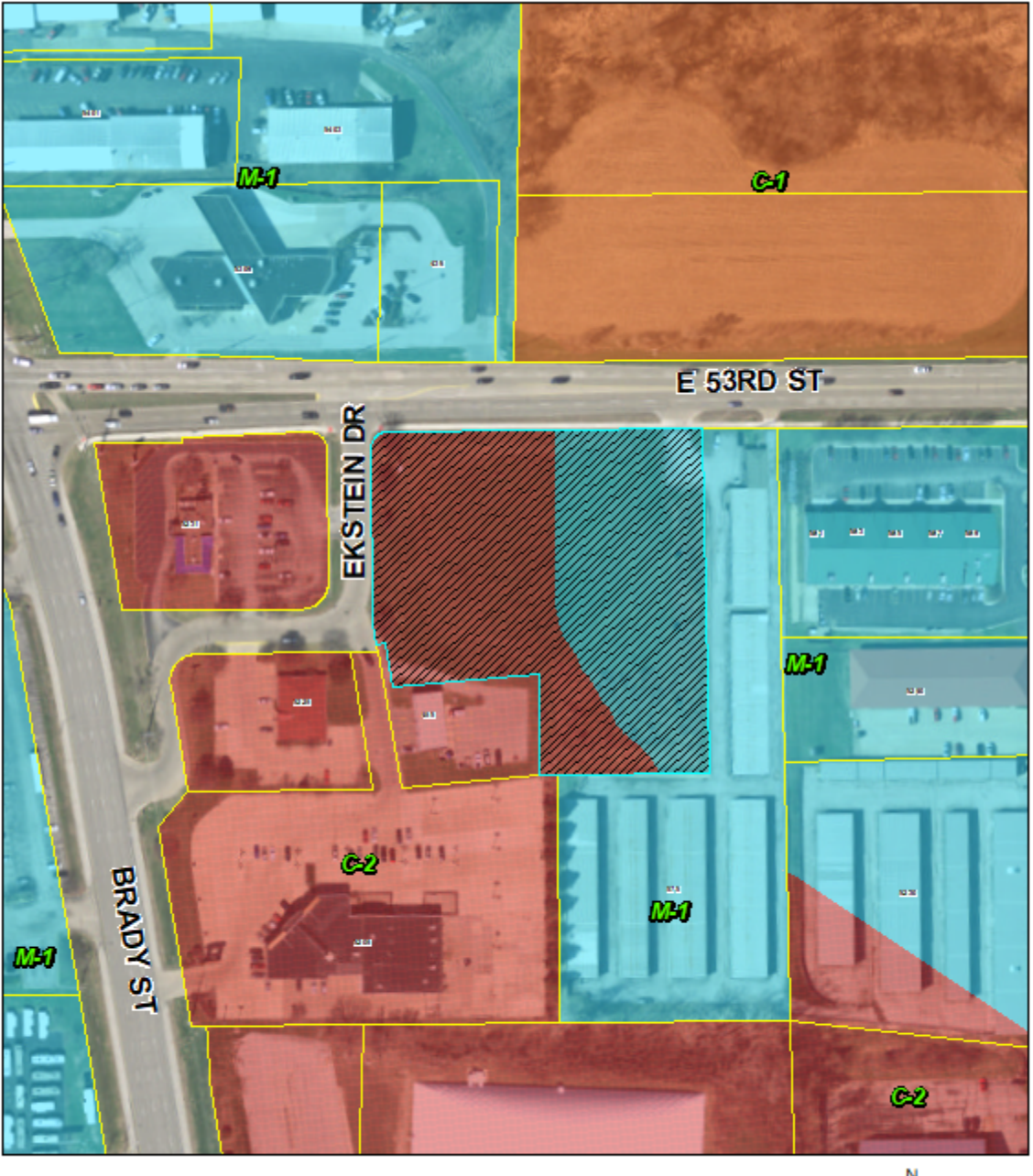
DATE: 10/27/18	LOCATION: CITY OF DAVENPORT SCOTT COUNTY, IOWA			
SCALE: 1" = 30'	CHECKED BY: CGL	DRAWN BY: MDR	JOB NO: 118–151	
REVISION:		REVISED BY: MDR	REVISION DATE:	

C. LEHMAN LAND SURVEYING
#2 TIMBER RIDGE DRIVE
COAL VALLEY, ILLINOIS 61240
PHONE NO. (309) 799-7702 MOBILE (563) 340-9448

