Exhibit A

5 LAND USE

Introduction

Within any planning jurisdiction, whether a large growing urban area or a small declining rural county, there will be changes in land uses throughout the planning period. The purpose of the Land Use Section within the Norwalk 2032 Chapter is to provide a general guide to direct changes in land use during this planning period. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Section must reflect the existing conditions and be flexible in order to meet the needs of the community's citizens as well as their vision for the community's future.

The Norwalk Land Use Section provides the basis for the formulation of land use policies. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Section should promote improvements in all the components of the local economy.

Existing Land Use

Existing Land Use

Existing Land Uses of a community indicate how a community has grown and developed over time. These uses may be appropriate and meet the needs and vision of the residents for the future, or they may not fit into the future plans of the residents.

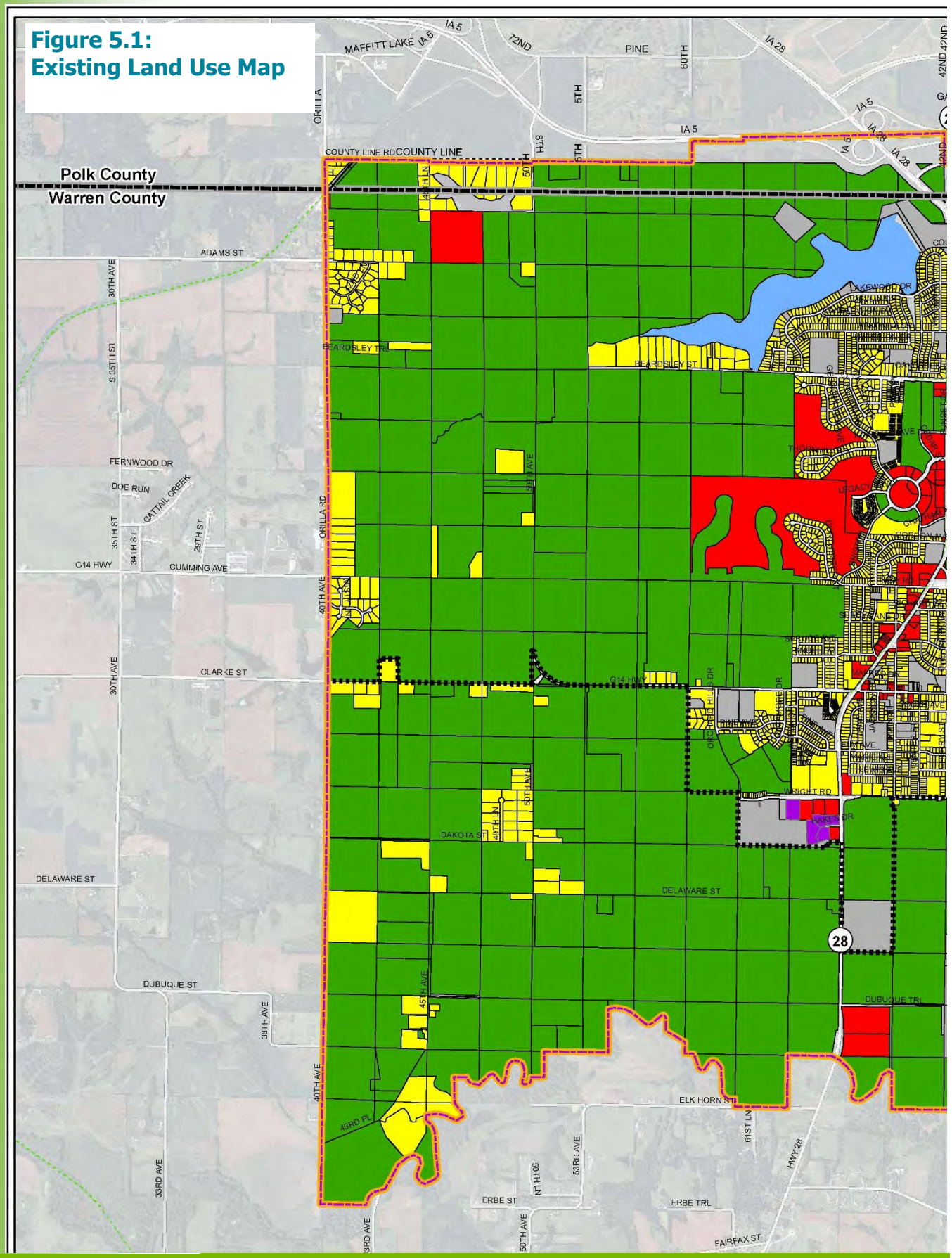
The following sections discuss elements of the existing land use evaluation and what it means to Norwalk. The existing Land Use evaluation will have an impact on the Future Land Uses of the City as discussed at a future point in this plan. The City of Norwalk was examined and divided into generalized land use categories. The land use categories have been further defined for descriptive purposes only. Uses on the existing land use map are based upon the color coding in the table.

