

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