PROJECT FINAL PLAT
BRADY REALTY 2nd ADDITION
DAVENPORT, IOWA

PREPARED FOR:
DONNA INGRAM
2532 E. LOCUST STREET
DAVENPORT, IA 52803

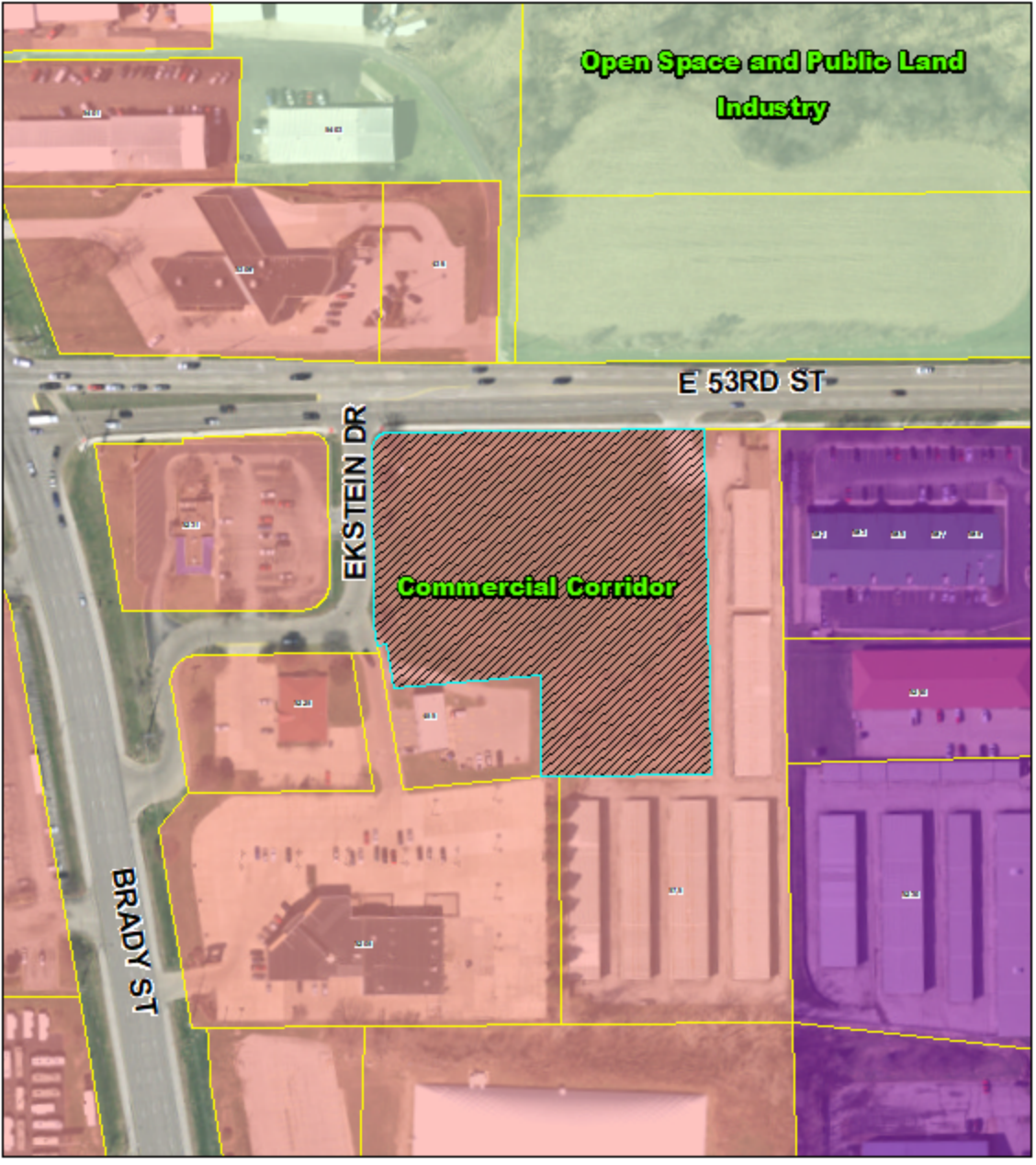
SHEET NO.
1 OF 1



Subject_Property

Feet
0 25 50 100

N


Open Space and Public Land
Industry
E 53RD ST
EKSTEIN DR
Commercial Corridor
BRADY ST
Subject_Property
Feet
0 25 50 100
N

City Plan & Zoning Commission Voting Record
Meeting Date: 11-19-2018
Meeting Location: Council Chambers-City Hall

Name:	Public Hearing Roll Call	Regular Meeting Roll Call	11-06-2018 Minutes	M	S	P18-06	M	S	F18-14	M	S	F18-18	M	S	P18-07	M	S	F18-19	M	S			
Connell	Y	Y	Y			Y			Y		Y	Y		Y	Y		Y	Y		Y			
Hepner	Y	Y	Y		Y	Y			Y			Y			Y			Y					
Inghram	Y	Y	Y																				
Johnson	Y	Y	Y			Y		Y	Y			Y			Y			Y					
Lammers	Y	Y	Y			Y			Y			Y			Y			Y					
Maness	EX	EX																					
Medd	Y	Y	Y			Y			Y			Y			Y			Y					
Quinn	EX	EX																					
Reinartz	Y	Y	Y			Y	Y		Y	Y		Y	Y		Y	Y		Y	Y				
Tallman	Y	Y	Y	Y		Y			Y			Y			Y			Y					
Schneider	Y	Y	Y			Y			Y			Y			Y			Y					

Notes:

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety **12/5/2018**
Contact Info: Sherry Eastman 326-7795
Wards:

Subject:
Motion approving beer and liquor license applications.