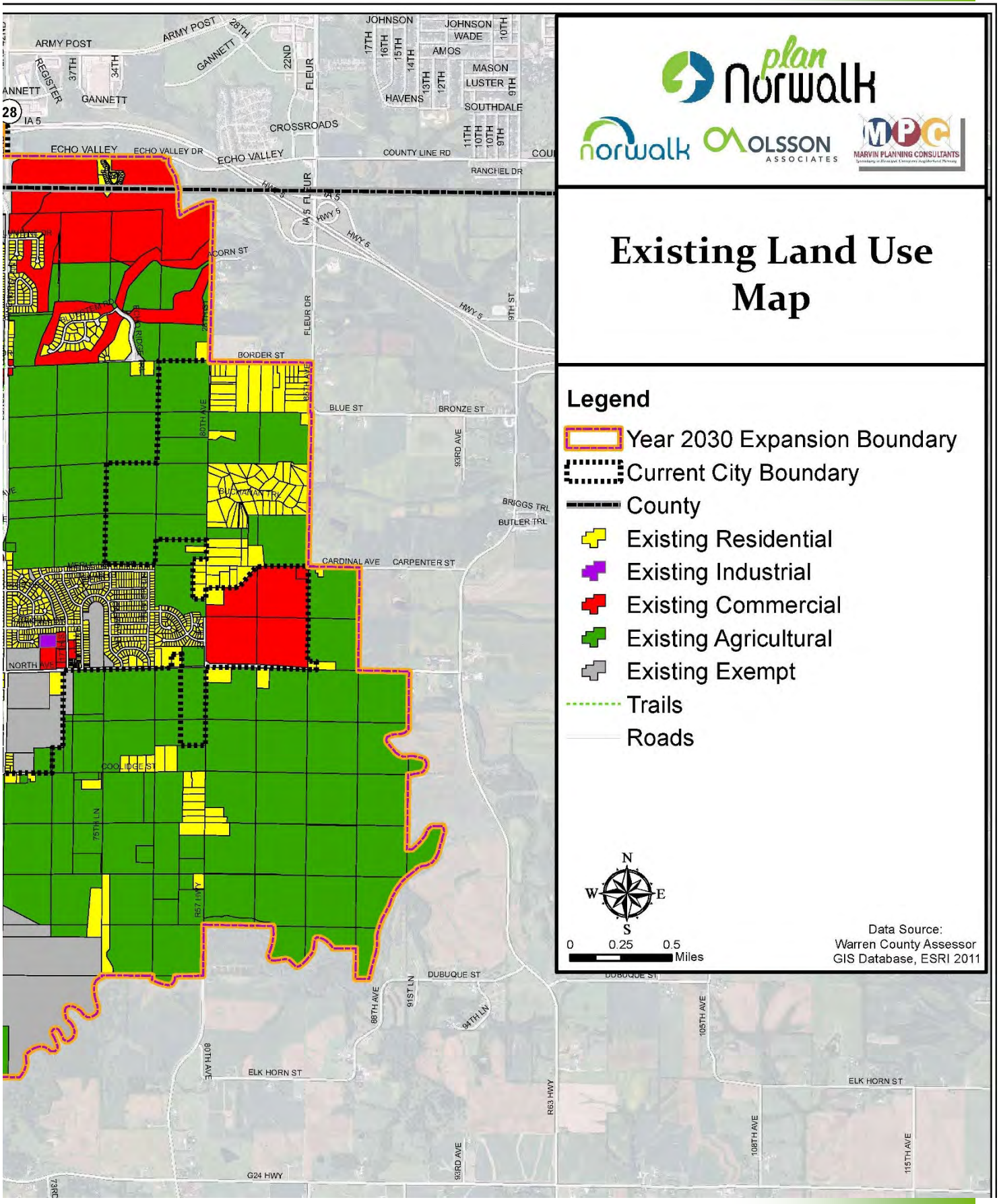
The categories were established to describe the type of uses occurring within the community. The specific uses were determined by a number of methods including windshield surveys during the project, use of aerial photography, and confirmation of uses on the City's GIS site. The following is the definition of each category found in Table 5.1.

Table 5.1:
Existing Land Use Categories

Residential Uses	Commercial Uses	Industrial Uses	Public Uses	Agriculture	R.O.W.
Residential Single Family	Commercial Neighborhood	Manufacturing / Fabrication / Construction	Public Institutional		Streets
Residential Multi-family	Commercial Office	Industrial Warehousing	Public Office/ Utilities		
Residential Mobile Home		Industrial Transportation	Public Open Space		Alleys
Acreages			Public Parks and Recreation		

Figure 5.1: Existing Land Use Map




Existing Land Use Map
Legend
Year 2030 Expansion Boundary
Current City Boundary
County
Existing Residential
Existing Industrial
Existing Commercial
Existing Agricultural
Existing Exempt
Trails
Roads
N
W
E
S
0
0.25
0.5
Miles
Data Source:
Warren County Assessor
GIS Database, ESRI 2011
ARMY POST
GANNETT
JOHNSON
JOHNSON WADE
AMOS
MASON
LUSTER
SOUTHDALE
HAVENS
CROSSROADS
ECHO VALLEY
ECHO VALLEY DR
COUNTY LINE RD
RANCHEL DR
IA 5
FLEUR
FLEUR DR
HWY 5
ACORN ST
BORDER ST
BLUE ST
BRONZE ST
BUCHANAN TRL
BRIGGS TRL
BUTLER TRL
CARDINAL AVE
CARPENTER ST
NORTH AVE
COOLIDGE ST
DUBUQUE ST
ELK HORN ST
G24 HWY
R63 HWY
80TH AVE
85TH AVE
93RD AVE
75TH LN
91ST LN
94TH LN
105TH AVE
108TH AVE
115TH AVE

The existing land uses in Norwalk have not been compiled into an overall percentage of total corporate area due to the extraordinary amount of undeveloped/agricultural uses within the corporate limits. Any effort to do so will skew the overall need for future development.

Residential Uses

Residential uses were divided into four different intensities. These intensities include Single-family, Multi-family, Mobile Homes, and Acreages. Each is defined as follows:

Single Family Residential

Single-family residential is considered to be the most desirable form of residential use within a community. This use requires certain safeguards in place to protect it from incompatible uses and densities. This is typically the most prominent residential use in Midwest communities.

Multi-Family Residential

The multi-family residential area includes residential uses such apartment buildings, townhouses, condominium complexes, assisted living facilities and similar types of uses. These areas are more densely populated and tend to contain larger structures with several dwelling units under a single roof.

