

Proposed Comprehensive Plan and Zoning Ordinance Revisions



Discussion of the recommendation
of the Scott County Planning and
Zoning Commission
Committee of the Whole
March 22, 2016

Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Iowa State Law allows Counties to adopt Zoning Ordinances and enforce land use policies.

Iowa State Law requires County Zoning Ordinances to be “made in accordance with a comprehensive plan.”



First Comprehensive Plan

Scott County adopted its first comprehensive plan as the 1980 Scott County Development Plan.

That plan balanced strict agricultural preservation policies while still providing areas for development in rural Scott County.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

In 1981 the Scott County Revised Zoning Ordinance was adopted which established the Ag-Preservation and Ag-General Zoning districts and regulations.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

- The "A-P" District is intended and designed to serve the agricultural community and protect agricultural land from encroachment of urban development. This District is not intended to be used for non-farm residential, commercial, industrial, or governmental buildings or uses, especially away from existing urban development and adequately paved roads.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

- The "A-G" Agricultural-General District is intended to serve the agricultural community and act as a holding zone until a compatible urban development proposal is approved through special use permits or rezoning. This District is not intended for new rural subdivisions, but does allow for a limited number of neighborhood and agricultural businesses.



2008 Comprehensive Plan

In 2007 Scott County initiated a process to review and re-write the comprehensive plan.

That plan stayed the course of the 1980 plan with continued strict agricultural preservation policies while still providing areas for development in rural Scott County.

Mostly residential development

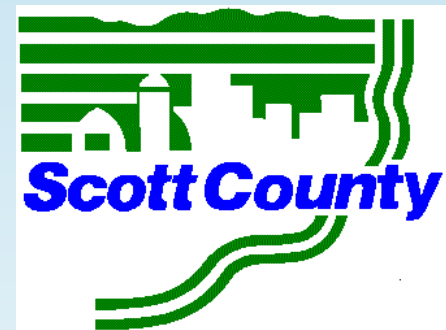


Scott County Comprehensive Plan

A comprehensive plan and amendments require public hearings before both the Planning and Zoning Commission and the Board of Supervisors.

Such plans and amendments are adopted by passage of a single resolution by the Board of Supervisors.

Such plans are the basis for enforcement of zoning and review of land use changes.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

September, 2014

The Planning Commission initiated the review of the Zoning Ordinance and Comprehensive Plan with Planning Staff and held monthly work sessions.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

February, 2015

The Planning Commission held separate public meetings with both the Park View Owners Association and the Scott County Farm Bureau to initially present the changes being discussed for both the Comp Plan and the Zoning Ordinance.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

October and November of 2015

The Planning Commission held five public meetings, throughout the County, to give the public an opportunity to comment on the proposed changes before the Commission finalized its recommendation.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

January 12, 2016

The Planning and Zoning Commission held a public hearing on both the proposed Comprehensive Plan amendments and Zoning Ordinance Revisions.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

February 2, 2016

- The Planning Commission members voted 6-1 to recommend approval of the proposed Comprehensive Plan amendments.
- in a separate vote the Commission members voted unanimously to recommend approval of the Zoning Ordinance amendments



Scott County Comprehensive Plan

Comprehensive Plan Amendments:

The proposed amendments to Chapter Two of the Comprehensive Plan: Vision, Goals and Objectives are intended to provide the rationale for an Industrial Floating Zone. The proposed Industrial Floating Zone criteria require that prior to an area currently zoned “Agricultural–Preservation” being rezoned to “Industrial Floating” that sufficient and complete information is provided showing compliance with those criteria and design standards.



Scott County Comprehensive Plan

Comprehensive Plan Amendments:

Approval of these amendments allows such a development to be considered. It does not mean any particular project would be approved. Such proposals are anticipated to be exceedingly rare and any proposal would be evaluated on the parameters and standards as addressed in the Comprehensive Plan amendments and the I-F Zoning regulations. In order to be considered, a project would have to show significant economic impact and demonstrate why it could not locate within city limits.



Scott County Comprehensive Plan

Comprehensive Plan Amendments:

Are needed to address “spot zoning” issues to ensure approval of such an industrial floating zone was not determined to be illegal due to issues related to spot zoning.