A. Annual license renewals (with outdoor area as noted):

Ward 1

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd - License Type: Class C Beer / B Wine - Carry Out

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 West 53rd Street - License Type: Class C Beer - Carry Out /WBN

The Dugout Sports Complex (Strike Zone Ii, Inc. The) - 3504 Hickory Grove Rd - Outdoor Area - License Type: Class C Liquor - On Premise

Kwik Shop #584 (Kwik Shop, Inc.) - 3624 W Locust St - License Type: Class C Beer / B Wine - Carry Out

Ward 3

Danceland (Danceland Ltd) - 501 1/2 W 4th St - License Type: Class C Liquor - On Premise

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc.) - 300 W 3rd St. - Outdoor Area - License Type: Class C Liquor - On Premise

Super Saver Liquor (MNE, Inc.) - 1610 Rockingham Rd - License Type: Class E Liquor - Carry Out /BC/WB

Third Street Bar & Grill (Michael D Hauser) - 831 W 3rd Street - Outdoor Area - License Type: Class C Liquor - On Premise

Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St - License Type: Class C Beer / B Wine - Carry Out

Kwik Shop # 593 (Kwik Shop, Inc.) - 303 W Locust St. - License Type: Class C Beer - Carry Out /WB

Kwik Star #123 (Kwik Trip, Inc.) - 2850 W Locust Street - License Type: Class C Beer - Carry

Out /WB

Ward 5

Kwik Shop #578 (Kwik Shop, Inc.) - 2242 E 12th St - License Type: Class C Beer / B Wine - Carry Out

Ward 6

Cafe Indigo (Cafe Indigo, LLC) - 4925 Utica Ridge Rd - Outdoor Area - License Type: Beer/Wine - On Premise

Hy-Vee #4 (Hy-Vee, Inc.) - 4064 E. 53rd St. - License Type: Class E Liquor - Carry Out /BC/WB

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc.) - 1823 E Kimberly Rd - License Type: Class E Liquor - Carry Out /BC/WB

Ward 7

Kwik Shop #586 (Kwik Shop, Inc.) - 201 W 53rd St - License Type: Class C Beer / B Wine - Carry Out

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd - License Type: Class C Beer / B Wine - Carry Out

R & C Brazilian Steakhouse LLC (R & C Brazilian Steakhouse L) - 320 W. Kimberly Rd. Suite 53- License Type: Class C Liquor - On Premise

Ward 8

Element Tea & Wine Lounge (Element Tea Lounge, LLC) - 5345 belle Ave, Ste. 4 - Outdoor Area - License Type: Class C Liquor - On Premise /WB

Kwik Star #167 (Kwik Trip, Inc.) - 2050 E 53rd St - License Type: Class C Beer - Carry Out /WB

Recommendation:
Consider the license applications.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	11/30/2018 - 10:30 AM

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety **12/5/2018**
Contact Info: Gary Statz (563) 326-7754
Wards:

Subject:
Motion approving the petition for a street light in front of 2007 Dixwell Street. [Ward 3]

Recommendation:
Approve the Motion.

Background:
A petition was received and reviewed for the location on this motion. There is a dark area on this block and the residents requested an extra light.

Engineering will recommend a 100 W equivalent LED street light to be installed in front of 2007 Dixwell Street.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	PS_MOT_2007 Dixwell street light petition

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/29/2018 - 12:22 PM
Public Works Committee	Lechvar, Gina	Approved	11/29/2018 - 12:23 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 12:26 PM

City of Davenport

PETITION FOR PUBLIC LIGHTING

Date November 20, 2018

We, the undersigned residents of the City of Davenport, Iowa,
Request the installation of PUBLIC LIGHTING in/at:

STREET LOCATION 2007 Dixwell Street

or

ALLEY LOCATION

REASON FOR LIGHT No light on South side middle of block Very dark!

RESIDENT(S) SIGNATURE	ADDRESS	PHONE NUMBER
Alice Dickinson	2005 Dixwell st	563-505 7955
Irene Marcelerio	2004 Dixwell st	565 528 0895
Selma Hileman	2006 Dixwell	563-32 35635
Elzora Lopez	2009 Dixwell st	563 639 0754
Tamara Hayt	2003 Dixwell St	563-726-2733

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON
SIGNATURE OF PETITIONER Debbie Valle

PRINT NAME Debbie Valle

ADDRESS 2007 Dixwell Street

ZIP CODE 52802 PHONE NUMBER 563-529-1979

Return completed form to: City of Davenport Public Works Department
Lighting Petition
1200 East 46th Street, Davenport, IA 52807

For Questions, call:
563-326-7754

City of Davenport

Agenda Group: **Action / Date**
Department: Public Works - Admin **12/5/2018**
Contact Info: Zach Peterson (563) 328-6709
Wards:

Subject:
Resolution accepting $175,000 in supplemental partnership and grant funding for the Kaiserslautern Square Park Upgrades Project and directing staff to execute project construction plans and specifications. CIP #64049. [Ward 3]

Recommendation:
Approve the Resolution

Background:
Due to the site disturbance required to complete the initial fountain rehabilitation project at Kaiserslautern Square, it was recommended by staff that the park could benefit from the economy of scale presented by implementing a more comprehensive scope of park upgrades at the time of fountain reconstruction.