Mobile Home Residential

The mobile home residential area contain predominately mobile home dwelling units. A mobile home is a unit that contains the trailer hitches, wheels, axles, and transport lighting, and tend to be placed on a pad with skirting around the bottom edge. Presently, there are no mobile home units within the corporate limits of Norwalk.

Commercial Uses

Commercial uses are those those are established to provide goods and services to the general public. These may also include office buildings and medical facilities.

Neighborhood Commercial

The Neighborhood Commercial uses tend to be that retail and service businesses that provide goods and services to a smaller area or neighborhood region of the community. These uses may serve regional shoppers, but the predominant consumers are those living within a ½ mile to one mile from the establishment. Within Norwalk, this category also includes the existing/original downtown area. These uses include:

- Convenience Stores and Gas Stations
- Restaurants/Drive-thru restaurants
- Repair and Maintenance Shops
- Strip centers with restaurants and bars.

Commercial Office

The Commercial Office uses within Norwalk are centered on office facilities for different types of retail and service facilities. These uses are scattered around Norwalk, but the majority of these uses are centered along Iowa Highway 28. The uses include the following examples:

- Offices in general (insurance agencies, banks, law offices, etc.)
- Medical clinics

Industrial Uses

Industrial uses are typically those uses that manufacture or construct items. In addition, uses within this district may also include structures built to store these fabricated items or items shipped in from other places for future distribution to other places.

Manufacturing/Fabrication/Construction

The Industrial Use classified as manufacturing, fabrication, and construction tends to concentrate on uses that are typical to the manufacturing uses. These uses are the most intensive uses in the community as far as noise, pollution, odor, and other by-products associated with the production of their products. Typical uses within this district include:

- Construction Equipment storage and offices
- Small, less-intensive manufacturing

Warehousing
The uses under this classification are meant to be storage areas for commercial, industrial, and even personal uses. These areas typically are near other industrial uses and along major transportation routes within the community. Some uses within this district may include:

- Self-service storage
- Warehouses and Distribution Centers
- Bulk Storage
- Pipeline Depots

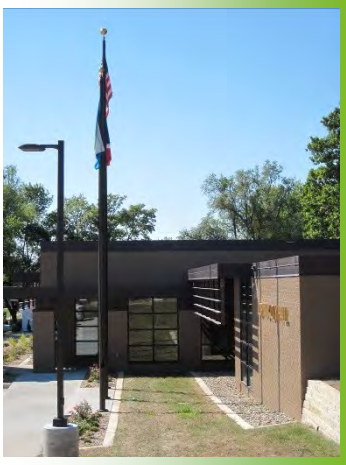
Transportation
This industrial district contains uses oriented towards transportation. These uses may include:

- Trucking depots
- Airport
- Rail

Public Uses
Public uses are those places and facilities that provide services to the general public either at the local, state, or federal levels. These uses may also include quasi-public uses such as churches.

Institutional
These public uses are typically the locations throughout Norwalk that serve the general public. These uses may include:

- Schools including parochial
- Cemeteries,
- Churches



Public Office
Public office uses are those that serve the general public in a manner that allows the residents to visit specific functions of the government. These uses may include:

- Governmental Office Buildings (City Hall, Public Safety Building)
- Public School Administrative Buildings

Open Space
Public Open Space has been defined as those areas throughout Norwalk that have been constructed in order to provide for stormwater retention and/or detention.

Parks and Recreation
Parks and recreation locations are defined as areas that provide some means of recreation to the general public. These areas may include:

- City/County/State Parks,
- Golf Courses

Utilities
Uses under the Utilities category are those areas dedicated to the structures and facilities that provide the different infrastructure needs of the community. These uses include:

- Wastewater treatment facility,
- Public Works Facility

Agricultural Uses
Areas designated as agricultural within Norwalk are those places where agricultural production has not been completely phased out and replaced with development.

Right-of-Way
Those areas designated as R.O.W. on the Existing Land Use Map are those areas leftover which includes the following:

