

MARSHALL COUNTY, IOWA COUNTY DEVELOPMENT PLAN

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Plan Prepared by

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ARTICLE I. STATEMENT OF INTENT

The Marshall County Development Plan serves as a basis for managing growth and development in the unincorporated area of Marshall County. The Plan facilitates intergovernmental review of zoning, subdivision and other land use issues by City and County officials, and provides guidelines for developers and the general public in understanding and predicting future land use planning for the county. The Plan provides a legally-defensible and socially responsible mechanism for managing such factors as the type, rate, amount, location and/or quality of future development within the county, as set forth by the Land Evaluation Site Assessment (LESA) system developed by the USDA and the Soil Conservation Service (SCS).

Certain findings and assumptions have been made from which this Plan has been developed. First, growth trends and projections indicate that the county will continue to face a limited amount of pressure for new development. For the unincorporated area, that development will be primarily residential. Second, it is recognized that a certain amount of growth has previously occurred in areas that would be identified today as unsuitable for development because of environmental, locational or other factors. While existing development patterns cannot be altered, expansion of certain developed areas can be discouraged as appropriate. Third, it has been assumed that agriculture will continue to be a major factor in the land use and economy of the county and that federal, state and local policies for the preservation of high quality agricultural land will remain. Finally, the Plan is based on the premise that protection of the area's natural environmental systems is of critical importance, and the location and sensitivity of certain natural resources should dictate the location of growth areas and the policy basis for managing growth.

The Development Plan consists of written policies, objectives, implementation measures and a plan map which, together, establish guidelines and locations for areas of growth, growth stabilization, agricultural land preservation and environmental resource protection. The policy basis for the Plan may be found in Chapter 352, Land Preservation and Use, Code of Iowa. The policy statements are supplemented by objectives, implementation measures and map designations based upon the following concepts of development "infill," "expansion," and "reserve."

Infill. Areas designated for infill are primarily areas of existing development. Any new development within infill areas would be expected to occur on existing undeveloped land, or as a result of single-lot splits. No major development requiring subdivision approvals would be anticipated.

Expansion. Areas designated for expansion are undeveloped areas already zoned for development, or undeveloped areas which may be considered as logical extensions of existing development. Expansion areas are expected to accommodate projected growth needs for the life of the plan (10 years).

Reserve. Areas designated as reserve are to indicate long-range planning objectives, but which are beyond the life of the plan. Rezoning or development of reserve areas would not be anticipated unless development of expansion areas has already occurred, or unless the County could expect significant benefit from such development.

ARTICLE II. ADMINISTRATION OF THE PLAN

Section 1: Life of Plan

The Marshall County Development Plan shall become effective upon adoption by the Marshall County Board of Supervisors. The planning period for which the background studies and projections were developed and upon which the plan is based is the year 2006.

Section 2: Review Period

The Marshall County Planning and Zoning Commission and Board of Supervisors shall review the plan every 10 years and shall consider amendments to the plan as appropriate, in accordance with the review.

Section 3: Plan Amendment

The Development Plan must be flexible in order to address changing development pressures which affect land use. Because of this, it may be necessary to amend the policies or map to reflect proposed changes.

Any amendment to the Plan should generally be guided by the following considerations:

1. compatibility with the overall policy basis of the Plan;
2. compatibility with surrounding land uses;
3. applicant's justification to support such amendments to the Plan.

The Development Plan may be amended by the Board of Supervisors after review and recommendation by the Planning and Zoning Commission. An amendment to the plan may be initiated by the owner(s) of the property involved, the Planning and Zoning Commission or Board of Supervisors.

Section 4: Administrative Policies and Procedures

Successful administration of the Plan will require close intergovernmental cooperation between Marshall County and all communities within the county. Zoning, subdivision and annexation actions will affect all jurisdictions and should involve coordinated review and clearly-defined roles and responsibilities. To this end, the following administrative policies and procedures shall be followed:

(A) Zoning Regulation

1. Zoning regulation for all unincorporated areas shall remain under the authority of Marshall County in conformance with the provisions of Chapter 335 Code of Iowa, and the Marshall County Zoning Ordinance.
2. Implementation measures contained within the plan which require review of existing zoning classifications or the development of new regulations will be undertaken within the 10 year review period of the plan.
3. Rezoning requests for land lying within two miles of any incorporated city shall be forwarded to the respective city's Planning and Zoning Commission and City Council, as appropriate, for review prior to the public hearing before the Marshall County Planning and Zoning Commission. Where such land lies within two miles of more than one city, the request shall be forwarded to each city.