As a result, staff developed a design concept with the intent of further enhancing and facilitating park use in order to achieve the following goals (including but not limited to):

1. Ensuring all plaza areas adhere to ADA accessibility guidelines.
2. Removing and replacing the plaza paving areas and wall capstones that are approaching the end of their design lifespan.
3. Further enhancing and commemorating the long-term Sister City relationship with Kaiserslautern, Germany.
4. Providing a more hospitable environment for park patrons by establishing a shaded tree canopy to aid in diffusing the often harsh environment on hot days.
5. Upgrading dated site furnishings.
6. Enhancing lighting to activate the space as a safer, more inviting, nighttime destination.

Upon completion of a probable cost analysis for the proposed concept, it was determined that additional project funding would need to be secured in addition to the funding currently allocated in the CIP in order to complete the full project scope.

Throughout the Fall of 2018, staff coordinated and received the following funding commitments from the following agencies for a total of $175,000 in supplemental funding:

- Downtown Davenport Partnership: $50,000
- Bechtel Trust Grant: $50,000
- Regional Development Authority (RDA): $50,000
- Scott County Regional Authority (SCRA): $25,000

Upon acceptance of this supplemental funding, staff will proceed with the preparation of construction plans and specifications in anticipation of a Spring 2019 bid.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/29/2018 - 12:31 PM
Public Works Committee	Lechvar, Gina	Approved	11/29/2018 - 12:32 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 12:42 PM

Resolution No._____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting $175,000 in partnership and grant funding for the Kaiserslautern Square Park Upgrades Project and directing Staff to execute project construction plans and specifications. CIP #64049. [Ward 3]

WHEREAS, additional funding is required to design and construct an expanded scope of park improvements based upon a conceptual design probable cost analysis.

WHEREAS, an additional $175,000 in supplemental funding was secured ($50,000 from the Downtown Davenport Partnership, $50,000 from the Bechtel Trust, $50,000 from the Regional Development Authority (RDA), and $25,000 from the Scott County Regional Development Authority (SCRA)).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said funds are hereby accepted and that Staff is directed to develop the necessary construction plans and specifications for the Kaiserslautern Square Park Upgrades Project.

Passed and approved this 12th day of December, 2018.

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Zach Peterson (563) 328-6709
Wards:

Action / Date
12/5/2018

Subject:
Resolution amending the design contract for the Kaiserslautern Square Park Upgrades Project to RDG IA, Inc. of Des Moines, IA in the amount of $27,500. CIP #64049. [Ward 3]

Recommendation:
Approve the Resolution

Background:
RDG Planning and Design was hired by the city in August of 2018 to prepare construction plans and specifications for the Kaiserslautern Square Park Upgrades project based upon a concept prepared by city staff.

Upon preparation of a probable cost analysis of the proposed concept, it was determined that the concept as designed would need to be value engineered or built in phases in order to meet the available budget allocated in the CIP.

In order to achieve the full construction of the proposed concept, additional project would need to be secured. Throughout the months of September and October 2018, Staff coordinated and received an additional $175,000 in project funding from the following partners:

Downtown Davenport Partnership: $50,000
Bechtel Trust: $50,000
Regional Development Authority (RDA): $50,000
Scott County Regional Authority (SCRA): $25,000

These contributions ensure that sufficient funding to implement the full concept is now available. As a result, the amended contract will ensure that plans and specifications for the full scope of improvements can be completed.

Original Contract: $22,000
Contract Amendment: $27,500

Total Amended Compensation: $49,500

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	PW_RES_Pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/29/2018 - 12:35 PM
Public Works Committee	Lechvar, Gina	Approved	11/29/2018 - 12:38 PM

City Clerk	Admin, Default	Approved	11/29/2018 - 12:42 PM

Resolution No._____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the design contract for the Kaiserslautern Square Park Upgrades Project to RDG IA, Inc. of Des Moines, IA., in the amount of $27,500. CIP #64049. [Ward 3]

WHEREAS, the City entered into a contract with RDG IA, Inc. for the preparation of construction plans and specifications for the Kaiserslautern Square Park Upgrades Project;

WHEREAS, an additional $175,000 in supplemental funding was secured ($50,000 from the Downtown Davenport Partnership, $50,000 from the Bechtel Trust, $50,000 from the Regional Development Authority (RDA), and $25,000 from the Scott County Regional Development Authority (SCRA)) which now makes construction of the full project scope feasible;

WHEREAS, an amendment to the existing contract is required to prepare the construction plans and specifications for the full project scope;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said contract amendment in the amount of $27,500 is hereby approved.

Passed and approved this 12th day of December, 2018.

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Public Works - Admin **12/5/2018**
Contact Info: Nicole Gleason 327-5150
Wards:

Subject:
Resolution approving the contract for the Main St. Landing Phase II - Seat Wall to Hawkeye Paving Corporation of Bettendorf, IA in the amount of $689,120 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #68004 [Ward 3]

Recommendation:
Pass the Resolution.

Background:
On October 18, 2018, an Invitation to Bid was issued and sent to vendors. On November 7, 2018, the Purchasing Division opened and read three responsive and responsible bids. Hawkeye Paving Corporation submitted the lowest bid. See attached bid tab.

This contract is part of the Main Street Landing Phase II improvements. The work includes the Precast Seat Wall modular system purchase and installation..