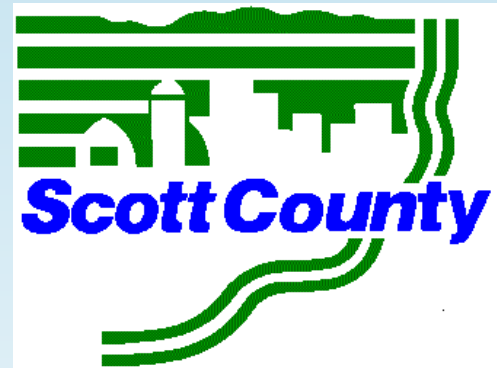
Approval of these Comprehensive Plan amendments related to the rationale for the industrial floating zone are specifically written to address the issue of “spot zoning.”



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions do **NOT** include:

- Any changes to how agricultural exemptions are determined.
- Any changes to the restrictions on new houses in Ag Zoned areas.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions also do **NOT** include:

- Any significant changes to residential, commercial or light industrial regulations.
- Any changes to site plan review, rezoning, special use permit or variance procedures.
- Any changes to Floodplain regulations.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions **DO** include:

- Proposed clarification of residential and commercial regulations in Park View.
- The re-organization of the General Regulations section.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions also include:

- Revisions to the Sign Ordinance that address electronic message boards used in both on premise and off premise signs.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions also include:

- Deletions and additions to Definitions section of the Ordinance
- Deletion of Mobile Home Parks from list of Special Uses permitted in Ag-General Zoning Districts



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions to industrial zoning regulations:

- “M” District Heavy Manufacturing District renamed to “I” Industrial District.
- Previously in M the only Permitted Uses were those allowed in C-2, all the “heavy” industrial uses were identified as Special Uses.



Review and Re-write of Revised Zoning Ordinance for Unincorporated Scott County

Proposed revisions also include:

- Proposed regulations to allow the consideration of the creation of an Industrial Floating Zone.



Proposed Amendments to Scott County Comprehensive Plan

Scott County does not intend for these guidelines to be used to allow smaller scale commercial or industrial developments. Such developments would continue to be reviewed under the established guidelines for such development.



Proposed Amendments to Scott County Comprehensive Plan and Zoning Ordinance

Proposed I-F Zoning regulations are intended to establish the type and extent of information that must be submitted with any application for such an I-F zone to be approved.



Proposed Amendments to Scott County Comprehensive Plan

When the economic benefits to the Quad Cities region due to the size of development, the type and number of jobs created, the amount of capital investment and other factors are deemed significant enough that the project merits approval under these guidelines.

Proposed Amendments to Scott County Comprehensive Plan and Zoning Ordinance

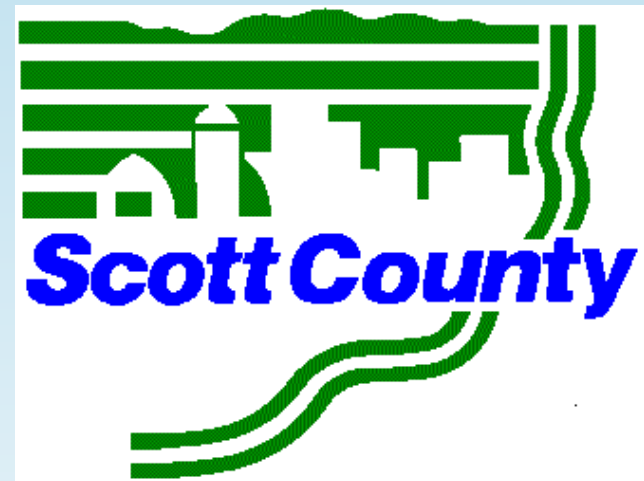
Next Steps:

- **Public Hearing on Thursday March 24th at 5 PM**
 - **One Public Hearing for both Comp Plan and Zoning Ordinance Amendments.**
- **Next Board of Supervisors meeting in two weeks**
 - **Consideration of resolution approving Comp Plan Amendment.**
 - **First of 3 readings of Ordinance amendment.**

