

Land Use

Overview

The land use portion of the plan provides direction and guidance for how land use, infrastructure, and related elements fit together within the geographic context of the County. This section also provides direction for how growth should be accommodated, including: character, scale, and intensity. Additionally, it serves as a guide for new development proposals and investments for Boone County.

Boone County has many characteristics which make it an attractive place for residents to live. The overall goal of the County is to maintain the rural agricultural areas within the County, while finding areas for growth in residential, business, recreational, and industrial uses to serve the future needs of the community. The County must keep in mind the local municipalities within the County that contain large portions of the County's population. It is important to differentiate between the zoning designation, existing land use, and future land use within this section of the comprehensive plan.

Land Use Goals

- **Goal 1:** Modernize present land use and zoning designations
 - Create an "Urban Fringe Residential" zoning district around present cities to promote regional housing growth.
 - Include public infrastructure and renewable energy such as wireless infrastructure, solar farms, and wind turbines as conditional uses within agricultural designations.
 - Update ordinance language to allow for a wider variety of housing.
- **Goal 2:** Continue to prioritize the protection of agriculture land
 - Provide transition and buffer areas of development around existing municipalities.
 - Promote efficient use of existing developed areas.
 - Encourage the location and maintenance of local businesses on identified commercial and industrial areas.
- **Goal 3:** Identify areas for future growth and development
 - Focus commercial and industrial growth along the existing transportation network of railways and regional roadways.
 - Locate higher density housing around existing municipalities.
 - Designate land to accommodate a variety of uses in locations that are compatible.
 - Consider investing into parks land near locations of residential growth.

Zoning

A property's land use designation and zoning designation are two separate things. The present zoning is a classification that sets what can and cannot be built on a parcel from the time the zoning ordinance is passed until the zoning ordinance is changed or the specific classification in the ordinance is changed. The zoning of a parcel regulates the height, size, setback, and other development requirements of the property. Figure 4.1 shows an overall map of zoning within Boone County.

Existing Uses

The existing land use map shows what the land is presently being used for. This can differ from the present zoning. In many cases there are legal non-conforming uses that were occurring prior to the existing zoning being in place. This means that what use is presently existing can continue but cannot be expanded or changed unless the use is changed to accommodate what is allowed in the present zoning designation. Figure 4.2 below is based on current tax information from the Boone County's Assessor's office and reflects the use classifications that are in place.

Although similar, a future land use map and the existing land use map are separate entities. Existing land use is what the current land is being used for, while future land use is a projection of what the land should be used for in the future. The existing land use map only shows what each parcel is currently designated as, not what is legally allowed or what it should be used for.

Future Uses

Future land use is the proposed designation that provides a idea of the type of use deemed most appropriate for an area. The presented future land use map takes careful consideration of social needs, demography, housing and commercial trends, market information, and economic needs. The map is intended to be flexible and should be reviewed and updated periodically in response to changing conditions within Boone County. The future land use map aligns the existing zoning with the future needs of the community and should be used in tandem. Figure 4.3 shows an updated future land use map based on community goals and engagement.

Current Trends

The population of Boone County was slowly decreasing from 1950 until 1990. Since then, the population has started to slowly increase. The net change since 1950 has been a decrease of 1,691 individuals, with 1950 recording 28,139 individuals and 2020 recording 26,448. Using historical data, Boone is projected to continue increasing in population to 27,188 in 2040, an increase of 740 individuals since 2020, but still 951 individuals less than in 1950.

Table 4.1: Historical Population and Projections										
Year	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
Population	28,139	28,037	26,470	26,184	25,186	26,224	26,224	26,448	26,708	27,188

Table 4.1 – Historical Population and Projections

Source: US Census Data

Population Growth and Projected Land Demand

As indicated previously and in the demographics section, Boone County is projected to slowly increase in population over the next twenty years. It is important to have a strong understanding of what the community's current and future needs and desires are. An online survey, along with physical copies, were given to residents to develop the foundation for what Boone County's citizens view as priorities as growth happens within Boone County. Key findings are to maintain the rural lifestyle that many moved to Boone County for, but also to increase opportunities for retail stores. Other priorities were to provide adequate and affordable housing for community members and supporting the growth of the tax base.

