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## **Land Use**

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This Chapter outlines land use goals, objectives and strategies, defines categories of land use, and describes the desired future land use for Rapids City.

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## Land Use Goals, Objectives & Strategies

There are many unique uses of land across Rapids City, and many more ways to configure those uses. It is the Village's responsibility to regulate where and how development occurs so that conflicts between incompatible uses are minimized, land and infrastructure are used as efficiently as possible, and the community continues to grow as a pleasant, attractive place to live and work. Below are the goals, objectives, and strategies that apply to land use (*see Section 3.3 for strategies and guidelines for specific types of land use*).



### L1: Land Use Goal 1

**Rapids City will have an adequate supply of land in appropriate places to accommodate growth in all sectors.**

**Objective L1.1:** The supply of land to accommodate new development will meet local demand.

#### Strategies

- The Village will work to ensure availability of appropriately zoned land for various types of development, recognizing that an efficient market requires a choice of multiple suitable sites.
- The Village will be proactive in efforts to increase supply for uses as necessary, including comprehensive plan amendments. If necessary and feasible, the use of financial incentives to specifically encourage an increase in supply of land or units if the market is for some reason not naturally responding to demand.

**Objective L1.2:** Development will use land, utilities and community services as efficiently as possible.

#### Strategies

- Development in growth areas will occur incrementally, outward from the existing urban edge. Leapfrog development is strongly discouraged.
- Infill development where Village roads and utilities already exist is a priority for the Village and is strongly encouraged.
- The Village will support and assist with the redevelopment of brownfield sites, as feasible.

**Objective L1.3:** The Village’s growth area will be protected from development incompatible with the future land use map.

**Strategies**

- The Village will collaborate with Rock Island County to encourage new development within the Village’s 1.5-mile extraterritorial jurisdiction that is compatible with the use, density and configuration recommendations of this Plan.
- The Village will consider establishing boundary agreements with municipalities with overlapping 1.5-mile extraterritorial jurisdiction to better plan for future annexations.
- The Village will continue to map the preferred routes and connection points for major streets in growth areas, and will ensure adequate and appropriate right-of-way dedication as land is divided.
- Utilities and municipal services will be provided in accordance with development needs and the comprehensive plan. New utilities and municipal infrastructure will not represent an unreasonable cost to the Village.

**Rapids City’s  
Land Use**

As of 2013, Rapids City encompasses approximately 1,066 acres. The majority of the Village is currently comprised of either wooded lands (37% of the Village) or Low-Density Residential (32%). Agriculture makes up about 13% of the Village, and approximately 7% is platted lands that are currently vacant. Commercial only makes up 2% of the Village.

The “planning area”, which includes the Village limits plus a buffer of 1.5 miles from those limits, encompasses just over 8,000 acres. The majority of the planning area is comprised of either agricultural land (37%) or woodlands (27%).

It is expected that Rapids City will need an additional 11-25 acres of residential land and about an acre of commercial land in the next 20 years (based on population projections, household size trends and existing land use ratios). MSA mapping suggests there is approximately 200 acres within the Village and roughly 3,250 acres within the planning area undeveloped and clear of development limitations (*i.e. floodplain, slopes greater than 20% and wetlands*).

**ASSETS & LIABILITIES**

**Assets:** *route 84 commerce, proximity to I-80, boat ramp to Mississippi River, and riverfront development*

**Liabilities:** *primary single-family residential, railroad barrier to development, minor issues with retail by residents, stalled developments, limited developable riverfront property, and prohibited residential zoning on Route 84*

### Using the Future Land Use Map

The Future Land Use Map (*on the next page*) identifies categories of similar use, character and density. These categories are described in the preceding pages, including explanation of the Village's intent, and development strategies for each.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the Village to compel a change in zoning or a change in use. Rather, the Village will consider amending the map in response to a proposal submitted by property owners if it meets the intent of the goals and objectives within this Plan (see *Chapter 2*), as well as the criteria described in the next section.

### Amending the Future Land Use Map

It may from time to time be appropriate to consider amendments to the Future Land Use Map. The criteria listed in this section should be considered before amending the map. See *Chapter 4* for a description of the procedural steps for amending any aspect of this plan.