- Streets
- Alleys

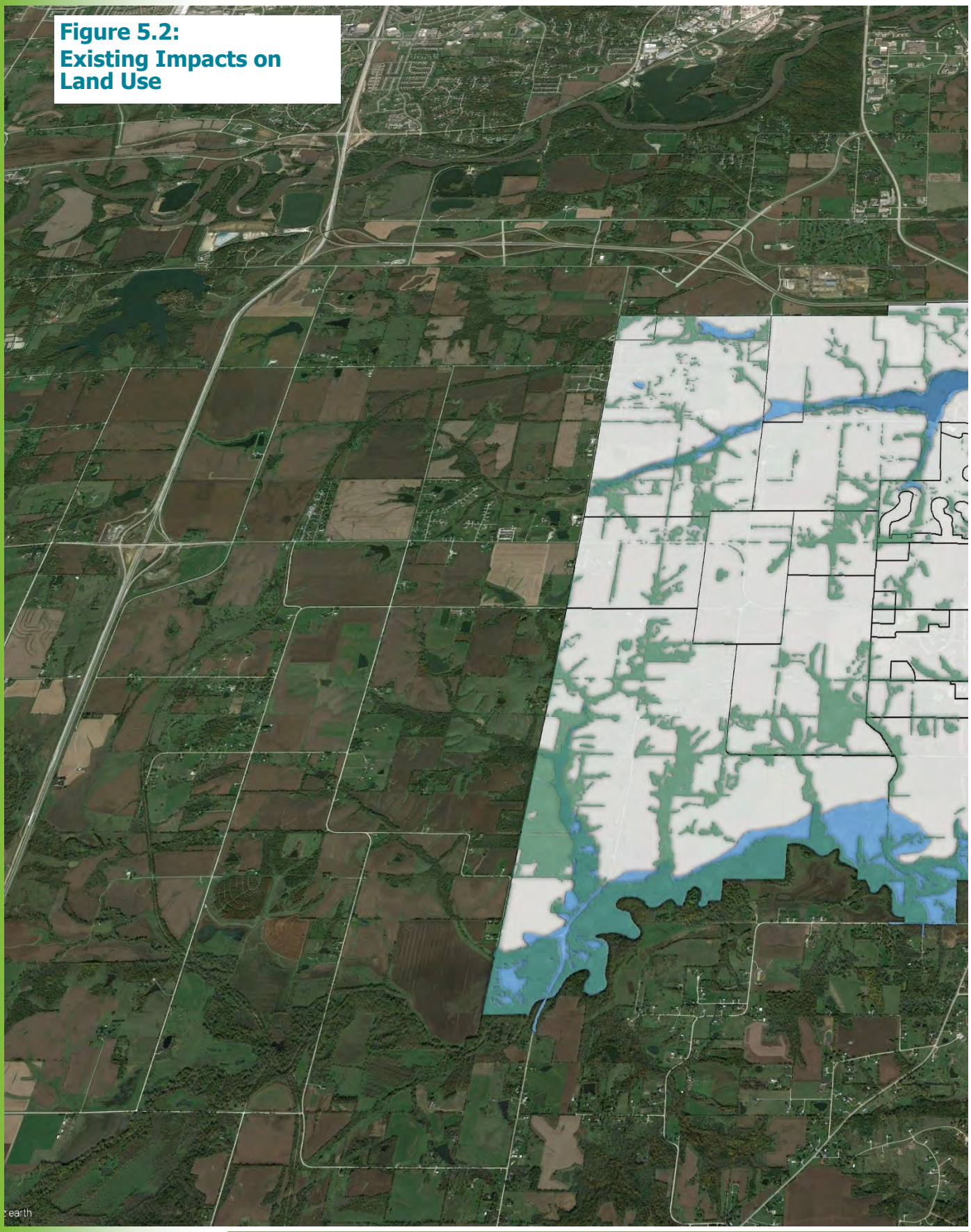
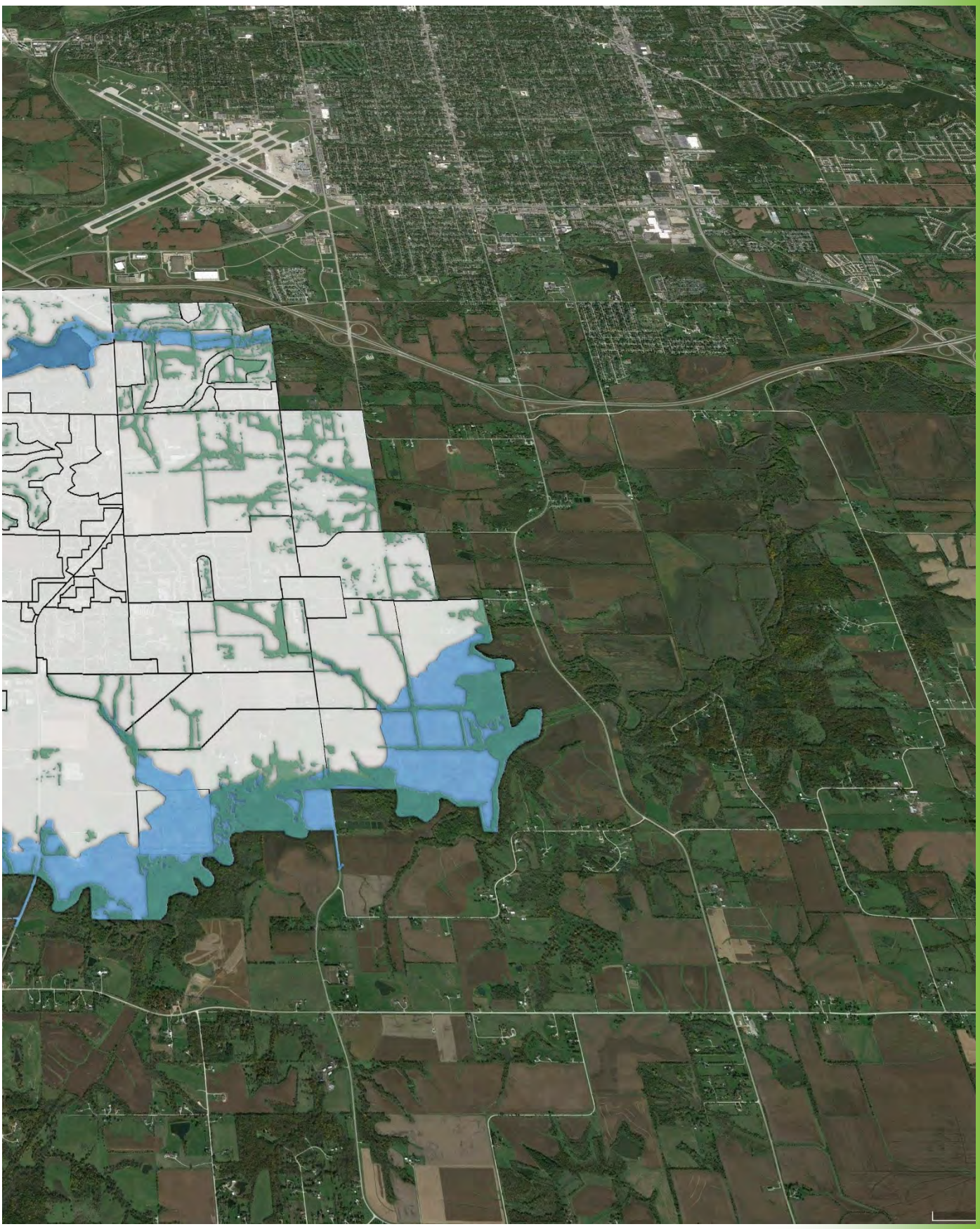
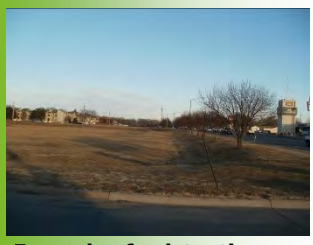


Figure 5.2: Existing Impacts on Land Use





Example of a detention cell

Pervious Concrete vs. Standard Concrete

Source: https://www.bing.com/images/

Steel grid mesh for seasonal parking

Future Land Use

Existing Factors impacting Land Use

Norwalk, throughout its corporate limits, has considerable land awaiting development. However, a number of these areas are impacted by the natural environs, mostly the existing tree cover and floodplain/drainage ways. These areas can be seen in Figure 5.2 of this Chapter.