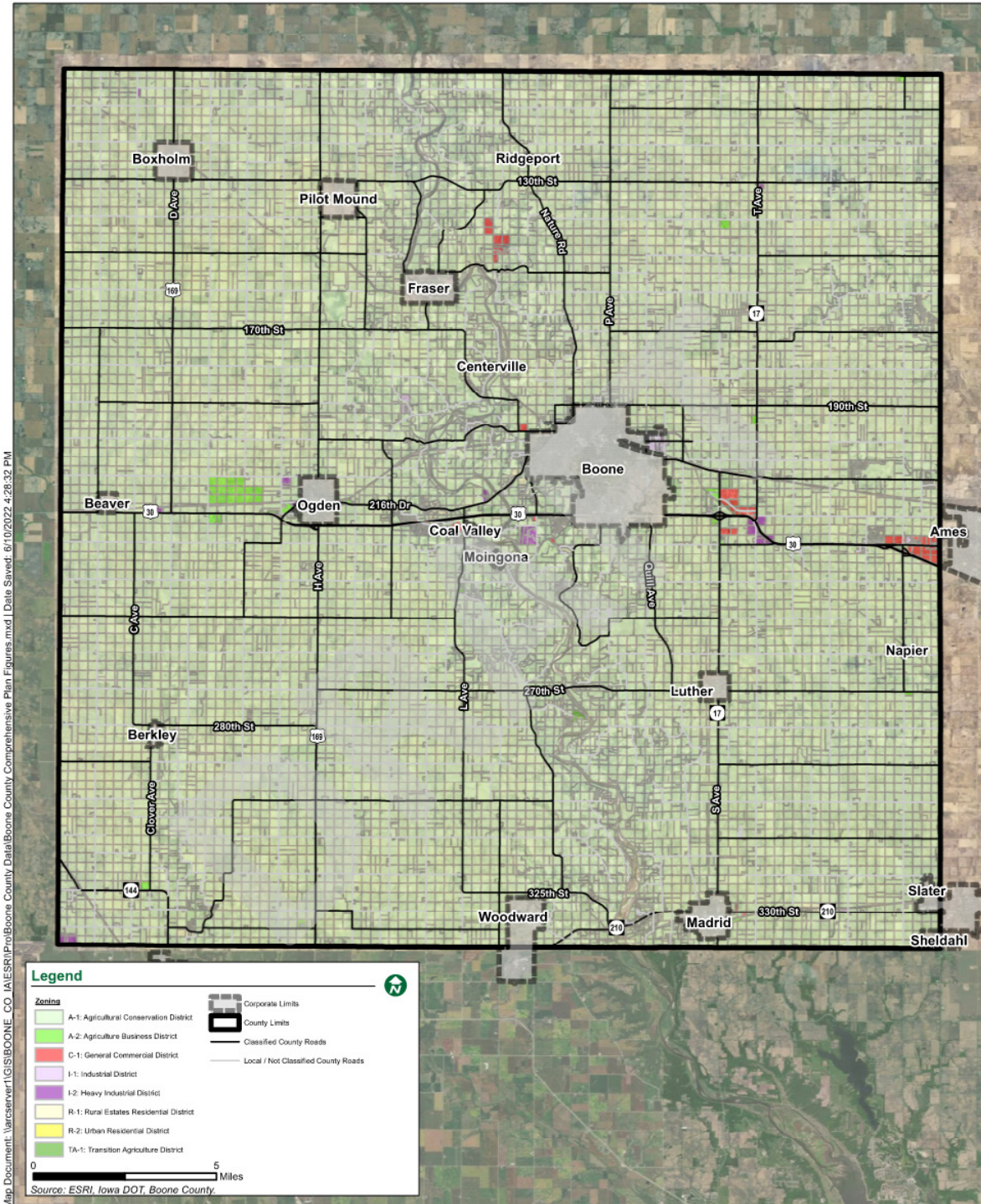


Figure 4.1 – Boone County Zoning Map

Source: Boone County Data

Created: Bolton & Menk Inc.

Zoning Overview

The existing zoning map is primarily composed of the Agricultural Conservation District. There are concentrations of General Commercial District, Industrial District, and Agriculture Business District nodes near county highways.

Table 4.2: Zoning District Makeup		
Zoning	Acres	Percent
A-1: Agricultural Conservation District	345146.63	98.43
A-2: Agricultural Business District	1157.35	0.33
C-1: General Commercial District	1178.51	0.34
I-1: Industrial District	301.57	0.09
I-2: Heavy Industrial District	603.5	0.17
R-1: Rural Estates Residential District	2130.46	0.61
R-2: Urban Residential District	7.82	<0.01
TA-1: Transition Agriculture District	139.22	0.04

Table 4.2 – Zoning District Makeup

Source: Boone County Data

Zoning Definitions

A-1: Agricultural Conservation District: Uses related to rural agricultural farming and related resources with the goal to restrict high intensity uses of the land.

A-2: Agricultural Business District: Uses interrelated to agricultural uses or that contextually fit with agricultural areas.

C-1: General Commercial District: Retail and service businesses which provide daily services to residents.

I-1: Industrial District: Heavy commercial and industrial uses with low water uses and limited amounts of emissions.

I-2: Heavy Industrial District: Heavy commercial and industrial uses with high water uses and large amounts of emissions. Often need to be located within close proximity to railroads or highways.

R-1: Rural Estates Residential District: Larger lot subdivisions and home on acreages that are primarily residential uses.

