

## Section 53 - Transition Overlay District

### **Subdivision**

53.01 Purpose

53.02 Process

### 53.01 PURPOSE

The purpose of the Transition Overlay District is to identify areas that will likely be served by public water supply and waste water services. The goal is to limit development and guide any development that does occur in a manner that would allow the extension and construction of future urban services in an efficient and least disruptive manner.

### 53.02 USES

All permitted, permitted accessory, conditional uses, interim uses, and uses by administrative permit in the A-1 General Agricultural District.

### 53.03 CONDITIONS

Transition Overlay District is an interim holding zone that will regulate land uses within those portions of the city where public wastewater and water supply services will need to go to support planned development in accordance with the comprehensive plan. The future zoning classification for areas within the Transition Overlay District and the timing for any zoning map amendments to rezone property in this district will be determined by the city council upon the extension of public sanitary sewer and water services into these areas. In the meantime, agricultural and new residential development that does not exceed a maximum density of 4 units per 40 acres will be allowed in addition to other uses that are consistent with the A-1 zoning district.

Any residential development or subdivision would require going through the Planned Unit Development process, described in Section 63 to cluster homes and retain as much land as possible for natural resources, continued agricultural purposes or future development.