These impacts are existing, and the critical areas will need to be preserved as development continues in Norwalk. However, the key to preserving/conserving these areas is in how they are defined.

- Critical tree cover to protect includes tree of 6+ inches caliper in size;
- Critical trees to protect include all native species not considered invasive;
- Drainage ways should continue to be preserved and used to convey stormwater naturally throughout the community;
- Floodplain should be discouraged from new encroaching development; and
- Floodways should never see new development.

Areas identified on the Future Land Use Map as AR, when adjacent to higher density residential uses, should be handled on a case by case basis. Whenever a development is proposed for these areas, steps to preserve the tree cover and drainage ways, per the criteria above, should be undertaken. These proposed developments should identify key areas for conservation and the development completed through a planned unit development process; this process will allow techniques that can preserve and maximize development densities even with the conservation areas.

Special Considerations regarding Land Use impacts

Preserving/conserving the existing drainage ways could provide the City substantial savings in the future regarding stormwater management systems. This will be possible due to the use of existing natural conduits. However, stormwater management will need to refocus on controlling the rate and volume of stormwater as new development occurs within these areas; more rooftops and paving increases the rate and volume of stormwater flowing downstream. Therefore, additional policies will be to be established focused on:

- Constructing detention cells at key locations;
- Providing rewards to developers willing to work within these criteria;
- Requiring on-site commercial uses to detain and slow the release of stormwater from parking lots;
- Establishing minimal pervious surface requirements, including pervious pavement standards; and
- Capping the amount of paved parking area that can be constructed with "big box" stores unless pervious techniques, such as steel grid mesh being installed in grass areas.

The City of Norwalk should develop policies rewarding developments incorporating existing critical tree cover and drainage ways in the subdivision layout. These policies should look at the following:

- Provide rewards to developers willing to work within these criteria;
- Work with developers to use the protected/conserved areas as part of a linear park/ open space program in Norwalk; and
- Within these open space areas, new trails could be established in order to add to the future walkability of Norwalk.

Future Land Use

The Future Land Use Plan provides the basis for the formulation of land use and zoning regulations and the application of zoning districts. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide the development within the Norwalk Land Use Plan.

The Land Use Plan, the Transportation Plan, as well as the other Chapters of the Plan provides the tools to guide future development in Norwalk. The plan is based upon

existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth and development. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community
- the desired types of growth, including location of growth
- the feasibility of extending water and sanitary sewer
- physical characteristics, opportunities and constraints of future growth areas
- current population and economic trends affecting the community

Norwalk should review and understand the above criteria when making decisions about the future use of land within the planning jurisdiction of the community.

This Comprehensive Development Plan identifies more land for development than forecasted for the planning period. Identifying more land allows for several development opportunities without giving one or two property owners an unfair advantage in the real estate market. Typically, the value of land can increase merely as a result of Plan designation. However, value should be added to land by the real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Plan acknowledges that these factors play an important role in the growth and development of a community. A Land Use Plan is intended to be a general guide to future land use that will balance private sector development, the critical growth element in any community, with the concerns, interests, and demands of the overall local economy.

Land Use Plan Objectives

- Identify past trends in demand for various land use categories (residential, commercial, industrial, public).
- Determine which are working and which may need modification.
- Combine community goals with estimated future demands to project future land use needs.
- Establish policies and land use suitability standards to:
    - ◊ Protect and enhance current and future building/land use
    - ◊ Provide reasonable alternatives and locations for various land uses

Future land uses are generally segregated into 12 primary categories. However, each category will be further delineated to provide greater detail for future development. The following list shows the general land uses within each Land Use Category:

- Agricultural Reserve/Open Space
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Commercial Flex
- General/Neighborhood Commercial
- Commercial/Industrial Flex
- Industrial
- Parks
- Public/Civic/Schools
- Mixed Use Districts
    - ◊ Sub Area 1
    - ◊ Sub Area 2
    - ◊ Sub Area 3

Agricultural Reserve/Open Space Land Use

General Purpose

This land use category is designated for those areas that: are located within the floodplain; may have steep topography, are large areas of wetlands or significant trees; or may consist of high value farmland. As within most of Iowa, the Corn Suitability Ratio (CSR) should be considered but is not intended to be a factor in slowing future growth within Norwalk's planning area. Land being zoned or developed that includes area designated as Agricultural Reserve/Open Space should preserve these areas as natural open space, park land or buffers.

Typical uses

1. Crop production, including grazing lands
2. Private Grain storage
3. Residential structures in coordination with farming operations
4. Renewable energy equipment
5. Tourism activities such as: hunting preserves, fishing, etc.