4. Any zoning change shall conform to the Development Plan. A petition to rezone land that is not in conformance with the Plan must be accompanied by a petition to amend the Plan to an appropriate classification. To the extent possible, the Plan amendment and rezoning reviews shall be processed concurrently.

(B) Subdivision Regulation

1. Subdivision regulations shall be in conformance with Chapter 354 Code of Iowa, and the Marshall County Subdivision Regulations.
2. Unless governed by a 28E Agreement, subdivision plats shall be filed in accordance with Chapter 354 of the Code of Iowa. The processing of the plat shall be coordinated by the subdivider to ensure a coordinated review by both the city and the county. However, either governmental body (city or county) may waive its review authority in accordance with Chapter 354.
3. Subdivision requests and plat approvals shall conform to the Development Plan.

(C) Annexation:

1. In order to facilitate communication with the various cities regarding development issues, the county encourages that requests for municipal boundary changes (annexation or severance) be forwarded to the County upon receipt by the applicable city.

ARTICLE III. POLICY BASIS

Land use and development policies, objectives and implementation measures may attempt to manage such factors as the type, rate, amount, location and/or quality of future development. The basis for the policies created for this Plan are found in Chapter 352, Land Preservation and Use, Code of Iowa. Using this as a basis for policy development gives strong legislative support to the County's planning efforts. Applicable policy elements within Chapter 352 have been developed below, and references to the Objectives and Implementation Measures contained in Article IV are shown in parenthesis..

Section 1: Preserve Agricultural Lands for Agricultural Production

Approximately 96% or 353,204 acres of Marshall County is unincorporated land in agricultural use, and of that, almost 49% is classified as "high value" agricultural land. Preservation of prime agricultural land has long been a major land use issue for Marshall County and existing federal and state policies recognize agricultural land as a natural resource to be protected. Marshall County shall continue to foster land use policies and regulations which conserve the productivity and preserve the availability of high value agricultural lands for the production of food and fiber. Marshall County recognizes and stresses the importance of comprehensive planning and growth management strategies for agricultural land preservation.

- (A) Policy:**High value agricultural land should be strongly encouraged for retention in agricultural use and/or non-agricultural development should be strongly discouraged, except in identified growth areas (Article IV, Section 13)

- (B) **Policy:** Future non-agricultural development shall be directed toward identified growth areas so that impacts on existing agricultural operations and high value agricultural land are minimized and efficient development patterns are created. (Article IV, Section 1 - 9 and 12)
- (C) **Policy:** Marshall County shall encourage "innovative" development concepts which minimize potential conflicts with agricultural land and operations. Such concepts may include cluster or planned unit developments. (Article IV, Section 2,3, and 12)

Section 2: Preserve and Provide for Recreational Areas, Forests, Wetlands, Streams, Lakes and Aquifers

Because recreational areas, forests, wetlands, streams, lakes and aquifers provide recreational opportunities and scenic enrichment as well as a necessary ecologic diversification, and because the maintenance of environmental quality demands that these valuable resources be properly managed to conserve them for the future, Marshall County shall encourage natural resource-based planning and land use management which recognizes the special advantages granted and limitations imposed by the natural systems and which encourages the protection of the land and the wise use of its resources.

- (A) **Policy:** Groundwater plays an important role in the human and economic health of Marshall County. In order to serve the public interest, Marshall County shall promote the coordinated and planned uses of land as a means to protect the quality and quantity of the groundwater resource. Consideration shall be given to potential environmental impacts of proposed developments in order to help prevent, to the maximum extent practical, contamination of groundwater from point and non-point sources. (Article IV, Section 1-13)
- (B) **Policy:** Future development in the unincorporated area shall be directed and managed so as to minimize damage to the environment, property or life. Sensitive environmental conditions shall be identified and may include areas of severe slope or erosion potential, flood hazard areas, hydrologically sensitive areas, significant vegetation, soils with severe limitations to development, or other significant natural features. (Article IV, Section 1 - 13)
- (C) **Policy:** Marshall County recognizes the potential for private recreation area development as a resource management tool. Such private recreation shall be developed and managed with particular attention to maintaining or enhancing the quality of the vegetative, hydrologic and visual resources. (Article IV, Section 1 - 13)
- (D) **Policy:** Marshall County shall encourage "innovative" development concepts which minimize potential impacts on sensitive environmental conditions. Such concepts may include cluster or planned unit developments, and the creation of "buffer zones" between development areas and sensitive environmental areas. (Article IV, Section 2,3, and 12)

