

Land Use Location and Design Criteria

Residential

Commercial agricultural areas

- ⌚ Residential density of one eligible building site of one acre or more for each quarter-quarter section of land.
- ⌚ Transfer of building eligibility to promote clustering of houses and preservation of the most productive farmland.
- ⌚ Building eligibility on previously recorded legal descriptions (lots of record).
- ⌚ Minimize driveway approaches onto county and state highways.
- ⌚ Discourage land splits which erode the integrity of agricultural use areas.

Transition areas (lot size one acre or less)

- ⌚ Availability of services and utilities that support anticipated housing densities.
- ⌚ Density of one dwelling per quarter-quarter section where adequate services are not available.
- ⌚ Natural drainage systems supporting ultimate development densities.
- ⌚ Alternative wastewater treatment systems in future municipal growth areas to support smaller lots consistent with urban scale development.
- ⌚ Hard surfaced subdivision roads accessing state and county highways.

Rural service areas

- ⌚ Development limited by availability of services.
- ⌚ Buffering from adjacent commercial and industrial uses.
- ⌚ Alternative wastewater systems.

Commercial/Industrial

Agriculturally related businesses

- ⌚ Adjacent to county and state highways.
- ⌚ Rail access for industrial uses.
- ⌚ Controlled access onto major roadways.
- ⌚ Adequate buffering from neighboring uses.
- ⌚ Convenient siting of commercial uses for customers.
- ⌚ Hard surfaced driveways and parking areas.

Rural service areas

- ⌚ Buffering from residential uses where a mix of uses has already occurred.
- ⌚ Nodal development pattern around high traffic intersections.
- ⌚ Industrial park setting establishing optimum building orientation and landscaping amenities.
- ⌚ Intensity of development based on environmental considerations.
- ⌚ Convenience uses serving highway travelers.
- ⌚ Screened outside storage areas.
- ⌚ Hard surfaced driveways and parking areas.

Special Uses

Intensive agricultural uses

- ⌚ Includes feed lots, animal confinement facilities.
- ⌚ Environmental impacts - aquifer protection, runoff, land application of animal waste.
- ⌚ Adequate separation from residences, churches, institutional uses, parks.

Mining

- ⌚ Developmental criteria based on type of extraction, intensity and duration of use.
- ⌚ Appropriate separation from existing residences.
- ⌚ Adjacent to hard surfaced roads or upgrade existing roads used for hauling.

- Visual considerations - berms and natural screening.
- Environmental impacts - noise, dust, blasting, hydrology.
- Reclamation as an ongoing process.