Potential issues to consider

1. Slopes
2. Flooding hazard
3. Proximity to more urban areas
4. Minimum residential densities, especially acreages not associated with a farming operation
5. Minimum lot sizes typical of an agricultural area
6. Residential dwellings should take access from an improved county road or highway
7. Groundwater contamination
8. Stream corridor protection
9. Wetlands

Buildable lot policies

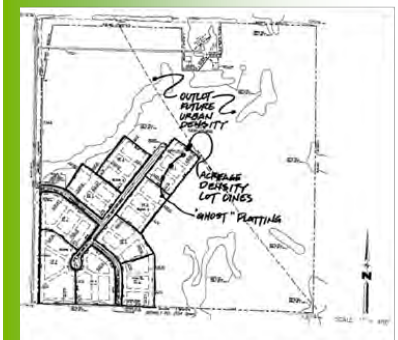
1. Residential dwellings on 30 acres or more should be permitted with minimal zoning review
2. Other uses should be on a minimum area of 30 acres within these areas

Residential Density policies

1. Individual residential dwellings should be limited to no more than two dwelling units per ¼ section of ground.
2. Densities may be increased to four dwelling units per ¼ section provided the applications are reviewed by staff and the Board of Zoning Adjustment and specific criteria are established for access, water and sanitary sewer systems.

Development policies to consider

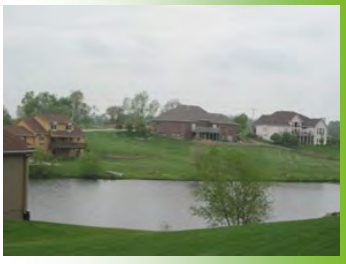
1. Ghost platting should be required on all developments within this district.
2. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
3. When constructing residential dwellings in the same ¼ section, consideration should be given to the number of access points along a county road or highway. Joint access points and a common private road should be used whenever possible.



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department

Very Low Density Residential Land Use

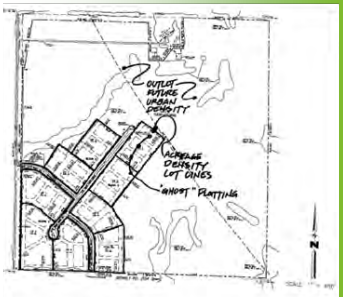


General Purpose
This future land use area lies within the more rural portions of Norwalk, where water and sanitary sewer extensions may be more difficult. These areas will provide for larger lots during the planning period.

Typical uses
1. Single-family detached
2. Accessory structures that are subordinate to the primary structures
3. Parks
4. Livestock such as horses may be allowed for recreation
5. Mobile home parks provided the facilities meet a specific set of design criteria.

Potential issues to consider
1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Residential dwellings should take access from a dedicated street system or an improved county road or highway
9. Wetlands
10. Stream corridor protection

Buildable lot policies
1. Residential dwellings on more than 3 acres should be permitted with minimal zoning review
2. Residential dwellings on 3 acres or less should be reviewed by both staff and the Board of Zoning Adjustment
3. Other uses should be on a minimum area of 3 acres within these areas



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department

Residential Density policies
1. Overall residential densities should not exceed 13 dwelling units per 40 acres or 0.325 dwelling per acre; except where clustering is proposed. If clustering is proposed and a Planned Unit Development is presented and agreed to, then the overall density within an area may exceed the 13 dwelling units per 40 acres.

Development policies to consider
1. Ghost platting should be required on all developments within this district.
2. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant

Low Density Residential Land Use

General Purpose

The future land use area is found throughout the Norwalk planning jurisdiction. The primary intent of this area is to provide an area for single-family residential with no multi-family development.

Typical uses

1. Single-family detached residential structures
2. Accessory structures that are subordinate to the primary structures
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Parks
7. Mobile home parks provided the facilities meet a specific set of design criteria.

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Maximum residential densities
7. Minimum lot sizes
8. Residential dwellings should take access from a dedicated street system
9. Wetlands
10. Stream corridor protection

Buildable lot policies

1. Residential dwellings on lots ranging from 7,000 square feet to 3 acres should be permitted with minimal zoning review
2. Residential dwellings on 3 acres or less should be reviewed by both staff and the Board of Zoning Adjustment
3. Other uses should be on a minimum area of 7,000 square feet within these areas

Residential Density policies

1. Overall residential densities should not exceed 6.5 dwelling units per acre, except where clustering is proposed. If clustering is proposed and a Planned Unit Development is presented and agreed to, then the overall density within an area may exceed the 6.5 dwelling units per acre by special agreement.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant

Medium Density Residential Land Use

General Purpose
The Medium Density Residential Land Use Category is typical of the standard single-family development that has occurred in Norwalk for the past 30 to 40 years. This category tends to cover a large portion of the community.

Typical uses
1. Single-family residential dwellings
2. Two-family residential dwellings
3. Single-family horizontally attached residential dwellings, townhouses
4. Necessary accessory uses and structures that are subordinate to the primary structure
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center
8. Parks
9. Mobile home parks provided the facilities meet a specific set of design criteria.

Potential issues to consider
1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection

Buildable lot policies
1. Residential dwellings to be on lots between 3,125 and 12,500 square feet.

Residential Density policies
1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant.
2. Overall density within this district should be kept at a maximum of 12 dwelling units per acre for single-family detached units.
3. Density in the Medium Density Residential land use area should be divided into three distinct categories:
   a. 3,125 to 8,000 square foot lots with special review
   b. 8,000 to 11,000 square foot lots as the base size with minimal review
   c. 11,000 to 12,500 square foot lots with special review.

Development policies to consider
1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant

High Density Residential Land Use

General Purpose

The High Density Residential Land Use Category typically will contain denser areas of residential rather than the standard single-family development that has occurred in Norwalk for the past 30 to 40 years. This category will include denser development types such as multi-family and apartment structures.

Typical uses

1. Single-family horizontally attached residential dwellings, townhouses
2. Condominiums
3. Multi-family dwellings including apartments
4. Necessary accessory uses and structures that are subordinate to the primary structure
5. Parks
6. Religious uses and structures
7. Educational uses and structures
8. Community / Recreational Center

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection

Buildable lot policies

1. Horizontally attached residential dwellings should be on a minimum of 3,125 to 7,000 square foot lots.
2. Multi-family dwellings will need to be sized appropriately to the configuration and parking needs.