#### ***Agricultural***

The land does not have a history of productive farming activities, does not contain prime soils, or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

#### ***Compatibility***

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

#### ***Natural Resources***

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

#### ***Emergency Vehicle Access***

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

#### ***Ability to Provide Services***

Provision of public facilities and services will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

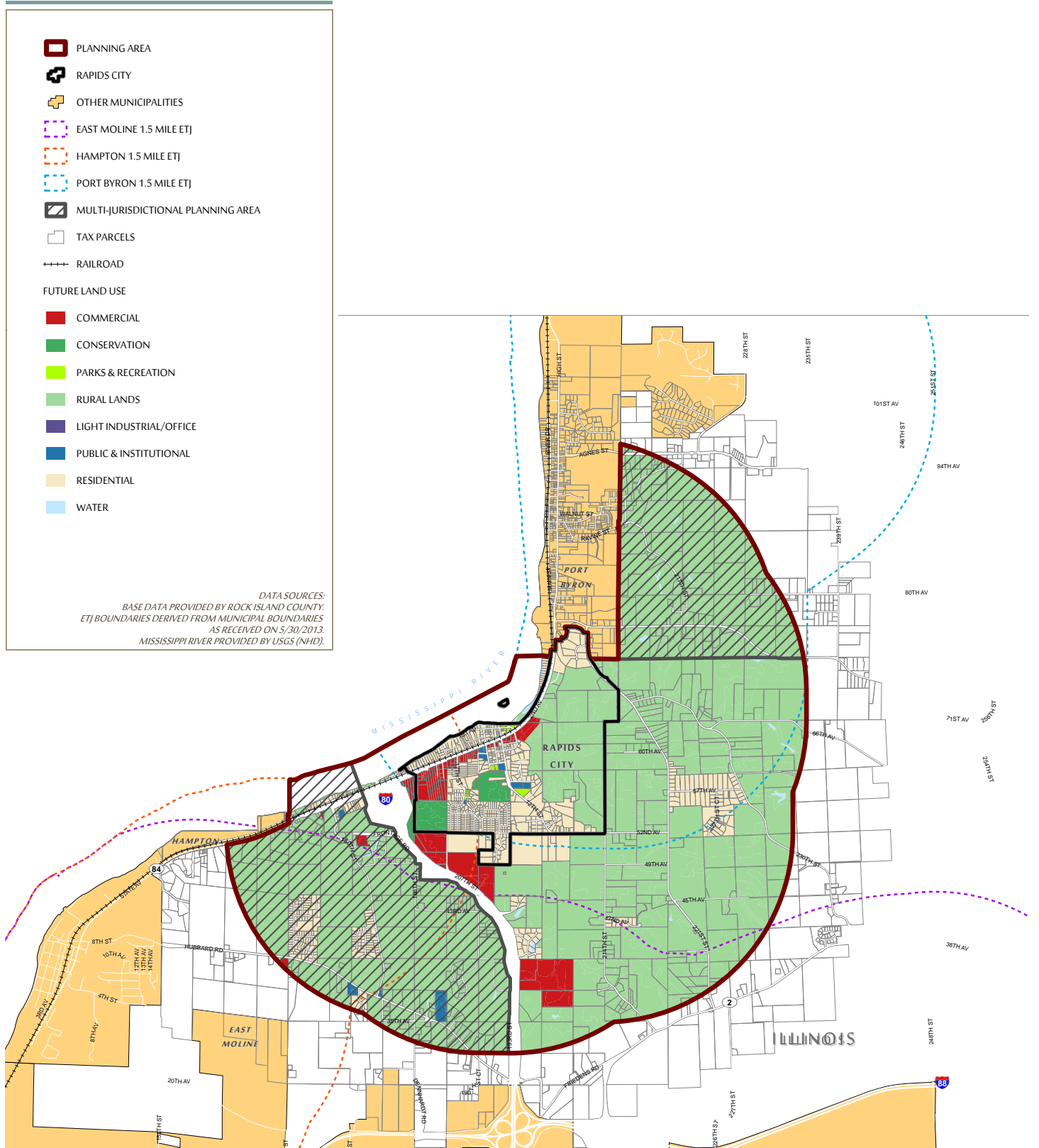
#### ***Public Need***

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

#### ***Adherence to Other Portions of this Plan***

The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.

Future Land Use Map



### Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts, as they do not legally set performance criteria for land uses (*i.e. setbacks, height restrictions, density, etc.*); however, they do identify those Village of Rapids City Zoning Ordinance districts that currently fit within each future land use category. In some cases, potential revisions to the zoning ordinance are noted. The strategies listed with each category are provided to help landowners and Village officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set (if any). Some categories also feature design recommendations.

