

Scott County Comprehensive Plan

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.

Approved by Board of Supervisors Resolution
November 15, 2018