Residential Density policies

1. Residential density in the High Density Residential area should be between 5 and 18 dwelling units per acre.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Front yard setbacks may be lessened in order to create an older traditional neighborhood feel when designed into the overall subdivision.
3. The building scales should be maintained at one- to three-stories along major thoroughfares.
4. Circulation systems should access the main thoroughfares at key locations and serve internal uses.
5. Walkability and scale will be critical to these areas being supported and used in the future.
6. Proper street trees and landscaping will be critical in softening an area as well as creating a comfortable pedestrian scale in these area.

Residential/Commercial Flex Land Use

General Purpose

This specific "Flex" category is intended to be used in locations where a mixture of residential use (Medium to High Density) and General/Neighborhood Commercial uses would be appropriate. These areas should be located along major arterials and at the intersections of major arterials. These areas could also contain a mixture of uses directly within the same building.

Scale of the structures and their specific placements will be critical to achieving needed densities while protecting the overall feel, perception and opinion of a higher density area.

Typical uses

1. Single-family horizontally attached residential dwellings, townhouses
2. Condominiums
3. Multi-family dwellings including apartments (horizontal design versus vertical)
4. Necessary accessory uses and structures that are subordinate to the primary structure
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center
8. General and Neighborhood level commercial and office uses
9. Mixed Uses by Planned Unit Development

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection

Buildable lot policies

1. Residential dwellings should be on a minimum of 3,125 to 7,000 square foot lots.
2. Multi-family dwellings will need to be sized appropriately to the configuration and parking needs.
3. Commercial structures need to be evaluated based upon the use and context of the overall design and proximity to residential uses.

Residential Density policies

1. Residential density in the Medium Density Residential area should be between 5 and 20 dwelling units per acre.

Special Design Considerations

1. The building scales should be maintained at one- to three-stories along major thoroughfares.
2. Taller, denser uses such as apartment buildings should be setback from major thoroughfares and screened by low structures. This will allow for more density while minimizing the scale of such projects.
3. Circulation systems should access the main thoroughfares at key locations and serve internal uses.
4. Walkability and scale will be critical to these areas being supported and used in the future.
5. Proper street trees and landscaping will be critical in softening an area as well as creating a comfortable pedestrian scale in these area.
6. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
7. Front yard setbacks may be lessened in order to create an older traditional neighborhood feel when designed into the overall subdivision.
8. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.

General/Neighborhood Commercial Land Use

General Purpose

This land use category is intended to provide an area for basic commercial/retail/office uses to occur. These areas may be groupings of buildings and structures or individual buildings. These areas are intended to provide goods and services as well as a small employment center for the immediate area in Norwalk.

Typical uses

1. General and Neighborhood level commercial and office uses
2. Necessary accessory uses and structures that are subordinate to the primary structure
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection

Buildable lot policies

1. Commercial structures need to be evaluated based upon the use and context of the overall design and proximity to residential uses.
2. Lot size and setbacks need to be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
3. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
4. Setbacks within developments not done as a PUD will follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Front yard setbacks may be lessened in order to create an older traditional commercial feel when designed into the overall subdivision.
3. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.
4. Signage should be minimal and be aesthetically tied to the overall development or structure.

Commercial/Industrial Flex Land Use

General Purpose

These areas are similar in concept to the Residential/Commercial Flex Category. This is an area where mixtures of commercial and lighter industrial uses are allowed to be situated.

Typical uses

1. General Commercial uses
2. Wholesale businesses
3. Necessary accessory uses and structures that are subordinate to the primary structure
4. Religious uses and structures
5. Educational uses and structures

Potential issues to consider

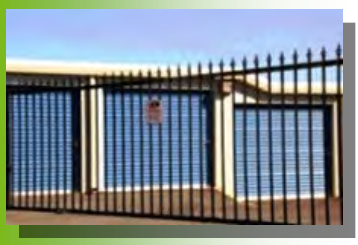
1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection

Buildable lot policies

1. Commercial uses should be located in closer proximity to residential areas as opposed to the industrial uses.
2. Commercial structures need to be evaluated based upon the use and context of the overall design and proximity to residential uses.
3. Lot size and setbacks need to be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
4. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
5. Setbacks within developments not done as a PUD will follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.
3. Signage should be minimal and be aesthetically tied to the overall development or structure.



Industrial Land Use

General Purpose

This land use category is intended to provide an area for basic industrial uses to occur. These areas may be groupings of buildings and structures or individual buildings. The ideal situation would be a mixture of light and moderate industrial uses. These areas are intended to provide act as an employment center for the immediate area in Norwalk.

Typical uses

1. Warehousing and storage
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center

Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection

Buildable lot policies

1. Lot size and setbacks need to be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
2. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
   Setbacks within developments not done as a PUD will follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.

Sub Area 1

General Purpose

Sub Area 1 is bordered by the east side of Iowa Highway 28, 80th Street, Beardsley Street, and Merle Huff Avenue. The Sub Area is a development concept that builds around a mixed-use concept. In 2016, the City adopted a detailed land use plan and master plan for Sub Area 1 to guide development.