Funding for this project is from the CIP #68004 Main Street Landing Improvements. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
Cover Memo	PW RES Main St Landing Phase II - Seat Wall
Cover Memo	Bid Tab - Main St Landing Phase II - Seat Wall

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	11/29/2018 - 12:38 PM
Public Works Committee	Lechvar, Gina	Approved	11/29/2018 - 12:38 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 12:41 PM

Resolution No._____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Main Street Landing Phase II – Seat Wall to Hawkeye Paving Corporation of Bettendorf, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to construct Main Street Landing Phase II – Seat Wall; and

WHEREAS, Hawkeye Paving Corporation of Bettendorf was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Main Street Landing Phase II – Seat Wall to Hawkeye Paving Corporation of Bettendorf; and

2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

_____
Jackie E. Holecek, CMC
Deputy City Clerk

Approved:

_____
Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: MAIN STREET LANDING – PHASE II – SEAT WALL

BID NUMBER: 19-36

OPENING DATE: NOVEMBER 7, 2018

GL ACCOUNT NUMBER: CIP 68004

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING CORPORATION OF BETTENDORF IA

VENDOR NAME	PRICE
Hawkeye Paving Corporation of Bettendorf IA	**$689,120**
Estes Construction of Davenport	$808,040
Cleveland Marble Mosaic Co. of Cleveland OH	$1,296,464

Approved By Kristie Keller
Purchasing

Approved By [illegible] 11/13/18
Public Works Director

Approved By Brandi Cox 11-14-18
Budget/CIP

Approved By
CFO

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Ron Hocker 327-5169
Wards:

Action / Date
12/5/2018

Subject:
Resolution of Acceptance for the FY2017 Contract Sewer Repair Program for Hagerty Earthworks, LLC, of Muscatine, IA. [All Wards]

Recommendation:
Pass the resolution

Background:
This program is to repair damages to sewer infrastructure by contract. All work has been satisfactorily completed. The total cost was $768,531.57 paid out of CIP #30017 and 33014.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Resolution Language

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	11/29/2018 - 12:29 PM
Public Works Committee	Lechvar, Gina	Approved	11/29/2018 - 12:38 PM
City Clerk	Admin, Default	Approved	11/29/2018 - 12:42 PM

Resolution No._____

RESOLUTION offered by Alderman Ambrose

RESOLUTION of Acceptance for the FY2017 Contract Sewer Repair Program for Hagerty Earthworks, LLC, of Muscatine, IA (CIP 30017, 30014)

WHEREAS, the FY2017 Contract Sewer Repair Program has been satisfactorily completed:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY2017 Contract Sewer Repair Program, which work was complete Hagerty Earthworks, LLC, of Muscatine, IA, having been satisfactorily completed, be and the same is hereby formally accepted. The final cost totals $768,531.57.

Passed and approved this 12th day of December, 2018.

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Finance **12/5/2018**
Contact Info: Amy Groskopf
Wards:

Subject:
Resolution approving the purchase of a Library Outreach Vehicle from Matthews Specialty Vehicles of Greensboro, NC in the amount of $125,216 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #66009 [All Wards]

Recommendation:
Pass the Resolution.

Background:
A Request for Proposals was issued on November 5, 2018 and was sent to 242 vendors. On November 16, 2018 the Purchasing Division received and opened one proposal.

The Davenport Public Library Outreach Vehicle will be used to serve the community. This vehicle will be used for, but not limited to, lobby stops, school and daycare visits, and outdoor events. It will primarily function as a carrier for library personnel, library collections, and various equipment and supplies.

Funding for this purchase is from CIP #66009.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Letter
🗋	Backup Material	RFP Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/29/2018 - 10:00 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/29/2018 - 10:00 AM
City Clerk	Admin, Default	Approved	11/29/2018 - 10:01 AM

Resolution No._____

Resolution offered by Alderman Keri Tompkins

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of Library Outreach Vehicle from Matthews Specialty Vehicles of Greensboro, NC in the amount of $125,216.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to purchase a Library Outreach Vehicle; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Matthew Specialty Vehicles;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the purchase of a Library Outreach Vehicle from Matthews Specialty Vehicles is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

_____
Jackie E. Holecek, CMC
Deputy City Clerk

Approved:

_____
Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: LIBRARY OUTREACH VEHICLE

RFP NUMBER: 19-37

OPENING DATE: NOVEMBER 7, 2018

RECOMMENDATION: AWARD THE PURCHASE TO MATTHEWS SPECIALTY VEHICLES OF GREENSBORO, NC

VENDOR NAME	LOCATION	AMOUNT
MATTHEWS SPECIALTY VEHICLES	**GREENSBORO, NC**	**$125,216.00**

Prepared By Cindy Whitaker
Purchasing

Approved By
Department Director

Approved By Brandi Coey
Budget/CIP

Approved By
Finance Director

City of Davenport

Agenda Group: **Action / Date**
Department: Finance **12/5/2018**
Contact Info: Jon Meeks 326-7922
Wards:

Subject:
Resolution awarding the purchase of five Police SUVs to Dahl Ford of Davenport, IA in the amount of $165,948.10. CIP #24011 [All Wards]

Recommendation:
Adopt the Resolution

Background:
A Request for Bids was issued on August 17, 2018 and was sent to 106 vendors. On September 7, 2018 the Purchasing Division received and opened four responsive and responsible bids. Krieger Auto Group of Muscatine, IA was the low bidder and was previously recommended for the award but could not supply the SUVs. Victory Ford, Inc. was the second low bidder, however, when the 1% local preference was applied to Dahl Ford of Davenport, that made them the low bidder and they have verified they can order the SUVs for the Police Department.

