



## **Public Informational Handout Proposed East Moline Zoning Ordinance**

July 2017

### **Introduction**

The City of East Moline Zoning Ordinance and Zoning Map have not been updated for more than 20 years. The City Staff and Plan Commission have struggled to interpret and discern outdated definitions and regulations, and the city has also struggled to place new projects and land uses in zoning districts that do not recognize newer uses. Although there have been minor periodic updates to the City's original 1967 ordinance, a complete update will permit the ordinance to be organized in a logical, user-friendly manner, with clearer development standards and definitions. The new ordinance also includes a chart to make it easier for property owners to reference and quickly understand the specific uses that are allowed in each zoning district.

### **Process**

East Moline's zoning ordinance update process began with a comparison to the "Unified Zoning Ordinance" that was created by local officials for the Illinois Quad Cities approximately 10 years ago. This ordinance has been used as a starting point for many zoning ordinances in the area. Definitions were then reviewed and updated with additional new terms added such as "mini-warehouse", "solar collector", and "portable storage unit" among others. When needed, definitions were also compared to the American Planning Association recent reference guide. Staff and Plan Commissioners addressed all permitted uses in each zoning district and evaluated the placement of permitted uses and those requiring approval in each zoning district.

**Throughout the update process, the staff and Commissioners made every attempt to avoid major disruption to property owners' existing use of their land and to avoid impacts on neighboring property owners. The vast majority of zoning districts and uses remain the same.**

### **Key changes included addition of:**

- Conservation District to maintain existing and future open spaces when desired
- Suburban Estate District for residential acreages
- Agricultural District will be used as an initial zoning classification when new land is annexed into the city and pending future development
- R-1 Residential District which is common in almost all zoning ordinances
- R-7 Residential District to allow for residential high-rises
- B-4 Business District to appropriately align heavier commercial/highway uses
- University District to allow appropriate zoning for higher education development
- Office District to provide a transition between commercial and other districts
- Planned Unit Development District to allow for a mixture of uses in one district

### **Conclusion**

By addressing long-standing issues related to using the existing zoning ordinance, City Staff, the Plan Commission, and City Council will be able to work more effectively with property owners to meet their needs and answer their questions. The City looks forward to public discussion and invites our citizens and business owners to participate in the process.