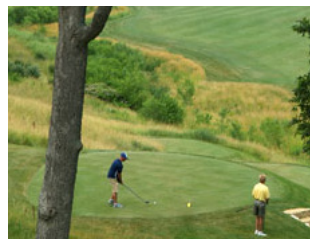
It is important to note that the Village's extraterritorial jurisdiction (ETJ) overlaps with several adjacent municipality's ETJs (*i.e. Village of Port Byron, Village of Hampton and the City of East Moline*). The Planning Area boundary is not an indication of the Village's extraterritorial rights, however, it is an indication of where future land use recommendations contained in this chapter apply and where lands outside each municipality are expected to be annexed (*i.e. land delineated with future land uses other than "Rural Lands"*). As good planning practice, the Village of Rapids City's Future Land Use Map denotes the overlapping ETJs and delineates lands that may be in future growth areas of adjacent communities. The Village of Rapids City should consider establishing cooperative boundary agreements with municipalities of overlapping ETJs to better plan for those areas (*see Chapter 4 for more information*).

The *eight* categories designated on the Future Land Use Map are:

- RL - Rural Lands
- P/R - Parks & Recreation
- CON - Conservation
- P/I - Public and Institutional
- R - Residential
- MU - Mixed Use
- C - Commercial
- I/O - Light Industrial / Office

#### Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

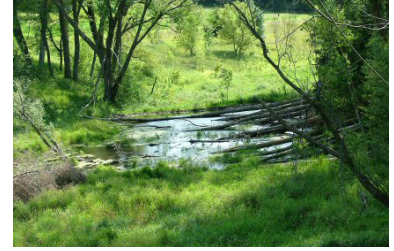
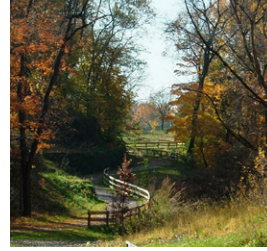


#### Park and Recreation (P/R)

Park and Recreation areas are intended for active and passive recreation uses. P/R lands can be public or privately owned.

**Conservation (CON)**

Conservation areas are lands the Village wishes to protect because they are vital to the region’s ecosystem and/or they are considered an important part of the Village’s character and culture. The intended use for Conservation land is passive recreation (e.g. bike and walking paths, cross country ski trails, etc.).



**Public and Institutional (P/I)**

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas (unless present as an accessory use).



**Residential (R)**

Residential areas are intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family and duplex/twinhome units.



**Mixed Use (MU)**

Mixed-Use areas are intended to provide a mix of commercial, residential, public and related uses in a pedestrian-friendly environment. Uses can be integrated either vertically (i.e. use over another use) or horizontally (i.e. multiple uses on one property).



**Commercial (C)**

Commercial areas are intended for retail, service and office uses that serve neighborhood, community and regional markets. The type and size of use will be determined by location and market forces.



**Light Industrial/Office (I/O)**

Light Industrial and Office areas are intended for manufacturing, warehousing, wholesale trade, office, or similar uses.



## RL - Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

### Suitable Zoning Districts

Most of the Rural Lands areas are outside the Village limits and will likely remain so through 2035. Prior to annexation these lands are subject only to Rock Island County's Zoning Ordinance s. County zoning districts most consistent with the Rural Lands intent are the AG-1, AG-2, SE-1, and SE-2 districts.

For those areas in the Village, AR (Agricultural-Residential) districts is the most applicable district, as it allows farming use. However, this zoning district should restrict residential uses to single-family, and increase bulk standards (*e.g. lot area and front yard requirements*) to more accurately reflect the intentions of the Rural Lands category. In order to allow conservation subdivisions developments, the Village should consider adding a Planned Unit Development (PUD) zoning district (*see Chapter 4 for more information*).

### Land Use Strategies

RL-1: Village annexation of lands within the multi-jurisdictional planning overlay is discouraged prior to further intergovernmental coordination with municipalities with overlaying extraterritorial jurisdiction.

RL-2: New homes should be sited on non-productive soils in ways that minimize disruption of agricultural uses and avoids the creation of new access points to state highways. Small lots (*e.g. 1.5 acres*) are preferred, especially if the remaining land is in agricultural use.

RL-3: New rural residential subdivisions containing 8+ homes are discouraged, except in areas where urban development is likely to occur in the foreseeable future.



Discouraged Layout



Desirable Layout #1



Desirable Layout #2



Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers and setbacks in order to preserve rural character.

RL-4: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.