R-2: Urban Residential District: Rural high density residential home site and subdivisions with residential streets and utilities.

TA-1: Transition Agriculture District: Moderate density residential developments as the area transitions from low density agricultural districts to higher density residential.

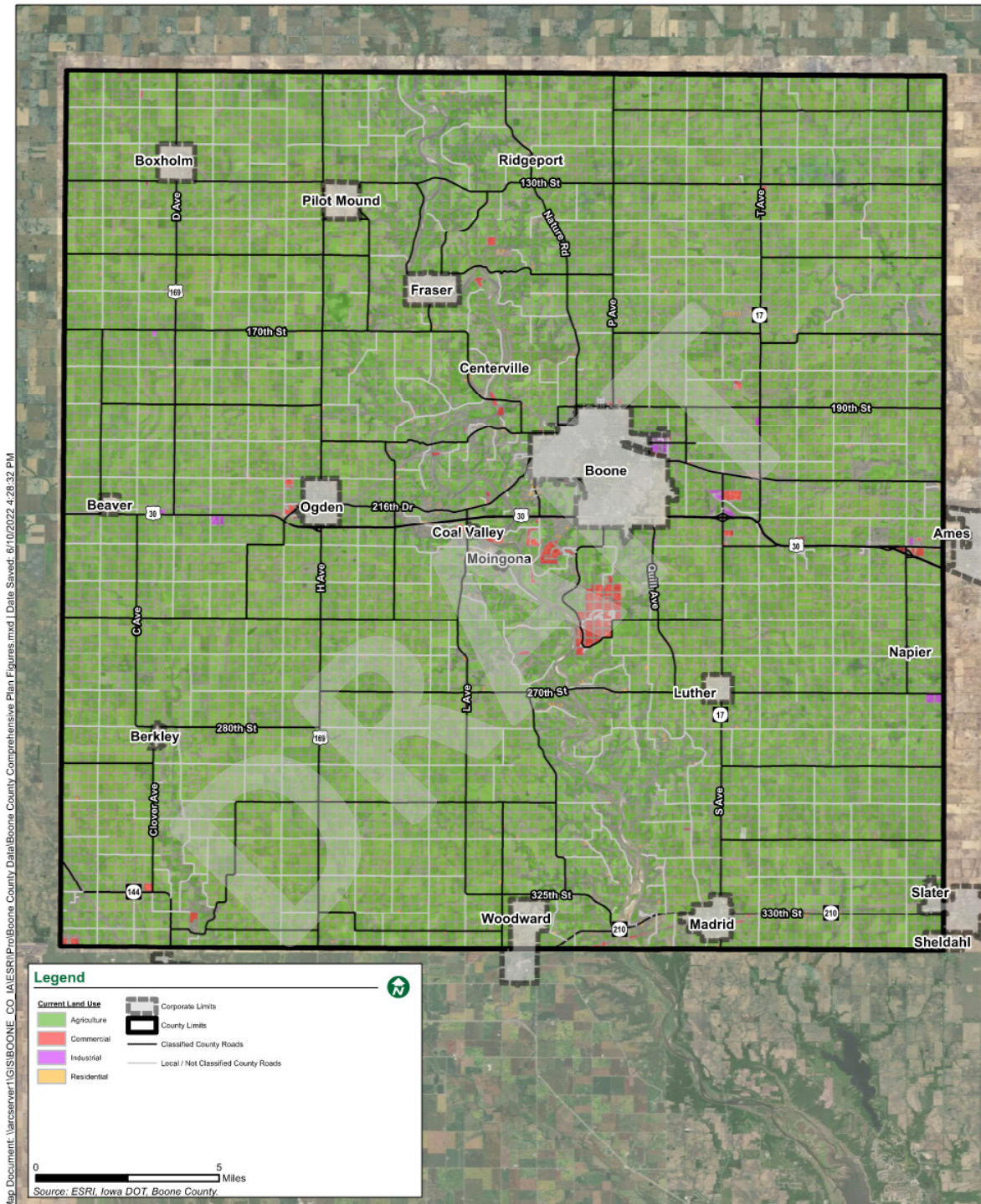


Figure 4.2 – Boone County Existing Land Use Map

Source: Boone County Data

Created: Bolton & Menk Inc.

Existing Land Use Overview

Boone County is primarily made up of Agricultural uses, with a small amount of Commercial, Industrial, and Residential uses throughout the county.

Table 4.3: Existing Land Use Makeup		
Current Land Use	Acres	Percent
Agricultural	339650.23	96.86
Commercial	3329.4	0.95
Industrial	517.05	0.15
Residential	7162.29	2.04

Table 4.3 – Existing Land Use Makeup

Source: Boone County Data

Existing Land Use Definitions

Agriculture: Open space that is currently in its natural state or being used for the animal rearing, cultivation, or related uses.

Commercial: All types of services and retail establishments where goods and services can be purchased.

