

CHAPTER 10: URBAN EXPANSION DISTRICT "X"

SECTION 10.1: PURPOSE

To provide a district that designates areas of the County in close proximity to urban areas that are experiencing development pressures, and where urban expansion is planned in accordance with land use plans prepared and adopted by cities.

SECTION 10.2: PERMITTED USES

All uses permitted in the Agricultural (A) District are permitted uses in this district with the following exceptions;

- 10.2.1 New feed lots and/or the expansion of an existing feed lot shall be prohibited.
- 10.2.2 Meteorological Towers are prohibited

SECTION 10.3: CONDITIONAL USES

All uses allowed through the issuance of a conditional use permit in the Agricultural (A) District shall also be allowed in this district with the following exceptions, which shall be prohibited;

- 10.3.1 New feed lots and/or the expansion of an existing feed lot;
- 10.3.2 Land treatment sites for the application of contaminated soils.
- 10.3.3 WECS exceeding a total generating nameplate capacity of 1kW.

SECTION 10.4: INTERIM USES

All uses allowed through the issuance of an Interim Use Permit in the Agricultural (A) District shall also be allowed in this district with the following exceptions, which shall be prohibited;

- 10.4.1 Temporary asphalt hot-mix plants or concrete plants utilized for specific road projects located within Dodge County
- 10.4.2 Quarrying operations, sand and gravel extraction, or other mineral or material excavation activities with exceed 50 cubic yards in total, (see section 1618 for additional

standards applying to this use.)

10.4.3 Meteorological Towers

SECTION 10.5: PERFORMANCE STANDARDS

10.5.1 Special Setbacks

- A. FROM FEEDLOTS (Amended 6/9/09) All new dwellings (except dwelling of feedlot owner or operator), golf courses, churches, public buildings, public assembly areas, licensed daycare facility and any facility with public water supply well shall be setback one thousand feet (1000') from an existing registered animal feedlot of 30 animals units or more.
- B. FROM WECS (Amended 10/13/09). The setback for all new dwellings from existing Micro- WECS shall be reciprocal and in accordance with the specific performance standards of Chapter 21

10.5.2 Lot Area Requirements

- A. lot area required shall be a minimum of thirty five (35) acres, all contained in the same quarter-quarter section of land.

10.5.3 Lot Width Requirements

- A. one of the lot dimensions shall be one quarter mile;

10.5.4 Height Requirements

- A. agricultural buildings are exempt from height limitations unless they are located within an airport zone;
- B. non-agricultural structures shall not exceed a height of thirty five (35) feet.
- C. Micro-WECS permitted under a Conditional Use Permit are exempt from the height requirements.

10.5.5 Front Yard Requirements

- A. there shall be a front yard setback of not less than 50 feet from the right of way line;

10.5.6 Side Yard Requirements

- A. there shall be a minimum building setback of 25 feet from the side yard property line.

10.5.7 Rear Yard Requirements

- A. there shall be a minimum building setback of 25 feet from the rear yard property line.

10.5.8 Tree and/or Shrub Planting Regulations

- A. deciduous and coniferous trees that reach a mature height of twenty five (25') feet or more shall be setback a minimum of twenty five (25') feet from road rights-of-way and all property lines;
- B. all other trees and shrubs shall be setback a minimum of fifteen (15') feet from road rights-of-way and all property lines.

**SECTION 10.6: REZONING TO URBAN EXPANSION RESIDENTIAL
(Amended 2003)**

Land within the Urban Expansion District and Orderly Annexation Areas must be rezoned to "Urban Expansion Residential" prior to submitting a subdivision plat. When considering a rezoning request, the County must consider if the area can reasonably accomplish the Sustainable Design Principles outlined in the County's Comprehensive Plan. Therefore, a plat may be considered for rezoning if it meets all of the following conditions:

- 10.6.1 The Plat is compatible with the City and County Comprehensive Plans.
- 10.6.2 The City and Township have provided a written statement of review and comment, including any issues or concerns, and an overall assessment of the rezoning.
- 10.6.3 Access and roadways must meet the criteria set forth in Section 2006 of the Subdivision Regulations.
- 10.6.4 A setback of one thousand (1,000) feet is required from the nearest boundary of a subdivision permitted under Section 20 of this Ordinance to a registered feedlot of thirty (30) animal units or more. (Amended 6/9/09)