

Scott County 2030 Comprehensive Plan Update

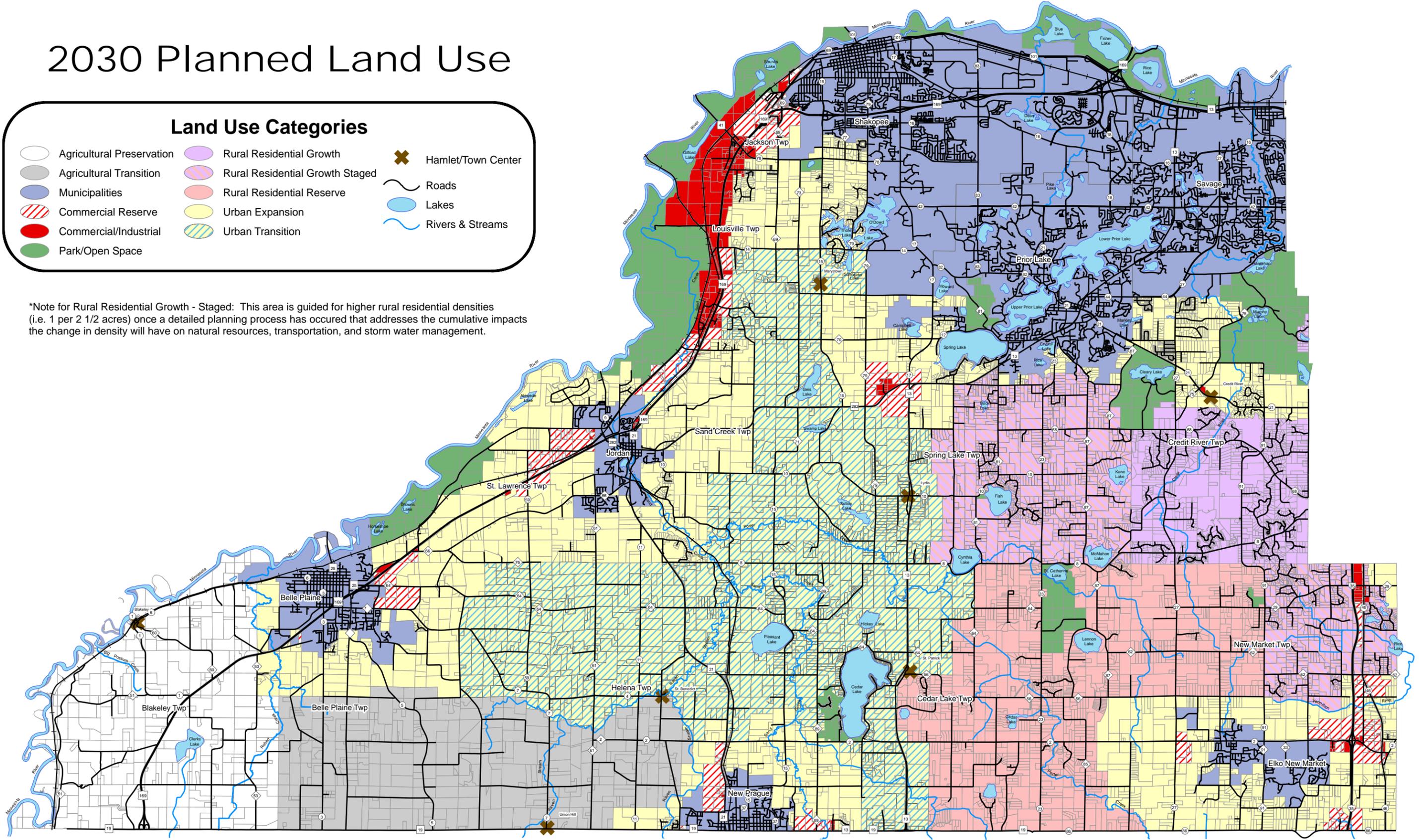


2030 Planned Land Use

Land Use Categories

	Agricultural Preservation		Rural Residential Growth		Hamlet/Town Center
	Agricultural Transition		Rural Residential Growth Staged		Roads
	Municipalities		Rural Residential Reserve		Lakes
	Commercial Reserve		Urban Expansion		Rivers & Streams
	Commercial/Industrial		Urban Transition		
	Park/Open Space				

*Note for Rural Residential Growth - Staged: This area is guided for higher rural residential densities (i.e. 1 per 2 1/2 acres) once a detailed planning process has occurred that addresses the cumulative impacts the change in density will have on natural resources, transportation, and storm water management.





Scott County 2030 Planned Land Use (Adopted: March 24, 2009)

The 2030 Planned Land Use map shows five broad designations—agricultural, urban, rural, commercial and park/open space. Below is a description of each category with corresponding residential densities:

Agricultural Preservation Area (White)

The purpose of this planning category is to protect and preserve agricultural uses and the economic viability of farming operations by limiting residential development to very low densities.

Typical Uses: Larger-scale farms and related agricultural uses including feedlots and livestock raising; small-parcel farms for local food production; single-family detached dwellings; institutional uses; and limited recreational open space uses (golf courses, public parks, conservation areas, natural preserves, stables and riding academies)

Agricultural Transition Area (Grey)

The purpose of this planning category is to protect agricultural uses as an interim land use before eventual urbanization occurs beyond the 2030 planning horizon.