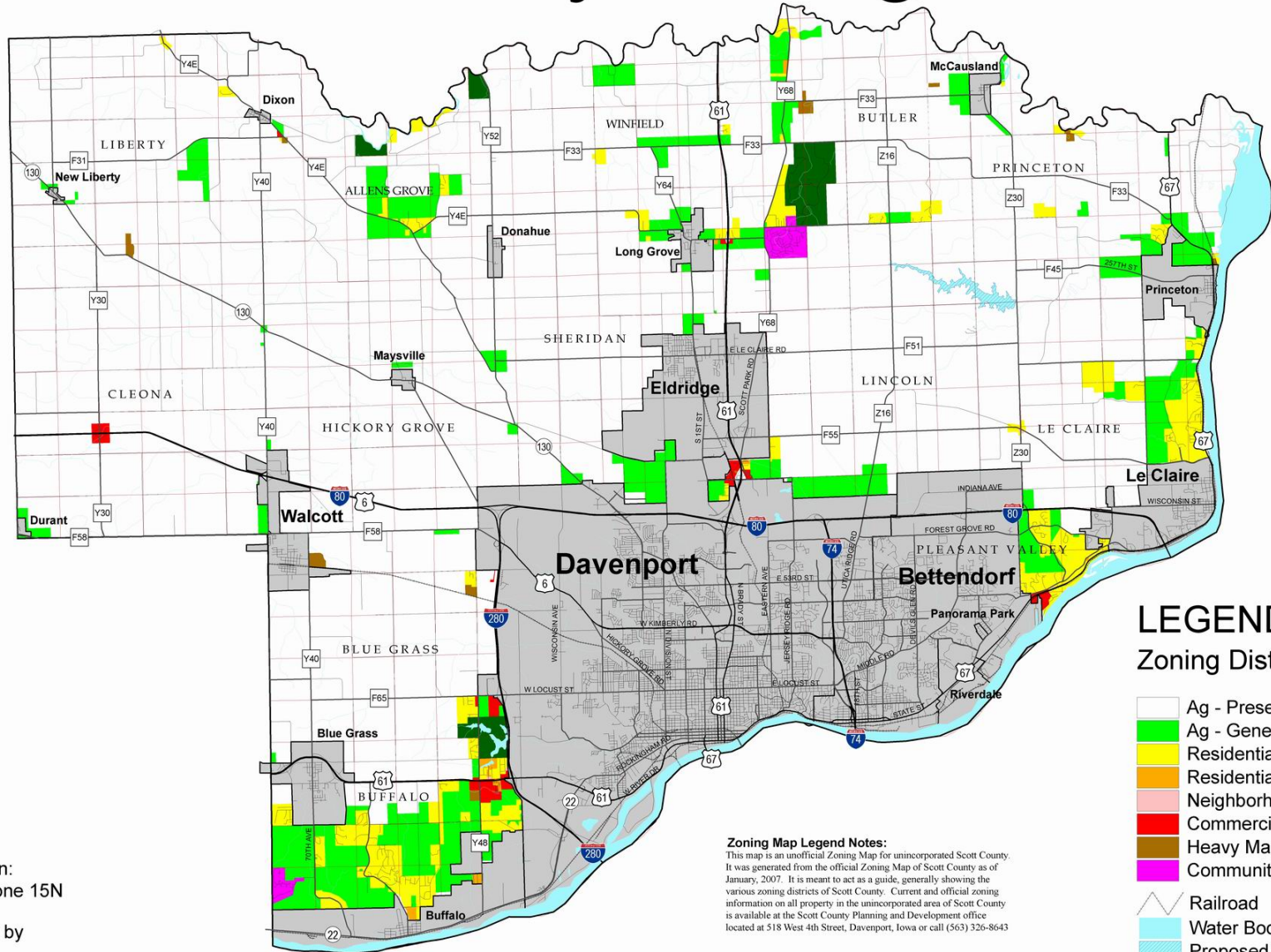


Proposed Amendments to Scott County Comprehensive Plan and Zoning Ordinance

Questions



Scott County Zoning Districts



LEGEND Zoning Districts

- Ag - Preservation
- Ag - General
- Residential Single Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Railroad
- Water Bodies
- Proposed Lake
- Creeks, Streams
- City Boundaries
- Section Lines
- Parks

Zoning Map Legend Notes:
 This map is an unofficial Zoning Map for unincorporated Scott County. It was generated from the official Zoning Map of Scott County as of January, 2007. It is meant to act as a guide, generally showing the various zoning districts of Scott County. Current and official zoning information on all property in the unincorporated area of Scott County is available at the Scott County Planning and Development office located at 518 West 4th Street, Davenport, Iowa or call (563) 326-8643

Map Projection:
 UTM 1983, Zone 15N

Map prepared by