The purchase is to replace hard-use Patrol vehicles nearing the end of their safe service lives. The Traffic Enforcement vehicle will be replacing a 13-year old car and the Detective Bureau vehicles will be replacing two 14-year old cars and two 16-year old cars.

Funding for the purchase is from 54912510-530302 and CIP# 24011.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Letter
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/29/2018 - 2:52 PM
Finance Committee	Watson-Arnould, Kathe	Approved	11/29/2018 - 2:53 PM
City Clerk	Admin, Default	Approved	11/30/2018 - 3:35 PM

Resolution No._____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the purchase of five Police SUVs to Dahl Ford of Davenport, IA in the amount of $165,948.10.

WHEREAS, the City needs to purchase five Police SUVs; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Dahl Ford of Davenport, IA;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the purchase of five Police SUVs from Dahl Ford of Davenport, IA is hereby approved.

Attest:

_____
Jackie E. Holecek, CMC
Deputy City Clerk

Approved:

_____
Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: FIVE PD SUVs

BID NUMBER: 19-19

OPENING DATE: SEPTEMBER 7, 2018

RECOMMENDATION: AWARD THE PURCHASE TO DAHL FORD OF DAVENPORT IA

VENDOR NAME	PRICE
Dahl Ford of Davenport	**$165,948.40***
Krieger Auto Group of Muscatine IA	unable to fulfill bid
Victory Ford of Dyersville IA	$165,430.00
Reynolds Motor Company of East Moline IL	$203,998.40

*Dahl Ford becomes low bidder when the 1% local preference rule goes into effect.

Prepared By _____
Purchasing

Approved By _____
Department Director

Approved By _____
Budget/CIP

Approved By _____
Finance Director

City of Davenport

Agenda Group: **Action / Date**
Department: Finance **12/5/2018**
Contact Info: Cory Smith 888-2162
Wards:

Subject:
Motion awarding a contract for the purchase of a VMWare Enterprise Software Upgrade to IP Pathways of Urbandale IA in the amount of $93,704.37. CIP 67004 [All Wards]

Recommendation:
Approve the Motion.

Background:
On October 25, 2018, an Invitation to Bid was issued and sent to 211 vendors. On November 15, 2018, the Purchasing Division opened and read 17 bids. IP Pathways of Urbandale IA was the lowest responsive and responsible bidder. See bid tab attached.

The City currently is using VMware standard. We have reached the extent of what VMware standard can handle for the quantity of sessions we run. We continue to expand our virtual needs, and we need to move to VMware Enterprise to make use of new tools included with Enterprise versions only, to handle our volume and to speed up access for our users to system resources. The module that adds into Enterprise is NSX, which will significantly speed up all virtualized users as we have major bottlenecks occurring now.

Funding for this purchase is from CIP 67004 VMware Upgrades with a current balance of $125,000. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Bid Tab - VMWare Upgrade

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/28/2018 - 1:41 PM
Finance Committee	Watson-Arnould, Kathe	Approved	11/28/2018 - 1:41 PM
City Clerk	Admin, Default	Approved	11/28/2018 - 3:57 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: VMWARE ENTERPRISE SOFTWARE UPGRADE

RFP NUMBER: 19-39

OPENING DATE: NOVEMBER 15, 2018

GL ACCOUNT NUMBER: 79014675 530350 67004

RECOMMENDATION: AWARD THE PURCHASE TO IP PATHWAYS OF URBANDALE IA

VENDOR NAME	TOTAL BID
IP Pathways of Urbandale IA	**$93,704.37**
Saitech Inc. of Fremont CA	$97,241.00
PCMG of Hemdon VA	$97,278.00
Diltex Inc. of West Covina CA	$97,267.32
Zones, Inc. of Auburn WA	$97.383.61
VCloud Tech Inc. of Rolling Hills Estates CA	$97,654.44
CDW Government LLC of Vernon Hills IL	$97,890.00
Mvation Worldwide Inc. of Glen Cove NY	$98,728.86
The Pinnacle Group of Stamford CT	$101,760.76
Twin State Technical Services of Davenport IA	$102,702.00
DELL Technologies of Round Rock TX	$105,766.53
Southern Computer Warehouse Inc. of Marietta GA	$106,697.57
ThinkSpace IT of Harlan IA	$111,176.32
RK Dixon of Davenport IA	$111.297.90
Eastern Data Inc of Norcross GA	$112,456.32
Marco Business Products of Davenport IA	$113,798.86
Howard Technology Solutions of Ellisville MS	$122,445.00

Approved By Kristi Keller
Purchasing

Approved By _____
Department Director

Approved By Brenda Cox
Budget/CIP

Approved By _____
Chief Finance Officer/Assistant City Administrator

City of Davenport

Agenda Group: **Action / Date**
Department: Human Resources **12/12/2018**
Contact Info: Mallory Merritt | (563) 326-7792
Wards:

Subject:
Resolution awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group. [All Wards]

Recommendation:
Approve the resolution.

Background:
Coverage and cost proposals were requested, and the City received proposals from two vendors with multiple plan design options.

