

## **APPENDIX B - 2020 LAND USE PLAN**

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2020 Comprehensive Plan Land Use Map and Land Use Category Summary

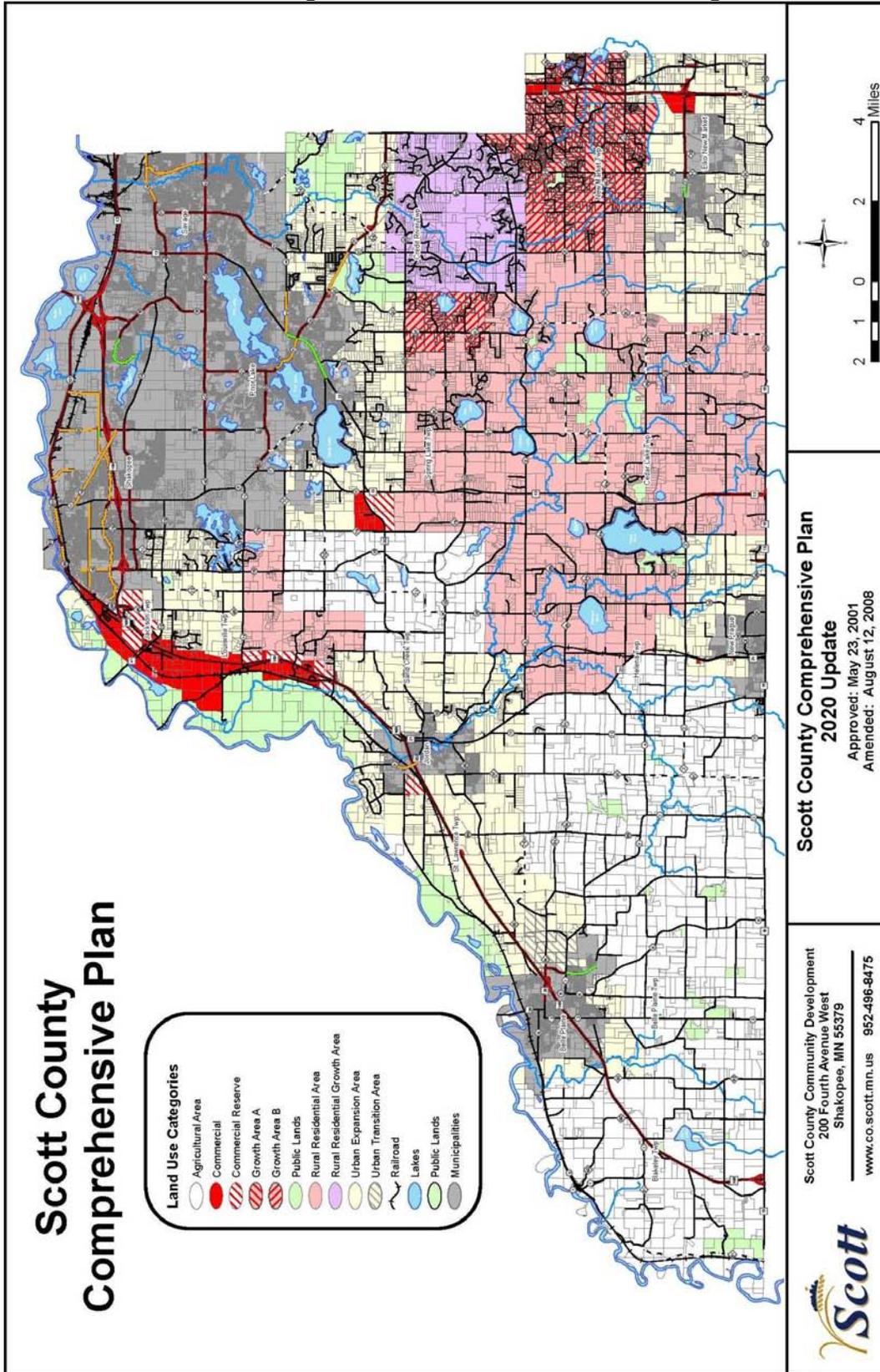
## 2020 Comprehensive Plan Land Use Map and Land Use Category Summary

The Scott County 2020 Comprehensive Plan was adopted on May 23, 2001 after a year-long moratorium on development. The 2020 Land Use Map was amended on April 26, 2005, to include changes from the Southeast Scott County Comprehensive Plan Update. It was again amended on August 12, 2008, for a minor land use amendment in southeast Credit River Township. The following is a description of the 2020 land use planning categories. Information on the land use planning categories for the 2030 Land Use Plan is available in Chapter V, Land Use & Growth Management, of the 2030 Comprehensive Plan Update.

| <b>Scott County 2020 Comprehensive Plan Update<br/>2020 Land Use Map Categories</b> |                                  |                    |  |
|---|----------------------------------|--------------------|--|
| <b>Land Use Category</b>  | <b>Density (units/acre)</b>      | <b>Gross Acres</b> | <b>Description</b>   |
| Agricultural Area   | 1/40                             | 53,387             | That area currently in agricultural production and intended to continue this land use for the next 20 years.   |
| Urban Expansion Area  | 1/40;<br>1/10 cluster            | 45,145             | That area adjacent to municipalities that is anticipated to receive municipal services within the next 40 years.   |
| Urban Transition Area   | 1/40                             | 1,465              | That area adjacent to municipalities that is anticipated to receive municipal services within the next 40 years but is currently in an agricultural preserve program.  |
| Rural Residential Area  | 1/10 non-wetland;<br>1/8 cluster | 47,043             | That area where urban services are not anticipated to be provided in the next 40 years.  |
| Rural Residential Growth Area   | ½.5 non-hydric                   | 7,646              | That area where urban services are not anticipated to be provided, which has already been largely developed at densities greater than one per ten acres, where infrastructure is in place to support residential developments. |
| Growth Area "A"   | 1/10 non-wetland;<br>1/8 cluster | 5,717              | The first area where the Rural Residential Growth Area will be extended to maintain a ten-year supply of 2.5-acre lots.  |
| Growth Area "B"   | 1/10 non-wetland;<br>1/8 cluster | 4,501              | The second area where the Rural Residential Growth Area will be extended to maintain a ten-year supply of 2.5-acre lots.   |
| Commercial/<br>Industrial Area  | N/A                              | 3,338              | Those areas where existing businesses are located and which have previously been designated for this use. These areas will be allowed to accommodate additional development provided necessary infrastructure is provided.     |
| Commercial Reserve Area   | 1/40                             | 1,496              | Those areas which reserve future commercial/industrial uses which are not anticipated to be developed for the next 20 years.   |
| Municipalities  | N/A                              | 35,792             | Incorporated land within a city.   |
| Public Lands  | N/A                              | 10,643             | Parkland or natural areas under local, state or federal ownership.   |
| Lakes   | N/A                              | 8,526              | DNR protected water bodies.  |
|   |                                  |                    |  |
| <b>Total</b>  |                                  | <b>224,699</b>     |  |

**Source:** Scott County 2020 Comprehensive Plan Update, Adopted May 23, 2001, Amended April 26, 2005, & August 12, 2008

## 2020 Comprehensive Plan Land Use Map



# Scott County Comprehensive Plan

**Scott County Comprehensive Plan**

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**2020 Update**  
 Approved: May 23, 2001  
 Amended: August 12, 2008



Source: Scott County 2020 Comprehensive Plan Update, Adopted May 23, 2001, Amended April 26, 2005 & August 12, 2008