Industrial: Heavy commercial and industrial uses that typically produce raw goods or finished products with limited amounts of retail space.

Residential: Areas primarily used for housing that are generally one of two units per structure.

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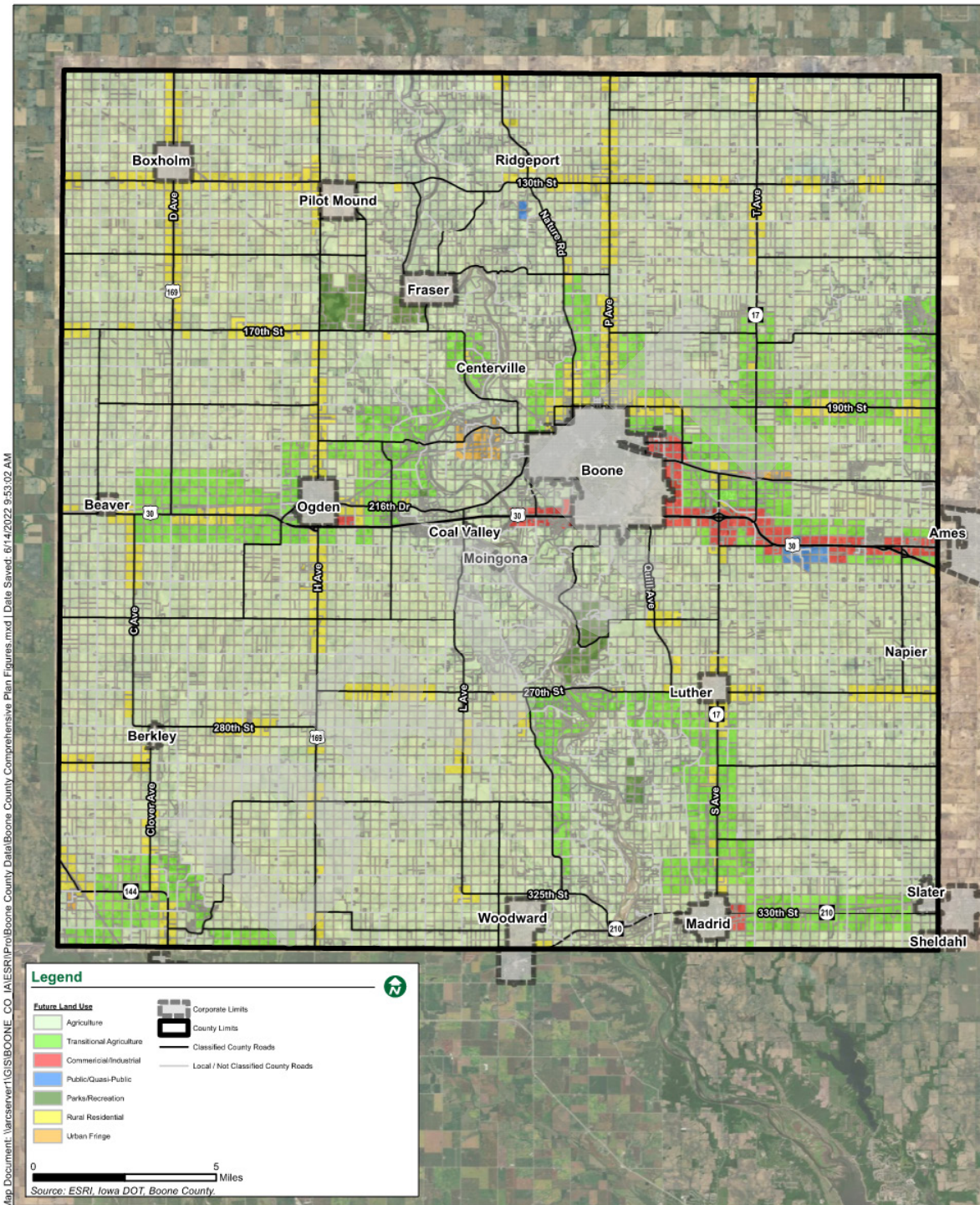


Figure 4.3 – Boone County Future Land Use Map

Source: Boone County Data

Created: Bolton & Menk Inc.

Future Land Use Overview

The Future Land Use map incorporates the desire to increase retail and commercial businesses, increase job opportunities and variety and availability of housing stock, while maintaining the rural aspects of the County. Residents agreed in the survey that the rural and small town feel is what makes Boone County unique. Especially focusing on the two components about Boone County that were discussed the most being the parks and small town feel of many of the communities within Boone County. The future land use map is broken down into four quadrants for simple comprehension with the Des Moines River being the east-west boundary, and Highway 30 being the north-south boundary.

