

## PLANNING & DEVELOPMENT

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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator  
From: Timothy Huey, Planning & Development Director  
Date: May 5, 2020

**Re: Planning Commission recommendation on proposed text amendment to the Zoning Ordinance sign regulations to allow consideration of On Premise Accessory Signs, that exceed the maximum height and/or size limitations permitted, to be reviewed and approved as a Special Use Permit.**

Kwik Trip, Inc. has submitted an application to amend the Zoning Ordinance sign regulations to allow signs that exceed the maximum height or size permitted to be reviewed as a Special Use Permit. This would allow such a request to be considered on the basis of its location and impact on the adjacent properties and property values. This would be similar to how fences or communication towers that exceed maximum height are reviewed.

Currently, maximum sign height is established by the maximum height of buildings and structures in a zoning district. The maximum height of structures in C-1 is 35 feet and C-2 is 45 feet. The sign ordinance limits the maximum total area for all accessory signs at 500 sq. ft. with no sign face exceeding 250 sq.ft. This would allow one double sided accessory sign 250 sq. ft. in size, or two such double sided accessory signs with 125 sq.ft. per sign face. Roof and wall signs are not calculated as part of the maximum sign size, only freestanding accessory signs.

Kwik Trip's site plan was approved last December but recently in reviewing their sign permit application it was determined that two of the accessory signs met the height and sign face size limitation but the high rise sign exceeded both the size and height limitations. Staff recommended that they submit an application for this text amendment.

The proposed high rise sign is similar to those seen in many locations across the country for gas stations and fast food establishments. The Commission concurred with staff that we would not expect that approval of this amendment will result in a large number of Special Use Permit applications for high rise signs. There is just not that many locations in unincorporated Scott County where developments such as Kwik Trip could or would locate. However, approval of this text amendment will allow Kwik Trip to seek approval of the high rise sign they feel is necessary due to trees and topography for this location. Staff would not regard this sign as out of the ordinary from what you see across the country along interstates and major highways.

The Planning Commission noted that this amendment would not allow off premise signs, billboards, to obtain approval of larger than permitted signs. This amendment would only apply to on premise accessory signs.

**The Planning and Zoning Commission unanimously recommended approval of this sign ordinance text amendment. Vote: 7-0**

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**SCOTT COUNTY  
BOARD OF SUPERVISORS COW/BOARD MEETING  
NOTICE OF PUBLIC HEARING**

**Thursday, May 12, 2020**

1<sup>st</sup> Floor Board Room Administrative Center

**5:00 P.M.**

**CALL-IN INFORMATION**

Phone: **408-418-9388**

Meeting number (access code): **624-879-587**

**PUBLIC NOTICE** is hereby given that the Scott County Board of Supervisors Committee of the Whole & Board meeting will be held by electronic telephone conference with the call originating from the Scott County Administrative Center with MINIMAL public access in an effort to mitigate the spread of **COVID-19**. The public will be allowed into the Scott County Administrative Center Board Room at 4:45P.M., however due to the Iowa Governor limiting gathering size limits 10 person, were recommend calling in. The public may join the meeting by phone (**408-418-9388**) and entering the access code (**624-879-587**). Please place your phone on mute until you are called upon from the Chairman. The electronic meeting is allowed by Iowa Code Section 21.8(1)(b) as it is necessary to provide direction from the Board for several time-sensitive issues listed on the agenda.

**Public Hearing – Text Amendment:** Application from **Kwik Trip, Inc.**, represented by Wade DuMond, for an amendment to add text to Section 6.6(I) of the Zoning Ordinance addressing high rise signage.

The proposed language to be added to Section 6.6(I): *“On Premise high rise signs, that exceed the maximum height and/or size limitations permitted in Section 6-28, shall be reviewed and approved in conjunction with the Special Use Permit established in Section 6-30 for any development in the C-1, C-2, I, and I-F zoning districts for Signs that exceed the maximum height or size permitted.”*

The applicant is requesting the text amendment to allow exceptions to sign heights to be reviewed on the basis of the effect of the proposed exception upon the character of the neighborhood, the adjoining property values, and other matters relating to the public safety, public health, and general welfare.

On April 21, 2020 the Scott County Planning & Zoning recommended approval of the Text Amendment (Vote: 7-0). Please contact Scott County Planning & Development with any questions at (563)-326-8643, [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com), or participate in the Public Hearing.

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 20-\_\_\_\_\_

AN ORDINANCE TO AMEND A PORTION OF SECTION 6-28.B. SIGN AND BILLBOARD REGULATIONS OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

**Section 1.** Amend Section 6-28.B. SIGN AND BILLBOARD REGULATIONS of the Zoning Ordinance for Unincorporated Scott County by adding:

**(14) On Premise Accessory Signs that exceed high or area regulations.** Any proposed accessory sign which exceeds the height or size limits identified above shall be reviewed in accordance with the provisions and criteria for a Special Use Permit established in Section 6-30.

**Section 2.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 3.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate 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.

**Section 4.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 5.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this \_\_\_\_ day of \_\_\_\_\_ 2020.

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Tony Knobbe, Chair  
Scott County Board of Supervisors

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Roxanna Moritz, County Auditor