Section 3: Provide for Housing, Commercial, Industrial, Transportation and Recreation Needs

Marshall County should continue to experience a moderate amount of growth in population, housing demand and certain economic sectors. At the same time, not all economic sectors have experienced such growth and demand for services and products may not be entirely met by local businesses.

Community growth has many potential benefits including more jobs, more people, higher incomes, more business for local merchants, increased property values, additional tax revenues and a more diversified tax base. However, this same growth will carry with it potential impacts such as a loss of open space and rural character, conversion of high quality agricultural land, increased demands for public services and facilities,

and environmental degradation. Because the benefits and costs of growth must be carefully evaluated against other community priorities, Marshall County shall foster land use policies and regulations which effectively manage and provide for the growth of the housing, commercial, industrial, transportation and recreation needs.

- (A) **Policy:** Adequate land area and a suitable range of development locations and permitted development types shall be provided to accommodate projected housing, commercial, industrial, transportation and recreation needs (Article IV, Section 1 - 9 and 12)
- (B) **Policy:** Compact growth patterns will be promoted and growth areas identified which may be effectively provided with public services. Future nonagricultural development within the unincorporated area shall be directed toward these identified growth areas or as otherwise permitted in light of the entire Development Plan. (Article IV, Section 1 - 13)
- (C) **Policy:** Most commercial and industrial land uses shall be directed toward the corporate limits of cities, where a complete range of services are available, or to locations where municipal services may be logically and efficiently extended upon annexation. (Article IV, Section 4 - 9)
- (D) **Policy:** Residential, commercial, industrial and recreational land use patterns and site development plans shall maintain and improve the existing transportation network at a level adequate to serve the proposed development and the needs of each area of the County. (Article IV, Section 1 - 9 and 12)
- (E) **Policy:** A limited access transportation network to provide unimpeded linkage between growth areas/communities for the movement of goods and people shall be maintained.
- (F) **Policy:** Growth and development require access to mineral resources. Marshall County recognizes that these resources are a fixed asset and acknowledges mineral extraction as an essential activity. However, the impacts of such activity to existing or future development and infrastructure, and to the natural resource base, should not exceed the benefits. (Article IV, Section 1 - 13)

Section 4: Promote the Efficient Use and Conservation of Energy Resources

Because of the continued dependence upon non-renewable energy resources, the continued uncertainties with regard to the cost and availability of those energy resources, the need to combat public complacency over energy conservation and the great potential for energy conservation which may be encouraged at all levels of government, Marshall County shall foster land use policies and regulations which promote the efficient use and conservation of energy resources and the utilization of renewable sources of energy.

- (A) **Policy:** Land use patterns which reduce overall energy expenditures (heating and cooling needs, transportation needs, construction methods and materials) or which maximize energy efficiency in the long run shall be encouraged. This may include compact, higher density development, mixed use developments and infill development. (Article IV, Section 1 - 9 and 12)
- (B) **Policy:** Reduction of heating and cooling needs through spatial relationships, including site planning and site design criteria and buildings which are designed and sited with respect to climate, shall be encouraged. This may include the provision for solar access through building design and street and lot layout, the encouragement of cluster and mixed use developments and the encouragement of building types and design innovations that save energy. (Article IV, Section 1 - 9 and 12)

Section 5: Promote the Creation and Maintenance of Wildlife Habitat

Wildlife resources contribute greatly to the physical and psychological well-being of man. Because of the historical transition in Marshall County from a prairie/woodland environment to an agricultural/urban environment, there has been a significant decrease in wildlife habitat. Promoting the creation and maintenance of wildlife habitat in Marshall County will benefit wildlife populations and promote recreational opportunities, scenic enhancement and ecologic diversification.