The majority of Boone County maintains a designation of agriculture to preserve the green space and agricultural identity of the county. Transitional Agriculture was placed near arterial and collector roads to allow for small amounts of growth to be near already established routes. Rural housing is placed only along paved county roads and around already established communities. There is development pressure on Highway 30, Highway 17, and Iowa 210, with the largest amount of pressure on the eastern half of Highway 30 between the City of Boone and the eastern edge of Boone County. A combination of Transitional Agriculture, Rural Residential, and Commercial/Industrial is designated along the corridors.

Future Land Use	Acres	Percent
Agriculture	278272.83	79.36
Commercial/Industrial	4273.6	1.22
Parks/Recreation	2927.96	0.84
Public/Quasi-Public	536.57	0.15
Rural Residential	23019.09	6.56
Transitional Agriculture	40612.8	11.58
Urban Fringe	1009.44	0.29

Table 4.4 – Future Land Use Makeup

Source: Boone County Data

Future Land Use Definitions

Agriculture: Space being used for the animal rearing, cultivation, or related uses.

Commercial/Industrial: Uses containing retail, services, or the creation of raw or finished products or goods.

Public/Quasi-Public: Uses generally characterized by public or institutional buildings or contain public infrastructure of civic needs.

Parks/Recreation: Open space that is primarily in its natural state and open to the general public for portions of the year.

Rural Residential: Residential uses that are often classified as single family detached housing on large lots.

Transitional Agriculture: Land that will transition from low intensity agriculture to higher density residential. The area will contain a mixture of agricultural uses, residential uses, and commercial uses.

Urban Fringe Residential: Residential uses of higher density, primarily near the incorporated local municipalities.

Village Residential: Unincorporated area that are primarily made up of residential uses.

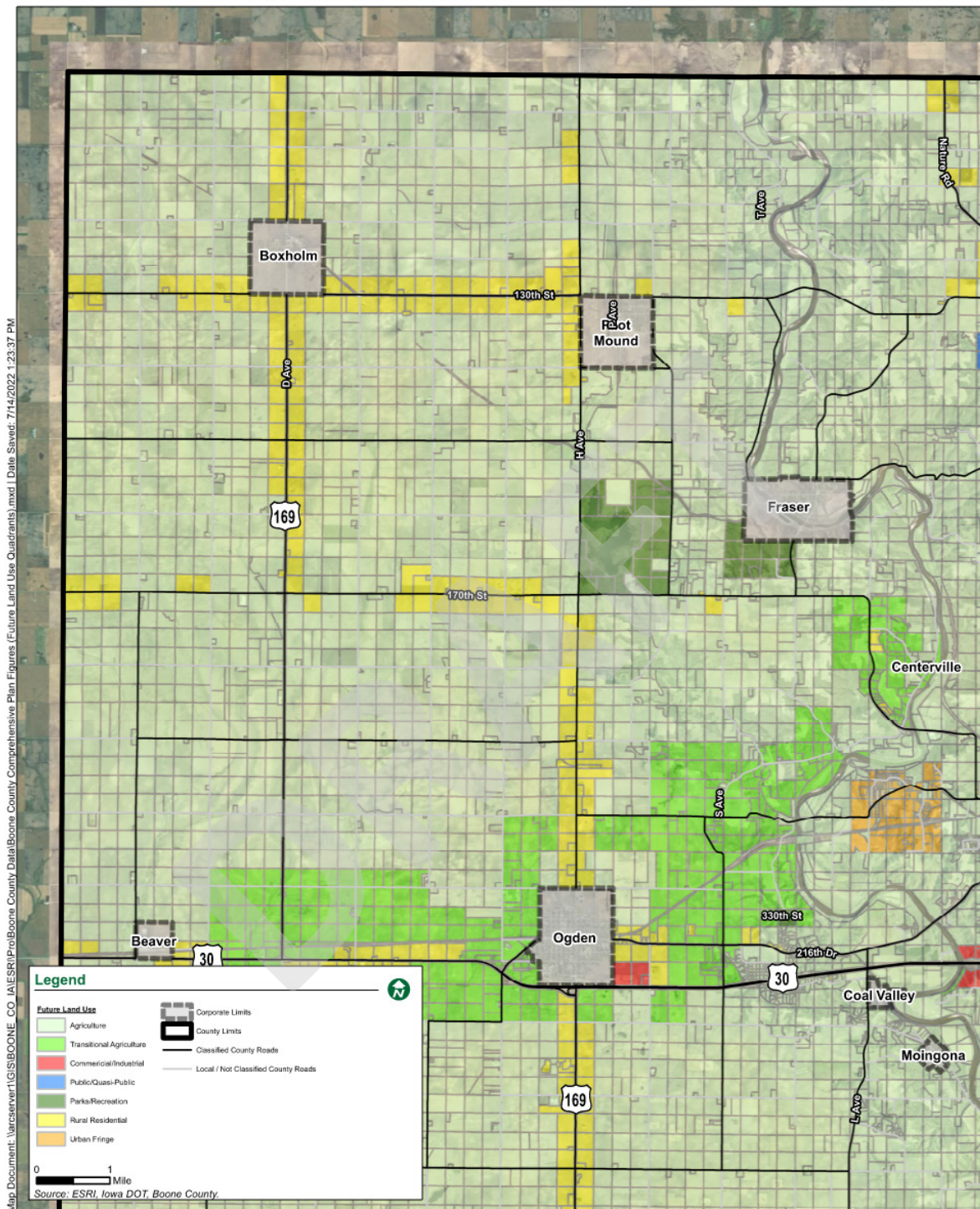


Figure 4.4 – Boone County Future Land Use NW Quadrant

Source: Boone County Data

Created: Bolton & Menk Inc.

