

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

SCOTT COUNTY ORDINANCE NO. 18-_____

AN ORDINANCE TO AMEND A PORTION OF SECTION 6-10.D. SPECIAL PERMITTED USES IN THE “AGRICULTURAL-GENERAL DISTRICT (A-G)” OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY

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

Section 1. Amend Section 6-10 “Agricultural-General District (A-G)” of the Zoning Ordinance for Unincorporated Scott County.

D. Special Permitted Uses by adding:

(3) Wineries for the production of native Iowa wine in conjunction with a vineyard and associated facilities for the production, bottling, marketing and sale of the wine. May also include associated facilities for tastings and other events held on the premises. The tasting rooms shall be for the service of wine produced on the property and such facilities may have food service and shall comply with the requirements of a State Native wine liquor license. The size of the wine production and tasting room facilities shall total no more in floor area than 1% of the total area of the property and the size of an associated event center shall also total no more in floor area than 1% of the total area of the property. Construction and operation of any event center shall require documentation of a minimum of two years of vineyard operation and such an event center shall only be permitted to operate in conjunction with an active vineyard and wine production on the property. The number, size and frequency of events shall be established at the time the Special Use Permit is approved. All such facilities shall meet all building, accessibility and health codes and any other conditions or requirements for the approval of such facilities shall be established in conjunction with the review and approval of the Special Use Permit and shall be in accordance with Scott County Land Use Policies.

One single family residence shall be permitted on the property for the owner or manager of the vineyard/wine production operation. Such a residence may also be ag-exempt if it meets the criteria to be considered a farm house. Any accessory building(s) which are primarily adapted for the growing and production of fruit or other agricultural crops on the property shall be considered ag-exempt.

Prior to the issuance of any building permit for the construction of such winery, tasting room or event center a Site Plan Review will be approved by the Planning and Zoning Commission in accordance with provisions of Section 6-29 A.-F.

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 _____ 2018.

Tony Knobbe, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor

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CHAPTER 2: VISION, GOALS, AND OBJECTIVES

ADDENDUM

Economic Development Objectives regarding wineries and related facilities

This addendum is adopted to establish land use policies to guide the review and any approval of Special Use Permits for wineries and associated facilities in unincorporated Scott County. While this Comprehensive Plan encourages development to occur within cities, it does encourage development, when it occurs in rural Scott County, to be on marginal agricultural land. The economic development objectives adopted with this Comprehensive Plan also encourage Scott County to promote a diverse regional economy and opportunities that improve our quality of life. To this end, Scott County would adopt the following policies on wineries and related facilities:

Objective 1. Location: Wineries can only be located adjacent to and in conjunction with a vineyard that produces grapes to be used in the production of wine on the premises. The Agricultural General Zoning District (A-G) is intended to protect agricultural operations but also to allow compatible development when approved with a Special Use Permit. These policies acknowledge that the growing of grapes would generally be considered an agriculturally-exempt land use and, as such, could be located in any area of unincorporated Scott County. However, wineries and any associated facilities would have to be located in an area zoned A-G, and only if a Special Use Permit is approved in compliance with these policies. If a proposed location is determined by the Zoning Board of Adjustment to be inappropriate or to significantly negatively impact adjacent property a Special Use Permit may be denied on that basis.

Objective 2. Access: Wineries should be located on adequately-constructed and maintained roads. If an analysis of traffic generated by such an operation is determined to be necessary by Planning Staff or the Zoning Board of Adjustment, such an analysis shall be prepared at the applicant's expense by a qualified traffic engineer/planner and be submitted and reviewed in conjunction with the Special Use Permit application.

Objective 3. Size and scope: The size of a winery should be in scale with the production of grapes from the associated vineyard. The intent of these policies is to allow wineries that use grapes grown on the property as well as to allow the use of grapes grown elsewhere in accordance with Iowa Native Wine regulations. The associated tasting facilities shall be designed to be compatible with the winery operation and limited to primarily serving and selling wines produced on the property.

The appropriate size of all facilities, the location and design of all buildings, the size and design of parking and circulation for vehicles will be reviewed and determined by the Zoning Board of Adjustment when considering the Special Use Permit application. These facilities shall be in scale with the size and anticipated production yield of the vineyard but also to minimize the impact on any neighboring residential and/or agricultural development. The building design should be compatible and in harmony with a rural setting and the parking areas should be

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landscaped and located to minimize its visual impact on the site. Any lighting of the parking areas or winery facilities shall be designed, installed and maintained to minimize glare and visibility on the adjacent properties. These building and parking design criteria shall also apply to any event center as addressed below.

Objective 4. Associated event center: An event center for gatherings and events such as weddings, parties, receptions and other public or private events may be approved in conjunction with a winery. The size and design of the building shall be appropriate for the location and the frequency of events shall be reviewed and determined in conjunction with the review of the Special Use Permit. The Zoning Board of Adjustment may determine appropriate limits on the size and frequency of such events and place conditions to reduce the impacts on the adjacent property and on the public health, safety and welfare. Temporary facilities, such as tents or other non-permanent structures, may also be permitted for such events. Limits on the number of attendees, amplified music and/or speakers and any other aspect of the events determined to have significant impacts on adjacent properties may also be considered by the Zoning Board of Adjustment with the review of the Special Use Permit. Parking and circulation areas shall comply with the requirements of the *Scott County Zoning Code Section 6-27 Off Street Vehicular Parking Requirements*.

Objective 5. Code compliance: Wineries and all associated facilities shall comply with all applicable Federal, State and local regulations. Scott County Health, Accessibility and Construction Codes shall apply to all facilities covered by the Special Use Permit. Storm water management shall be in accordance with the *Iowa Statewide Urban Design and Specifications* and the *Off Street Vehicular Parking Requirements*.

Objective 6. Compatibility with Agricultural and Residential Land Uses: These policies are intended to allow wineries and associated facilities when and where they are determined to be compatible with the adjacent land uses but also to reduce any negative impacts on such land uses. They are adopted to further the diversification of Scott County's rural economy, promote tourism and the improve quality of life for our local citizens.