## P/R - Parks & Recreation

Park and Recreation areas are intended for active and passive recreation uses. P/R lands can be public or privately owned.

### Suitable Zoning Districts

These uses are permitted in all zoning districts.

### Land Use Strategies

P/R-1: The development and improvement of the Village's park system should focus on waterfront areas and new neighborhoods not within 1/4 mile of existing park spaces (*based on service areas recommended by this Plan*).

## CON - Conservation

Conservation areas are lands the Village wishes to protect because they are vital to the region's ecosystem and/or they are considered an important part of the Village's character and culture. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.).

### Suitable Zoning Districts

At the time this Plan was created, there wasn't a zoning district that meets the intent of this future land use category. Creation of a new zoning district is recommended (*see Chapter 4*).

### Land Use Strategies

CON-1: Passive recreational activities may be permitted.

CON-2: Building development, in general, is prohibited, unless the primary use is for storing materials to maintain the land or support recreational uses.

CON-3: If an area is (or will be) used as a drainageway, above-ground stormwater management techniques (*e.g. open vegetated swales*) are preferred to below-ground pipes for ecological and cost purposes (wherever feasible and practical).

## P/I - Public and Institutional

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas (unless present as an accessory use).

### Suitable Zoning Districts

These uses are permitted in all zoning districts.

### Land Use Strategies

P/I-1: Decommissioned public properties will be reused or redeveloped in ways compatible with the surrounding neighborhood.

### Design Strategies

Many public and institutional uses are located in or next to residential areas. The following strategies are intended to mitigate negative impacts on surrounding uses.

**Traffic and Parking:** Parking and driveway access should be designed to minimize the impacts of vehicle headlights, congestion, and aesthetic appearance on the surrounding neighborhood. Parking lots should be buffered from adjacent residential uses by a landscaping buffer that blocks headlights and the view of parked cars.

**Landscaping:** Buildings that are much larger than surrounding residential uses should utilize landscaping to mitigate the apparent size of the building. This can include a combination of planting beds, foundation plantings, ornamental shrubs and trees, and shade trees that will help the larger structures blend into the neighborhood.

**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and prevent all light trespass to adjacent residential uses.

## R - Residential

Residential areas are intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family and duplex/twinhome units. In growth areas designated for “Residential” it may be appropriate to consider some non-residential uses, as described in the strategies below.

### Suitable Zoning Districts

At the time this Plan was created, R-1 and R-2 zoning districts are most suitable; however, the residential zoning districts should be amended to more accurately reflect the intentions of the Residential category, as described below (see [Chapter 4](#) for more information).

- *Permitted uses should not include Agricultural crops and timber, and excavation of soil, gravel or rock.*
- *Create a new residential district that allows for single-family lots below 15,000 square feet and lots of higher-density residential building formats (e.g. multi-family buildings, rowhouses/townhomes, senior housing and small- to medium-sized multi-family buildings (3-20 units)).*

### Land Use Strategies

R-1: Urban services will be required for all new development, including municipal water, wastewater and stormwater management systems.

R-2: Though low density housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Parks and recreational facilities
- Small municipal and institutional facilities
- Community centers
- Places of worship
- Day care centers
- Small commercial that serves neighborhood needs

R-3: Infill development will protect the character of existing residential neighborhoods.

R-4: Consider higher-density residential building formats, only in areas that have the following:

- *Access to multiple transportation modes, including the bike and pedestrian network and transit services.*
- *Convenient access to restaurants, and retail and service businesses.*

R-5: Higher-density residential building formats are an appropriate transitional use between commercial areas and lower-density residential.

### Design Strategies

The Village encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

**Relationship to the Street:** Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between.

Consider the following techniques (see graphic on the next page):

- The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- There should be windows on the street facade*
- Building setbacks will vary according to building type and lot size, but should generally not exceed 50 feet.*
- Incorporate a covered front porch, or at least a raised stoop, preferably covered.*
- Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.*

**Relationship among buildings:** Buildings within a neighborhood should be both cohesive and varied.

Consider the following techniques:

- Homes along a street should utilize similar setbacks to establish a consistent “street wall”.
- Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.
- When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.
- The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floorplans or colors is strongly discouraged, especially for adjacent buildings.

**Remodeling and Additions:** Changes and additions to existing structures should complement the design of the existing structure.

