

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

SCOTT COUNTY ORDINANCE NO. 22 - \_\_\_\_\_

AN ORDINANCE TO AMEND PORTIONS OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY TO CREATE REGULATIONS FOR A NEW ZONING DISTRICT, CONSERVATION-RECREATION (C-R) DISTRICT.

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

**Section 1.** Amend Section 6-5 DEFINITIONS of the Zoning Ordinance for Unincorporated Scott County by adding:

**Section 6-5(99) PRIVATE PARK:** an area of land in a mostly natural state, set aside for the enjoyment of the public, having facilities for rest and recreation, owned and managed by a private entity.

**Section 6-5(100) PUBLIC PARK:** an area of land in a mostly natural state, set aside for the enjoyment of the public, having facilities for rest and recreation, owned and managed by a government entity

**Section 2.** Amend the Zoning Ordinance for Unincorporated Scott County by adding a new Chapter 6-11:

**“C-R” Conservation-Recreation District**

**A. General Intent:** The Conservation-Recreation District is intended and designed to provide opportunities for residents and visitors to enjoy the natural resources and environmentally-sensitive areas in the County. The standards are intended to define and conserve selected natural resource areas by either minimizing impact to them or allowing for responsible recreational uses within them.

**B. Principal Permitted Uses:** Land, buildings, or other infrastructure may be used for any of the following:

1) Public County-, State-, and federally-owned and managed parks, which are limited specifically to the areas identified and delineated on the official Scott County Parks map, as well as the State- and federally-owned public parks\* in Butler, Lincoln, Princeton, and Sheridan Townships. Public parks are identified as the following:

- a. Allens Grove Public Use Area
- b. Buena Vista Public Use Area
- c. Buffalo Bill Cody Homestead
- d. Cameron Timber Preserve
- e. Crow Creek Wildlife Management Area\*
- f. Gambril Public Access Area\*
- g. Glynns Creek Golf Course

- h. Lost Grove Lake Wildlife Management Area\*
- i. Princeton Wildlife Management Area\*
- j. Scott County Park
- k. Walnut Grove Pioneer Village
- l. Wapsi River Environmental Education Center
- m. West Lake Park

The establishment of any new public parks not included in this section would trigger a rezoning subject to the standard rezoning procedures contained in Section 6-31 (Zoning Amendment Procedures), beginning with the Planning and Zoning Commission holding a public hearing for rezoning before making a recommendation to the Board of Supervisors. New public parks shall be identified and added to this section upon rezoning approval. No new private parks shall be added to this section.

**C. Accessory Permitted Uses:** Accessory uses, structures, and other infrastructure customarily incidental to any permitted principal use.

**D. Special Permitted Uses:** None.

**E. Minimum Lot Area, Lot Width, Setback, and Maximum Height Requirements:**

1. For Principal Permitted Uses, the lot area, building and structure setbacks and heights of buildings, structures, or other infrastructure shall be determined and approved administratively by the Zoning Administrator.

2. For Special Permitted Uses, the lot area, building and structure setbacks and heights of buildings, structures, or other infrastructure will be determined and approved through the established special use permitting procedures (Section 6-30).

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** 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 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Public Hearing / First Consideration \_\_\_\_\_,

Second Consideration \_\_\_\_\_,

Third Consideration \_\_\_\_\_,

\_\_\_\_\_  
Ken Beck, Chair  
Scott County Board of Supervisors

Attested by: \_\_\_\_\_

Kerri Tompkins, County Auditor

Published on \_\_\_\_\_