Northwest Future Land Use

The northwest quadrant contains the communities of Beaver, Ogden, Centerville, Fraser, Pilot Mound, and Boxholm. The majority of this quadrant will remain Agricultural, with Rural Residential to be placed along Highway 169, 130th Street, and H Avenue where roadways are paved. Highway 30 between the western edge of Boone County and the Des Moines River was identified as being an area that has the potential for growth in the survey. A combination of Transitional Agriculture, Rural Residential, and Commercial is identified along the corridor.

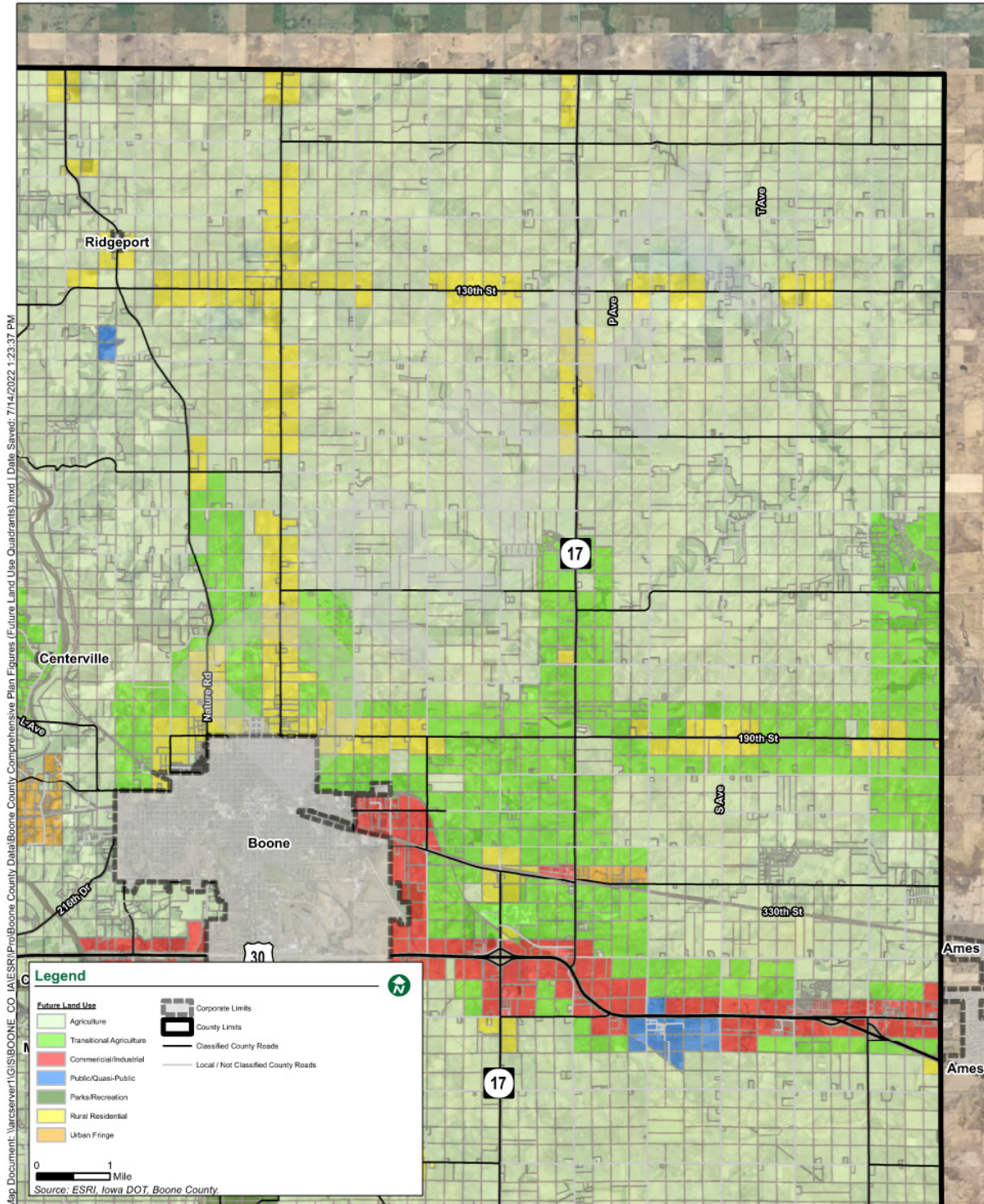


Figure 4.5 – Boone County Future Land Use NE Quadrant

Source: Boone County Data

Created: Bolton & Menk Inc.