(A) Policy: Preserve permanent, high value habitat areas and provide incentives for their protection and maintenance. (Article IV, Section 1 - 13)

(B) Policy: Encourage the linkage of fragmented and discontinuous habitat areas to create wildlife travel corridors. (Article IV, Section 1 - 13)

(C) Policy: Development types which lack wildlife cover altogether, such as commercial/industrial development and certain recreational uses, shall be directed toward identified growth areas so that impacts on existing wildlife habitat areas are minimized. (Article IV, Section 4 - 9)

(D) Policy: Marshall County shall encourage "innovative" development concepts which preserve areas of permanent, high quality habitat. Such concepts may include cluster or planned unit developments and the creation of "buffer zones" between development and permanent, high quality habitat areas. (Article IV, Section 1 - 9 and 12)

ARTICLE IV. OBJECTIVES AND IMPLEMENTATION MEASURES

The following are objectives and implementation measures for the various development classifications identified on the accompanying Development Plan Map and referenced within Article III, Policy Basis.

Section 1: Residential Infill Areas

(A) Objective:

Areas designated for Residential Infill (RI) are primarily areas of existing single family residential development. RI areas are intended to preserve the character of the existing development and to protect existing land uses. New development within these areas is intended to accommodate limited demand for residential housing and is expected to occur on existing undeveloped parcels or as a result of single lot splits. No major development requiring subdivision approval is anticipated.

(B) Implementation:

1. All zoning request will be reviewed for conformance with the above objective and with all applicable policy statements.
2. Residential Infill areas not currently zoned for residential purposes will be considered for rezoning to such appropriate categories upon request by owner or legal agent thereof.
3. Subdivision approvals, if required, should be limited to developments requiring no new public improvements.

Section 2: Residential Expansion Areas

(A) Objective:

Areas designated for Residential Expansion (RE) are primarily undeveloped areas at the fringes of the corporate limits of a city which are expected to fall within that city's growth patterns. RE areas are intended to accommodate urban-density residential development. These areas will contribute toward meeting the projected housing demand for the life of the plan.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. Site development plans shall provide for linkages with existing or planned transportation networks (including internodal networks) or with identified growth areas as appropriate. Site development plans shall also provide "buffer zones" or other appropriate protection between development areas and sensitive environmental areas, including permanent, high quality wildlife habitat areas.

Section 3: Residential Reserve Areas

(A) Objective:

Areas designated as Residential Reserve (RR) are to indicate long-range planning objectives and are intended to accommodate future housing demand which is beyond the life of the plan. Rezoning or development of RR areas is not anticipated during the life of the plan unless significant development of RE areas has already occurred, or unless it can be demonstrated that significant public benefit would be gained from such development.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. An amendment to the Development Plan Map to the appropriate designation will be required prior to consideration of any request for rezoning or subdivision development approval for RR areas.
3. RR areas which are currently zoned for development purposes will be considered for rezoning to a non-development category upon application by owner or legal agent thereof.

Section 4: Commercial Infill Areas

(A) Objective:

Areas designated for Commercial Infill (CI) are primarily areas of existing commercial development. CI areas are intended to protect adjacent land uses and to preserve the character of existing commercial development. New development within these areas is intended to accommodate a limited demand for commercial

development and is expected to occur on existing undeveloped parcels or as a result of single-lot splits. No major commercial development requiring subdivision approval is anticipated.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. CI areas not currently zoned for commercial purposes will be considered for rezoning to appropriate categories upon application by owner or legal agent thereof.
3. Improvement standards for commercial subdivision approvals in CI areas shall be at a level to adequately serve the public need and protect the public interest, including the quality and quantity of the groundwater resource. In general, this means Marshall County will support commercial subdivision approval in CI areas which would not require the provision of full urban services in those instances where environmental and design considerations justify.
4. Marshall County will employ site planning and performance standards as stated in the Marshall County Platting and Subdivision Ordinance and the Marshall County Zoning Ordinance.

Section 5: Commercial Expansion Areas

(A) Objective:

Areas designated for Commercial Expansion (CE) are undeveloped areas at the fringes of the corporate limits of a city which are expected to fall within that city's growth pattern. New commercial development in these areas shall be designed to protect adjacent land uses and the future character of the surrounding area.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. Site development plans shall provide for linkages with existing or planned transportation networks (including internodal networks) or with identified growth areas as appropriate. Site development plans shall also provide "buffer zones" or other appropriate protection between development areas and sensitive environmental areas, including permanent, high quality wildlife habitat areas.