Consider the following techniques:

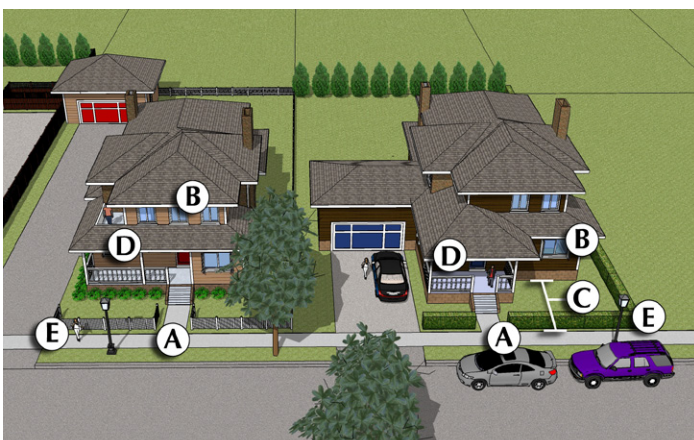
- Select window types and proportions that match the rest of the house.
- New exterior materials should match, or be complementary, to existing materials.
- Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

**Garages:** Consider garage location and scale to avoid a “garage-scape” street appearance, such as setting back the garage door at least 5 feet behind the front façade .

**Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages. Developments of higher-density residential building formats should use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution (see below). Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

**Service Areas (for Higher-Density Building Formats):** Trash and recycling containers, street-level mechanical, rooftop mechanical and outdoor storage, should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street

## MU - Mixed Use

The Mixed-Use area is intended to provide a unique mix of commercial, residential, public and related uses in a pedestrian-friendly environment. They may include a mix of retail and service commercial, office, institutional, medium density residential, public uses and/or park and recreation uses. Uses can be integrated either vertically (*i.e. use over another use*) or horizontally (*i.e. multiple uses on one property*).

### Suitable Zoning Districts

At the time this Plan was created, there was no suitable district within the Village Zoning Ordinance. It is recommended a new zoning district be created to accurately reflect the intentions of the MU category (see [Chapter 4](#)).

### Land Use Strategies

MU-1: Commercial uses in MU areas will be smaller-scale establishments serving the local market and/or niche markets, rather than large users serving regional demand and generating significant traffic and parking needs. Businesses encouraged in these areas include restaurants, small grocery or specialty food shops, laundromats, salons, hardware stores, small professional offices, and boutiques.

MU-2: Upper-floor residential units are strongly encouraged over ground-floor retail.

MU-3: Medium density residential uses will generally be located where there is convenient access to restaurants, retail and service businesses.

### Design Strategies

The Village encourages all new mixed-use projects to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

**Height and Architectural Character:** Multi-story buildings are preferred, though single-story buildings may be appropriate in low density settings. Buildings should incorporate architectural elements that provide visual interest and human scale, such as differentiation of the ground floor level, awnings or canopies over entrances, etc.

**Relationship to the Street:** Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building.

Consider the following techniques (see graphic below):

- *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- *There should be windows on the street facade. Retail and service spaces should have large, clear windows that provide good visual connection between the building interior and the sidewalk.*
- *Building setbacks will vary according to building type and lot size, but should generally be as close to the sidewalk as practical. Front yard parking is discouraged.*



**Relationship among Buildings:** Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

- When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.
- The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floorplan, facade design, and color choice to avoid monotony.

**Garages:** Street-facing garages doors should be avoided whenever possible.

**Parking:** Front yard parking is discouraged. When necessary, front yard parking should not exceed a single double-loaded aisle. Preferred alternatives are underground/under building, side yard, rear yard, and on-street parking.

**Landscaping:** Street frontages should use both hardscape improvements and native plants to provide visual interest and a comfortable pedestrian environment. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety (see below).



**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

**Building Materials:** High-quality exterior finish materials are strongly encouraged on all sides of a building, such as kiln-fired brick, stucco, and fiber cement siding.

**Signs:** Signs should be pedestrian-scaled. Desired sign types include building-mounted, window, projecting, monument and awning.

**Service Areas:** Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

**Stormwater:** Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff (see below).



Stormwater management techniques (from top left to bottom right): rain garden, bio-swale, pervious pavers, & porous pavement

## C- Commercial

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include retail and service businesses, offices, clinics and health care facilities, hotels, restaurants / entertainment businesses, storage, and automobile sales / services. The type and size of use will be determined by location and market forces.

### Suitable Zoning Districts

At the time this Plan was created, C-1 and C-2 zoning districts are most suitable; however, these zoning district should make residential development a conditional use to more accurately reflect the intentions of the Commercial category. It is recommended the zoning code be amended (*see Chapter 4*).