Northeast Future Land Use

The northeast quadrant contains the communities of Ridgeport and the City of Boone. The eastern edge of the City of Boone is designated for Commercial/Industrial. The area is along active rail lines, near highway corridors, and by already established commercial and industrial land. To the north and west of the City of Boone a combination of Transitional Agriculture and Rural Residential is used for the changing development pressures, with these destinations being placed near Highway 17, P Avenue, and 190th Street. Highway 30 between the City of Boone and eastern Boone County has small amounts of established commercial and industrial uses. This corridor has parcels directly adjacent to the corridor as Commercial/Industrial with Transitional Agricultural being directly outside these destinations.

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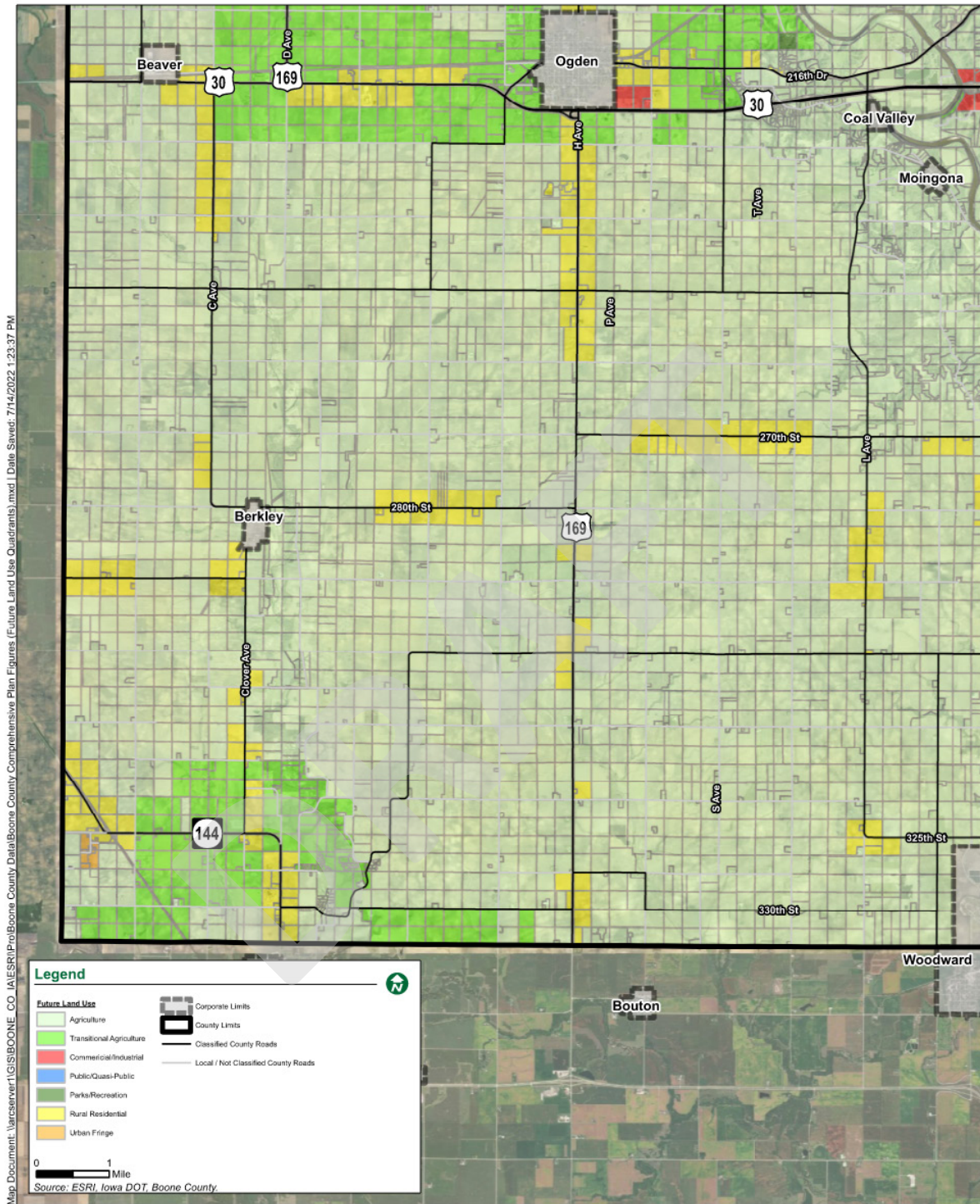


Figure 4.6 – Boone County Future Land Use SW Quadrant

Source: Boone County Data

Created: Bolton & Menk Inc.