Section 6: Commercial Reserve Areas

(A) Objective:

Areas designated as Commercial Reserve (CR) are to indicate long-range planning objectives and are intended to accommodate future demand for new commercial growth beyond the life of the plan. Rezoning or development of CR areas is not anticipated during the life of the plan unless significant development of Commercial Expansion areas has already occurred or unless it can be demonstrated that significant public benefit would be gained from such development.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. An amendment to the Development Plan Map to "Commercial Expansion" will be required prior to consideration of any request for rezoning or commercial subdivision development approval for CR areas.
3. Commercial Reserve areas which are currently zoned for development purposes will be considered for rezoning to a non-development category upon application by owner or legal agent thereof.

Section 7: Industrial Infill Areas

(A) Objective:

Areas designated for Industrial Infill (II) are primarily areas of existing industrial development. II areas are intended to protect adjacent land uses and to preserve the character of existing industrial development. New industrial development within these areas is intended to accommodate a limited demand for industrial development and is expected to occur on existing undeveloped parcels or as a result of single lot splits. No major industrial development requiring subdivision approval is anticipated.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. Industrial Infill areas not currently zoned for industrial purposes will be considered for rezoning to appropriate categories upon application by owner or legal agent thereof.
3. Improvement standards for industrial subdivision approvals in II areas shall be at a level to adequately serve the public need and protect the public interest, including the quality and quantity of the groundwater resource. In general, this means Marshall County will support industrial subdivision approval in II areas which would not require the provision of full urban services in those instances where environmental and design considerations justify.
4. Marshall County will employ site planning and performance standards as stated in the Marshall County Platting and Subdivision Ordinance and the Marshall County Zoning Ordinance.

Section 8: Industrial Expansion Areas

(A) Objective:

Areas designated for Industrial Expansion (IE) are undeveloped areas at the fringes of the corporate limits of a city which are expected to fall within that city's growth patterns. IE areas are intended to accommodate new industrial development upon the availability of urban services and will contribute toward meeting the projected demand for industrial land for the life of the plan. New industrial development in these areas shall be designed to protect adjacent land uses and the character of the surrounding area.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable

policy statements.

2. New industrial development within the IE areas is intended to be provided with full urban services in conformance with municipal standards.
3. Site development plans shall provide for linkages with existing or planned transportation networks (including internodal networks) or with identified growth areas as appropriate. Site development plans shall also provide "buffer zones" or other appropriate protection between development areas and sensitive environmental areas, including permanent, high quality wildlife habitat areas.
4. Marshall County will employ site planning and performance standards as stated in the Marshall County Platting and Subdivision Ordinance and the Marshall County Zoning Ordinance.

Section 9: Industrial Reserve Areas

(A) Objective:

Areas designated as Industrial Reserve (IR) are to indicate long-range planning objectives and are intended to accommodate future demand for new industrial growth beyond the life of the plan. Rezoning or development of IR areas is not anticipated during the life of the plan unless significant development of IE areas has already occurred, or unless it can be demonstrated that significant public benefit would be gained from such development.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. An amendment to the Development Plan Map to "Industrial Expansion" will be required prior to consideration of any request for rezoning or industrial subdivision development approval for IR areas.
3. Industrial Reserve areas which are currently zoned for development purposes will be considered for rezoning to a non-development category upon application by owner or legal agent thereof.
4. Marshall County will employ site planning and performance standards as stated in the Marshall County Platting and Subdivision Ordinance and the Marshall County Zoning Ordinance.

Section 10: Critical Resource Areas

(A) Objective:

Areas designated as Critical Resource Areas (CRA) indicate lands which contain natural resource elements which present significant limitations to development and/or which contain sensitive environmental conditions which require special management of the aesthetic, environmental or recreational assets. Sensitive environmental conditions include, but are not limited to, areas of severe slope or erosion potential, flood hazard areas, hydrologically sensitive areas, significant vegetation, soils with severe limitation to development, or other natural features that indicate special management concerns.

(B) Implementation:

1. All zoning requests shall be reviewed for conformance with the above objective and with all applicable policy statements.
2. Undeveloped areas identified as CRA's which are currently zoned for development purposes will be considered for rezoning to a non-development category upon request by owner or legal agent thereof.