### Land Use Strategies

C-1: Urban services will be required for all new development, including municipal water, wastewater and stormwater management systems.

C-2: Commercial areas should generally be served by contiguous sidewalk network and safe bike routes.

### Design Strategies

The Village encourages for all commercial projects the use of design strategies that will maintain property values over time.

**Relationship to the Street:** The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

**Architectural Character:** The building should be designed using architectural elements that provide visual interest and a human scale that relates to the surrounding neighborhood context.

**Building Materials:** The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic.

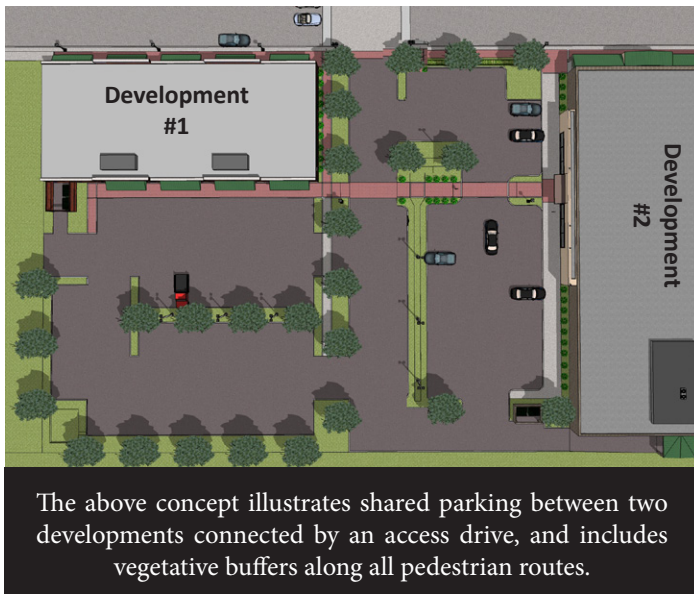
**Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building (*see images below*).



**Signs:** Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance.

- *Highway commercial: desired sign types include building-mounted and monument.*
- *Neighborhood commercial: desired sign types include building-mounted, window, projecting, monument and awning.*

**Parking:** Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should be separated from parking stalls to reduce congestion (see graphic below).



**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

**Landscaping:** Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety (see images below).



**Service Areas:** Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

**Stormwater:** Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

## I/O- Light Industrial / Office

Light Industrial and Office areas are intended for manufacturing, warehousing, wholesale trade, office, or similar uses. Areas designated for this future land use category have strong visibility of Interstate 80, but lack easy access to the area, requiring traveling on residential streets. Therefore, businesses that generate low levels of vehicular and truck traffic is preferred.

### Suitable Zoning Districts

At the time this Plan was created, there was no suitable district within the Village Zoning Ordinance. It is recommended a new zoning district be created to accurately reflect the intentions of the Industrial category (see [Chapter 4](#)).

### Land Use Strategies

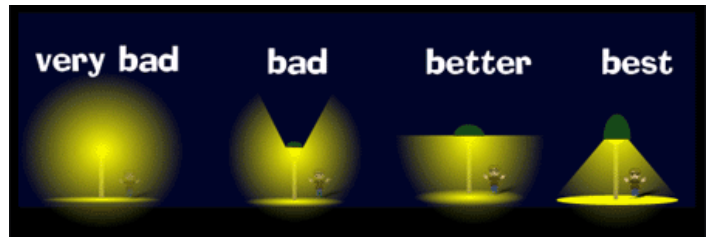
I/O-1: Urban services will be required for all new development, including municipal water, wastewater and stormwater management systems.

I/O-2: Uses with a large workforce or require regular truck movement are strongly discouraged, unless an interchange is built off of Interstate 80 to provide better access to the regional transportation network.

### Design Strategies

The Village encourages for all industrial and office projects the use of design strategies that will maintain property values over time.

**Lighting:** Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).



The upper graphic illustrates the different types of lighting techniques from no cutoff to full-cutoff. The lower images provide good examples of full-cutoff building light fixtures.



**Landscaping:** Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety (*see images below*).

**Stormwater:** Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.



The examples above illustrate ways to landscape parking areas, including along the street frontage, in parking islands and medians, and between incompatible land uses.



Stormwater management techniques (from top left to bottom right): rain garden, bio-swale, pervious pavers, & porous pavement

**Service Areas:** Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