Southwest Future Land Use

The southwest quadrant contains the communities of Berkley, Coal Valley, Moingona, and Woodward. The majority of

this quadrant will remain Agricultural, with Rural Residential to be placed along Highway 144, 270th Street, and H Avenue where roadways are paved. Area near Highway 144 has the potential for increased growth due to the proximity of the City of Perry to the south and being near a major and arterial roadway.

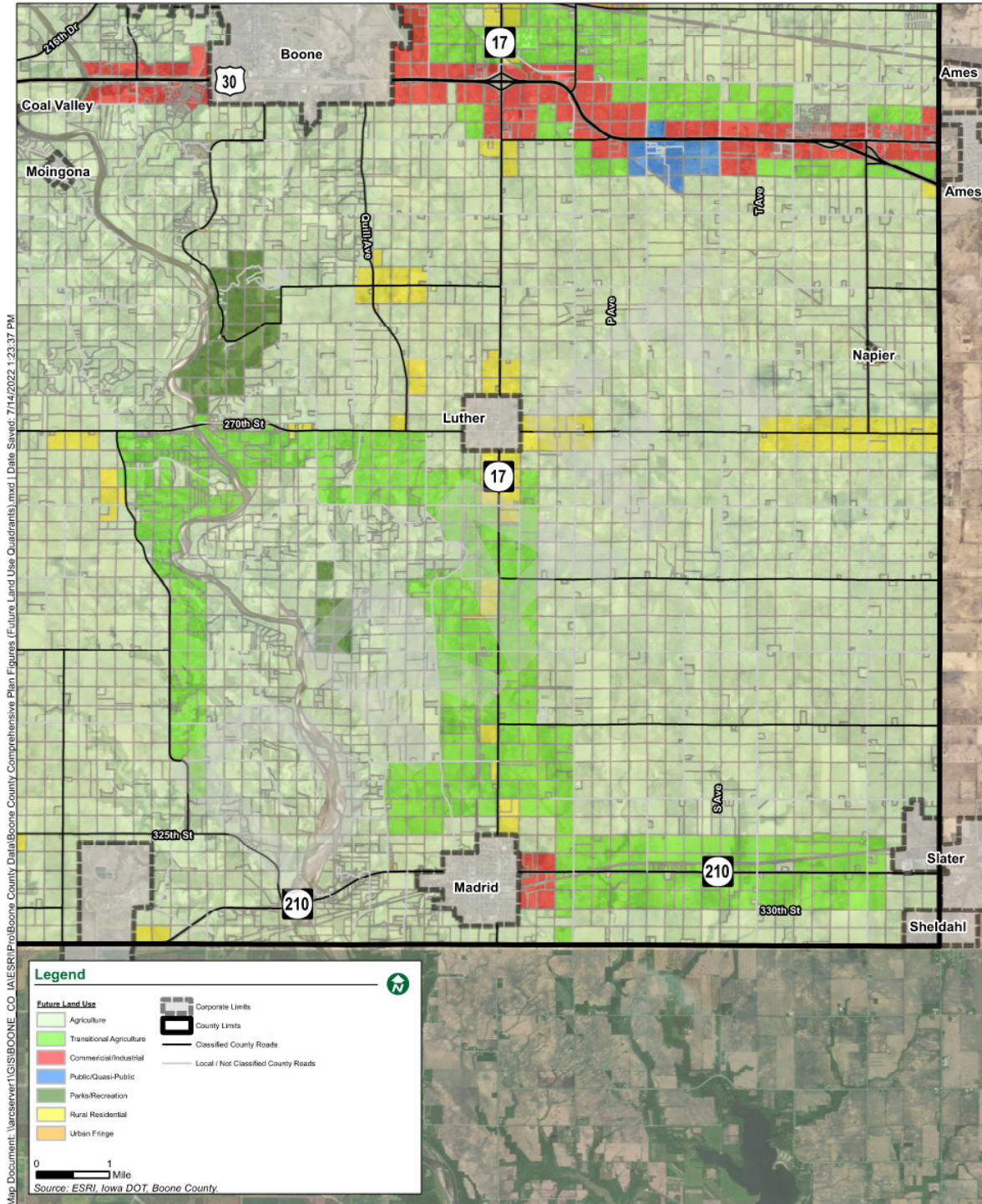


Figure 4.7 – Boone County Future Land Use SW Quadrant

Source: Boone County Data

Created: Bolton & Menk Inc.

Southeast Future Land Use

The southeast quadrant contains the communities of Luther, Napier, Madrid, and Slater. The Highway 210 corridor was identified as an area for growth. Transitional Agriculture is designated between Slater and Madrid, with Commercial/Industrial being placed on the eastern edge of Madrid. Highway 17 between Luther and Madrid would have a mixture of Transitional Agriculture and Rural Residential.

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