Typical Uses: same as Agricultural Preservation Area

Urban Expansion Area (Light Yellow)

The purpose of this planning category is to preserve areas around cities for future urban expansion and development. The boundaries of the urban expansion areas reflect each city's long-range sanitary sewer service plans based on known capacities of existing regional or local treatment facilities.

Typical Uses: Larger-scale farms and related agricultural uses; small-parcel farms for local food production; single-family detached dwellings; cluster residential developments with buildable land area preserved for future sewered development; institutional uses; and limited recreational open space uses (golf courses, public parks, conservation areas, natural preserves, stables and riding academies)

Urban Transition Area (Light Yellow w/ Cross Hatch)

The purpose of this planning category is to reserve areas for future urban development beyond the 2030 planning horizon when planned regional sanitary sewer service capacity is increased to serve western and central Scott County.

Typical Uses: same as Urban Expansion Area

Rural Residential Reserve Area (Pink)

The purpose of this planning category is to reserve land for additional rural residential development when the necessary infrastructure has been planned and, in some cases, developed.

Typical Uses: Single-family detached dwellings; small-parcel farms for local food production; cluster residential developments; institutional uses; limited recreational open space uses (golf courses, public parks, conservation areas, natural preserves, stables and riding academies); and smaller-scale agricultural and related uses

Rural Residential Growth Area - Staged (Purple w/ Cross Hatch)

The purpose of this planning category is to encourage reasonable residential growth in areas that will likely never be served by a regional or municipal public sanitary sewer system, but currently lack the necessary infrastructure to adequately support additional growth. With the completion of an Alternative Urban Areawide Review (AUAR) or detailed planning studies that adequately accommodates for future roads, stormwater, natural resource protection, etc., this area will be appropriate for densities similar to the Rural Residential Growth Area.

Typical Uses: Single-family detached dwellings; cluster residential developments; institutional uses; limited recreational open space uses (golf courses, public parks, conservation areas, natural preserves, stables and riding academies)

Rural Residential Growth Area (Purple)

The purpose of this planning category is to promote reasonable residential growth in those areas where infrastructure and similar growth patterns exist. This area will likely never be served by a regional or municipal public sanitary sewer system.

Typical Uses: same as Rural Residential Growth Area - Staged

Commercial/Industrial Area (Red)

The purpose of this planning category is to provide areas for commercial and industrial development in the unincorporated areas to expand the local tax base and allow for economic development.

Typical Uses: General commercial and retail uses; contractor yards; warehousing; office buildings; manufacturing and processing; outdoor sales and display uses; agricultural and related uses

Commercial Reserve Area (Red w/ Cross Hatch)

The purpose of this planning category is to reserve land for future commercial and/or industrial development with urban services. The land will be limited to residential development at a very low density until urban services are provided.

Typical Uses: Agricultural and related uses; single family detached dwellings on 40-acre lots

Residential Land Use Category Densities (Units/Gross Acre) and Lot Sizes			
Land Use Category	Base Density	Cluster Density with smaller lots	Cluster Density (w/PUD and Public Value Incentives)¹
Agricultural Preservation Area	1/40 ² (40-acre lot min.)	1/40 (2.5-acre lot max.)	Not applicable
Agricultural Transition Area	1/40 ² (40-acre lot min.)	1/40 (2.5 acre lot max.)	Up to 4/40
Commercial/Industrial Reserve Area	1/40 (40-acre lot min.)	Not applicable	Not applicable
Urban Expansion Area	1/40 (40-acre lot min.)	Not applicable	Up to 1/10 Up to 1/5 w/publicly managed utilities ³ (with developable land reserved for future urban development)
Urban Transition Area	1/40 (40-acre lot min.)	1/10 (1- to 2-acre lot sizes) (with developable land reserved for future urban development)	Up to 1/8 Up to 1/4 w/publicly managed utilities ³ (with developable land reserved for future urban development)
Rural Residential Reserve Area	1/10 non-wetland (10-acre lot min.)	1/8 (2.5-acre lot) (with developable land reserved for open space or future development)	Up to 1/5 Up to 1/2.5 w/publicly managed utilities (with developable land reserved for open space or future development)
Rural Res. Growth Area - Staged	Same as Reserve Area; Same as Growth Area after planning study	Same as Reserve Area; Same as Growth Area after planning study	Same as Reserve Area; Same as Growth Area after planning study
Rural Residential Growth Area	1/2.5 (1- to 2-acre lot sizes)	Not applicable	No maximum density

¹ Density to be negotiated as part of the public values incentive program.

² Existing heavily wooded parcels zoned Agricultural Woodlands (A-2 District) are eligible for a gross density of 1 unit per 10 acres.

³ Planned Unit Developments on publicly managed sewer and water are eligible for additional density, such as PUDs with planned future urban lots with interim individual sewage treatment systems (ISTS), or lots served by a community sewage treatment system (CSTS), and community well under a Subordinate Sewer District. Lots and interim rural neighborhood shall be designed for future urban service standards.