Specific and Aggregate Stop Loss Insurance is purchased in order to limit the City's exposure to potential large medical claims. The carrier will assume responsibility for expenses which exceed the Specific Stop Loss for an individual and the expenses exceeding the Aggregate Stop Loss for the plan.

The options were evaluated on levels of coverage and premium costs. Attached is a summary of the quote from the HM Insurance Group.

Funding for this contract is from the Employee Health Fund. In 2019, this contract will be in the amount of $1,183,821.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Letter
🗋	Backup Material	HM Med RX Final Plan Contract

REVIEWERS:

Department	Reviewer	Action	Date
Human Resources	Merritt, Mallory	Approved	12/7/2018 - 1:55 PM

Resolution No._____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group.

WHEREAS, the City of Davenport must purchase Specific and Aggregate Stop Loss Insurance coverages for medical claims effective January 1, 2019 through December 31, 2019; and

WHEREAS, the coverage and cost proposals were requested from the marketplace.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a contract awarding the purchase of Specific and Aggregate Stop Loss Insurance to HM Insurance Group is hereby approved.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, MMC, City Clerk

Sales Representative: Erik Stjernberg
Broker: Cottingham & Butler Insurance Services
TPA: Self Insured Services Company (SISCO)

Effective Date: 01/01/2019
Through Date: 12/31/2019

Provider Network(s): Quad Cities Community Healthplan, PHCS
Utilization Review Vendor(s): Healthcorp

Specific: (Check one)	Lives	Current	☐ Renewal	☐ Option 1
Specific Deductible (per Covered Individual)		$185,000	$185,000	$190,000
Policy Year Maximum Specific Benefit		Unlimited	Unlimited	Unlimited
Lifetime Maximum Specific Benefit		Unlimited	Unlimited	Unlimited
Covered Benefits		Med, Rx Card	Med, Rx Card	Med, Rx Card
Specific Premium				
Single Rate	178	$46.21	$53.22	$51.45
Family Rate	620	$118.35	$144.37	$140.02
Total Lives	**798**			
Estimated Contract Specific Premium		$979,229	$1,187,791	$1,151,646
Contract Basis		27/12	39/12	39/12
Commission		0.00%	0.00%	0.00%

Aggregate: (Include? ☐ Yes ☐ No)				
Covered Benefits		Med, Rx Card	Med, Rx Card	Med, Rx Card
Policy Year Maximum		$1,000,000	$1,000,000	$1,000,000
Aggregate Factors				
Single Med Factor	178	$762.58	$799.95	$801.55
Family Med Factor	620	$1,830.20	$1,919.89	$1,923.73
Estimated Contract Attachment Point	**798**	$15,245,559	$15,992,675	$16,024,662
Estimated Contract Minimum Attachment Point (100%)		$15,245,559	$15,992,675	$16,024,662
Aggregate Corridor		125%	125%	125%
Contract Basis		27/12	39/12	39/12
Aggregate Premium				
Composite Rate	798	$4.82	$3.34	$3.36
Estimated Contract Aggregate Premium	**798**	$46,156	$31,984	$32,175
Commission		0.00%	0.00%	0.00%
Total Combined Estimated Contract Premium		**$1,025,385**	**$1,219,775**	**$1,183,821**

Note: This proposal is not complete unless accompanied by the proposal notes and the basis of offer noted on the following pages.

Individual Special Requirements:

PROPOSAL NOTES

- The rates and factors in this proposal are firm. Please provide a signed proposal.
- Large claim data must be submitted for any claims that are at or have the likelihood to exceed 50% of the group specific deductible. Large claim data must include: age, sex, diagnosis, prognosis, treatment plan, case management notes (if applicable), Pre-Cert and paid/pended claims.
- This proposal includes Advanced Specific Funding.
- Human Organ Transplant benefits are payable in accordance with the underlying plan and are subject to the proposed Lifetime Maximum Specific Benefit offered within this proposal.

PROPOSAL ACCEPTANCE

Please acknowledge acceptance of the terms in this proposal by signing and returning by 12/24/2018 (no signed proposal will be accepted after the effective date). Please also indicate which option is chosen and whether Aggregate is to be included, by checking the appropriate boxes on the previous page. Failure to remit the signed agreement within the same period will result in updated large claim disclosure (and claims) being required for our review. All payments after the effective date of this policy, found on the previous page, must use the rates selected. Any deviation from the rates specified could result in an underpayment leading to a possible policy cancellation.