Section 11: Critical Resource Area Overlay

(A) Objective:

Areas designated as Critical Resource Overlay (CRAO) have been identified on the same basis as previously discussed for Critical Resource Areas. Additionally, the CRAO areas are also located in areas identified for future development as an "Expansion," "Reserve," or "Agricultural/Residential" area. The intent of the CRAO is to identify areas where special planning considerations and environmental concerns should be taken into account during the development review and approval process.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy areas.
2. In instances where the underlying Plan classification also indicates CRA areas, measures should be taken to mitigate against damage to the existing CRA. Such measures should include site planning practice that enhances and does not destroy the Critical Resource Area.

Section 12: Agricultural/Residential Areas

(A) Objective:

Areas designated as Agricultural/Residential (A/R) are undeveloped areas of low-to-moderate value agricultural land or areas which may be considered as logical extensions of existing development. A/R areas are intended to preserve the rural character of the area, preserve the character of adjacent development and be compatible with adjacent land uses. A/R areas are intended to accommodate low-density residential development and will contribute toward meeting the projected housing demand for the life of the plan.

Marshall County will support residential subdivision approval in A/R areas in furtherance of policies promoting compact growth patterns and the orderly transition of uses from rural to urban.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. Improvement standards for residential subdivision approvals in A/R areas shall be at a level to adequately serve the public need and protect the public interest, including the quality and quantity of the groundwater resource. In general, this means Marshall County will support subdivision approval in A/R areas which would not require the provision of full urban services in those instances where environmental and design considerations justify.

3. Site development plans shall provide for linkages with existing or planned transportation networks (including internodal networks) or with identified growth areas as appropriate. Site development plans shall also provide "buffer zones" or other appropriate protection between development areas and sensitive environmental areas, including permanent, high quality wildlife habitat areas.

Section 13: Agriculture Areas

(A) Objective:

Areas designated as Agricultural Areas (AG) are intended to identify high value agricultural land containing a minimum of non-agricultural uses, with ownership patterns that indicate a long-term commitment to agriculture. AG areas are intended to preserve the rural character of the area, preserve high value agricultural land, protect agricultural resources from encroachment from non-agricultural uses. It is not intended to permit non-agricultural uses in AG Areas.

(B) Implementation:

1. All zoning requests will be reviewed for conformance with the above objective and with all applicable policy statements.
2. The provisions of Chapter 352 Code of Iowa, 1987 or as amended, shall serve as the basis of implementing the above objective.
3. Marshall County may allow voluntary formation of Agricultural Land Preservation Areas by landowners and shall provide technical information and assistance to landowners wishing to establish such areas.
4. Marshall County may consider adopting an Agricultural Land Preservation Ordinance in addition to voluntary establishment of Agricultural Land Preservation Areas by landowners.

Section 14: Temporary Transportation Reserve Areas

(A) Objective:

Areas designated as Temporary Transportation Reserve Areas (TTRA) indicate lands which have been identified as areas which will soon be subject to moderate to large-scale Furthermore, single-lot subdivisions requiring a subdivision variance should be discouraged unless they pose no threat to the construction corridor.

(B) Implementation:

1. All zoning requests shall be reviewed for conformance with the above objective and with all applicable policy statements.
2. Undeveloped areas identified as TTRA's which are currently zoned for development purposes will not be considered for rezoning to a non-development category based only upon a new designation as a TTRA.construction of new transportation infrastructure. Because transportation infrastructure requires the acquisition of large tracts of land in and near the area of construction these tracts present areas of significant

concern to the county in terms of limiting their ability to develop. Significant development in these areas before or during the construction of a new transportation infrastructure project could raise the costs of land acquisition and could create unnecessary delays in completing the project. Therefore it will be necessary to use this comprehensive land use plan designation to temporarily reserve areas of the county from development just before and during construction of transportation projects. No land located in a TTRA shall be subdivided during the life of the TTRA district.

APPENDIX

Definition of Terms:

1. High Value Agricultural Land. Land classified as high value for agriculture has been based on a score of 254-300 using the Land Evaluation and Site Assessment (LESA) System for 1/4 sections of land.
2. Growth Areas. References to "identified growth areas" shall include any Infill or Expansion designation (i.e., Residential, Commercial, Industrial) and areas designated as Agricultural/Residential.
3. Public Improvements. "Public improvements" refer primarily to street standards, but may include urban services.

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