

Summary of Zoning for Unincorporated Scott County Ordinance revisions recommended by the Scott County Planning and Zoning Commission.

The Planning and Zoning Commission recommends the repeal of Chapter Six Zoning Ordinance for Unincorporated Scott County and the adoption of a revised Chapter Six for which the changes are summarized as follows:

Since September, 2014 the Planning Commission has been working on revisions to both the Comprehensive Plan and a total review and re-write of the Zoning Ordinance. On January 12, 2016 the Planning and Zoning Commission held a public hearing on both the proposed Comprehensive Plan amendments and Zoning Ordinance Revisions. The proposed amendments to Chapter Two of the Comprehensive Plan: *Vision, Goals and Objectives* are intended to provide the criteria and design standards for establishment of an Industrial Floating Zone. The Industrial Floating Zone criteria require that prior to an area currently zoned "Agricultural-Preservation" or "Ag-General" being rezoned to "Industrial Floating" that sufficient and complete information is provided showing compliance with those criteria and design standards.

The other revisions to the zoning ordinance include: The addition of four Definitions for Floating District, Permitted Use, Special Use and Townhouse; amended definitions of farmstead and family; and the deletion of seventeen definitions, determined to be unnecessary and the dictionary definition sufficient.

General Regulations and Provisions were moved forward in the text of the revised Ordinance, clarified the amount of area required for study of Agricultural Soils Protection, deleted section on Environmentally Sensitive Area Protection that is more appropriately addressed in the Comprehensive Plan. The provisions related to Accessory Buildings are under one heading within this section; clarified that heights of towers would be reviewed and approved with the Special Use Permit; and clarified that all fence height exceptions would be reviewed under the standards for a Special Use Permit.

Non Conformities section was moved forward in the text to address how non-conformities would apply and be determined. The ordinance continues to exempt single family dwellings as a non-conforming use that cannot be replaced, expanded or continued. However, single family dwellings that have non-conforming setbacks cannot be put back in the same location if the building is removed or damaged over ½ its value.

The revisions to the Zoning District regulations include:

- "A-P" Agricultural-Preservation District: Permitted uses were re-organized; language was added regarding ag-exemption that ag uses are permitted but also generally exempt; reference to seed and feed dealership as an accessory use were deleted since all non ag exempt businesses would be reviewed under the provisions for Home Occupation/Industry; the Special Uses were reviewed and references to fox and mink farms was deleted; temporary asphalt batch plants were added; the regulations on communication towers were expanded and clarified; and accessory dwelling units added as a Special Use permit as either an attached or second detached residence on a property.
- "A-G" Agricultural-General District: No changes in permitted uses or accessory uses; deleted Mobile Home Parks as a Special Use but still allows consideration of Travel Trailer Parks or campgrounds as a Special Use; deleted agricultural and neighborhood commercial businesses as a Special Use.
- "ACS-F" Agriculture Commercial Service Floating District: Only change in permitted uses would add other agricultural commercial service uses which are determined by the Planning and Zoning Commission to be of a similar and compatible nature to the above uses.

- "R-1" Single-Family Residential District: No changes to permitted and accessory uses and only change to Special Use was to add provision to allow consideration of townhouses.
- "R-2" Multi-Family Residential District: Deleted rooming and boarding houses as a permitted use, no changes to Accessory or Special Uses.
- "CAD-R" Community Area Development Residential District is added as a zoning district for the Single Family portion of Park View and all of Village Oaks, the two Community Area Developments and adopts "R-1" regulations in those districts.
- "CAD-PV" Community Area Development Park View Commercial District: Amended list of permitted uses to identify categories of use rather than a listing of specific uses.
- "C-2" Commercial and Light Industrial District: Added airport as a Special Use and delete airports from Heavy Manufacturing.
- "I" Industrial District: Formerly M District renamed to I District and allows industrial uses as permitted but requires detailed site planning information to be submitted as a condition of any rezoning to "I". Also "I-F" Industrial Floating District regulations are added to consideration of areas for very large scale industrial and commercial development of a more intense character and which by their nature represents a substantial and significant economic development opportunity for Scott County and the region. The regulations and the associated Comprehensive Plan amendments are intended to allow consideration of such significant economic development opportunities.
- "SW-F" Solid Waste Disposal Site Floating District was adopted in 1993 following a previous Comprehensive Plan update, only change was to add floating to the designation in the title.

Mobile Home Park and Travel Trailer Park regulations are amended to allow up to half the occupied sites be recreational vehicles and deleted Mobile Home Parks as a Special Use in A-G. Sign Regulations are amended to address electronic message signs and billboards.

Sections for which no changes are made include: floodplain regulations, off-street parking regulations, procedures for review of Site Plan Review, Community Area Development Amendments, Rezoning, Variance and Special Use Permit.

Reference to required application fees is amended to allow such to be set by resolution of the Board of Supervisors, clarifies the Zoning Administrator throughout the regulations as the individual responsible for administering the ordinance. Ordinance also defines Building Official and Planning Director.

The text of the entire ordinance is available during normal working hours at Scott County Auditors office 600 W 4th Street and Planning and Development 500 W 4th St Davenport or online at www.scottcountyiowa.com

Prepared by Scott County Planning and Development April 4, 2016