Signature: _____ Title: _____

Accepted on the _____ day of _____, 20_____

initials: _____ date: _____

BASIS OF OFFER

Assumptions

- Aggregate coverage is only available when purchased with Specific coverage.
- This proposal is subject to revision if there is a change in effective or renewal dates, or a change in the plan of benefits.
- This proposal is based on the utilization of the Provider Network(s) and the Utilization Review Vendor(s) listed on this proposal.
- This proposal assumes a minimum participation level of 75% applies for all eligible enrollees under a contributory plan, and 100% under a non-contributory plan.
- This proposal assumes the plan of benefits includes a pre-certification, utilization review and large case management program.
- This proposal is based on a description of the employee benefit plan(s) provided and approved by HMIG, employee and dependent census data, submission of any requested claim information, plus any other information relevant to the underwriting risk. If any of the information was incorrect or changes the risk involved, the rates and factors will be modified, and the specific and aggregate claims will be adjusted accordingly.
- Surcharges (including the bad debt and charity surcharge portion of the New York Reform Act applicable to services are rendered in New York State), pool charges, and/or covered lives assessments may be covered under the stop loss policy if such charges are considered a claim cost. HM is not responsible for the filing, and/or payment of any assessment for which HM is not directly liable including but not limited to the New Hampshire Vaccine Assessment as modified by NH HB 664.
- All standard Policy provisions apply. The laws of the state where the policy is issued will apply. Certain exclusions and limitations may apply.
- Only retirees under age 65 are included in the stop loss coverage.
- This proposal will expire on the proposed effective date.
- The dollar value of the minimum attachment point shown above is representative. The actual value of the minimum attachment point will be calculated according to the terms of the stop loss policy.
- Unless otherwise limited or excluded by the stop loss policy or under the Individual Special Requirements, eligible claim expenses under the stop loss policy will follow the covered underlying plan, up to the proposed Specific Benefit Maximum.
- The Agent is properly licensed and appointed by HMIG.
- The initial rates are guaranteed for the proposed policy period unless otherwise noted.
- There are not more than 15% COBRA participants.

Qualifications

- Any stop loss insurance requested and requested effective date of that coverage must be approved by us under our current rules and practices.
- Both the premium rates and the aggregate factors are subject to change should the number of employees change by 10% or more, either in total and/or by single/family mix.
- If the descriptions of the benefits or plan provisions differ from what was initially utilized to underwrite the risk, an updated Plan Document or other acceptable plan description is required within 30 days of the proposed effective date, and the premium rates and aggregate factors may be subject to re-rating, retro-active to the effective date.
- Quote assumes the Plan Document will include traditional industry provisions and definitions including, but not limited to the following: eligibility, HIPAA, termination provisions, extension for leave of absence or disability, FMLA, subrogation, transplants, COB, exclusions for job related injuries, experimental and cosmetic treatment, usual and customary charges, war, not medically necessary, traveling outside of the U.S. solely for the purpose of receiving medical care. In the event that a Plan Document is not available within 30 days from the proposed effective date, we reserve the right to issue the Policy assuming standard exclusions will apply.

Coverage is underwritten by HM Life Insurance Company, Pittsburgh, PA, in all states except New York under policy form series HL601. In New York, coverage is underwritten by HM Life Insurance Company of New York, New York, NY, under policy form series HL601. In Pennsylvania, coverage may be underwritten by Highmark Casualty Insurance Company under policy form series HC601. The coverage requested may not be available in all states.

- HIPAA Privacy rules permit the release of Protected Health Information (PHI) for the purpose of evaluating and accepting risk associated with the Plan Sponsor as part of "Health care operations". HMIG will use this information solely for the purpose of evaluating and accepting the risk and will not disclose any PHI collected except to perform this risk evaluation.
- The rates and factors in this proposal are based on the disclosure of all individuals considered a special enrollee due to having previously satisfied the plan's lifetime maximum. Written acceptance by HM must be acknowledged before terms of coverage for such individuals are included under HM's stop loss policy.
- Any stop loss policy issued by us may be rescinded or re-underwritten if any information requested in connection with this proposal was intentionally concealed or misrepresented by or on behalf of the Applicant and/or the Applicant's Agent, or if the Applicant and/or the Applicant's Agent commits fraud.
- As used above: An "Agent" is the Applicant's representative, including but not limited to, the agent, producer or broker of record, or Claims Administrator. The "Applicant" is the entity, or that entity's authorized representative, that has contracted with us to provide stop loss coverage. A "Claims Administrator" is a third party administrator (TPA) designated by the Applicant and approved by us. "Claim Information" consists of Complete Details of the data requested by us in connection with this proposal following a Diligent Review; such information includes but is not limited to Know or potential catastrophic claims, large claims and/or shock losses. "Complete Details" includes the name, social security number (or unique identifier), date of birth, diagnosis, prognosis (unless prognosis cannot be obtained due to reasons beyond your or your Claims Administrator's control) of the plan's participants and the name of the provider providing treatment to any such participant covered by or eligible for coverage. A "Diligent Review" consists of a complete review by you, and/or your Claims Administrator and/or your Agent prior to the date Known or potential catastrophic claims, large claims and/or shock losses are requested by us in connection with this proposal. "Disclosure" consists of Complete Details and any other documentation requested by us in connection with this proposal following a Diligent Review including but not limited to census information and Claim Information. We consider information in connection with this proposal "Known" if, prior to the date or dates we request such information (including but not limited to Disclosure and Claim Information) a reasonable person can assume that you, and/or your Claims Administrator and/or your Agent had knowledge of any information that affects or may affect the administration or underwriting of any coverage issued following acceptance of coverage by us.

Coverage is underwritten by HM Life Insurance Company, Pittsburgh, PA, in all states except New York under policy form series HL601. In New York, coverage is underwritten by HM Life Insurance Company of New York, New York, NY, under policy form series HL601. In Pennsylvania, coverage may be underwritten by Highmark Casualty Insurance Company under policy form series HC601. The coverage requested may not be available in all states.