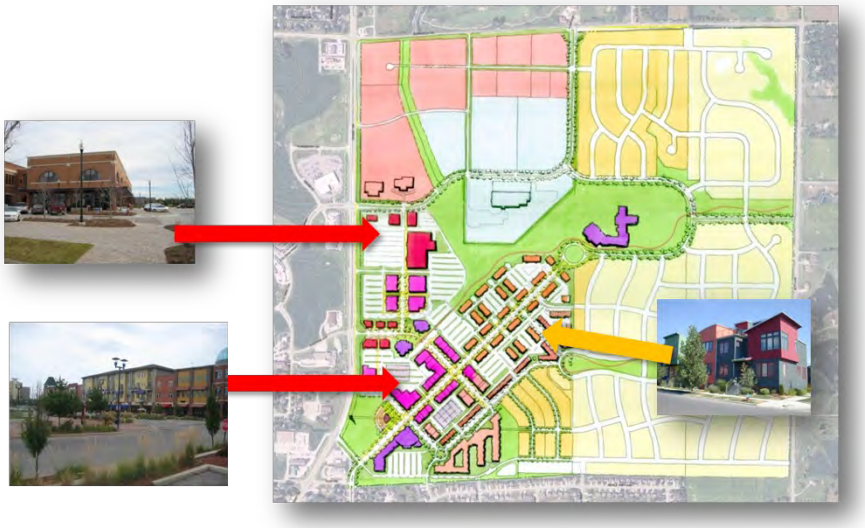
The mixed-use concept contains residential, commercial, industrial and public uses. Within a portion of the commercial areas is a new urbanism concept that focuses on creating a newer more welcoming downtown center.

Typical uses

1. Single-family residential
2. Townhouse development
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/Recreational Center

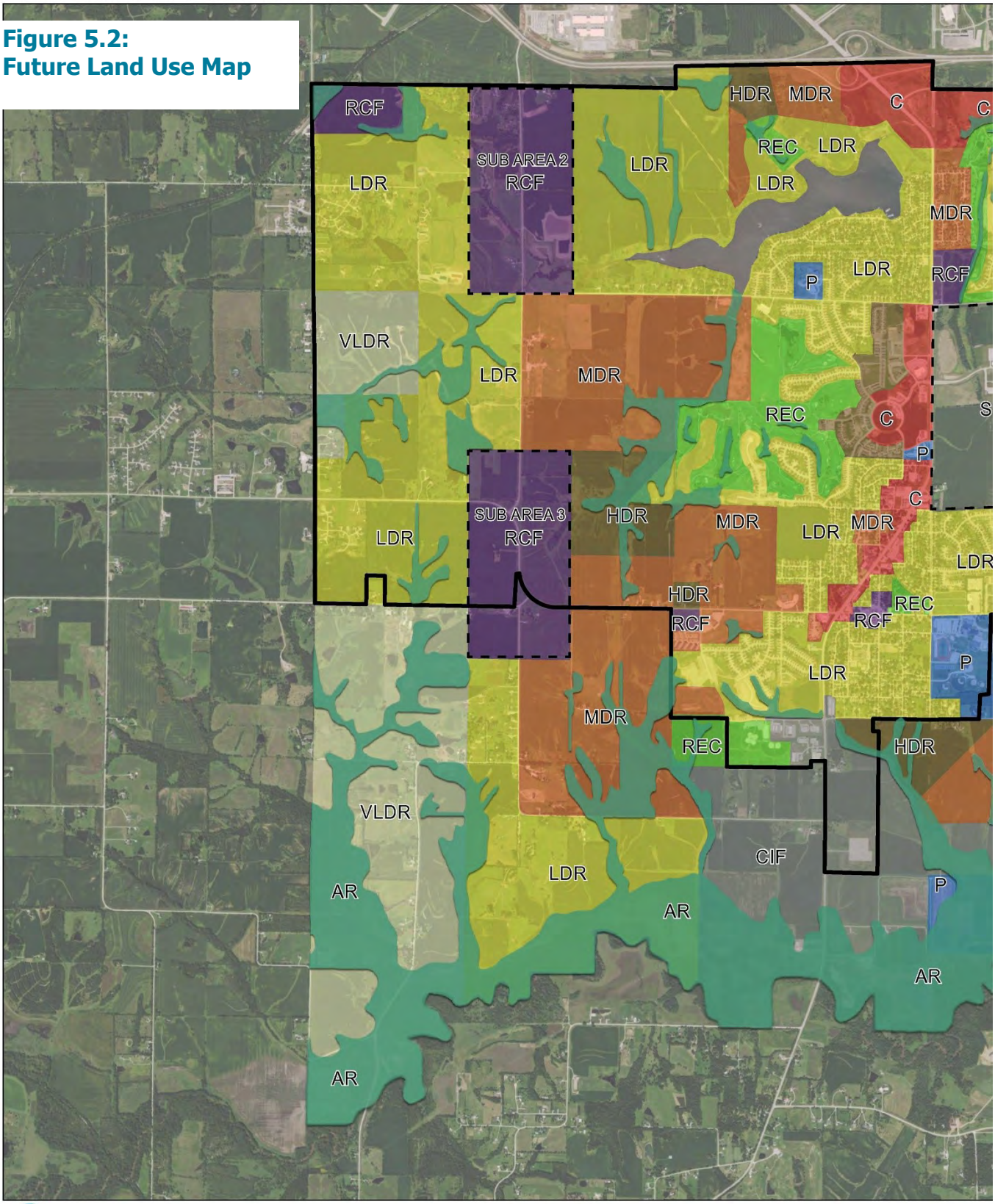
Special Design Considerations

1. The building scales should be maintained at two- to three-stories along major thoroughfares.
2. Taller, more denser uses such as apartment buildings should be setback from major thoroughfares and screened by low structures. This will allow for more density while minimizing the scale of such projects.
3. Circulation systems should access the main thoroughfares at key locations and serve internal uses.
4. Walkability and scale will be critical to these areas being supported and used in the future.
5. Proper street trees and landscaping will be critical in softening an area as well as creating a comfortable pedestrian scale in these area.
6. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
7. Front yard setbacks may be lessened in order to create an older traditional neighborhood feel when designed into the overall subdivision.
8. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.



NORWALK FUTURE LAND USE - 2016

Figure 5.2:
Future Land Use Map



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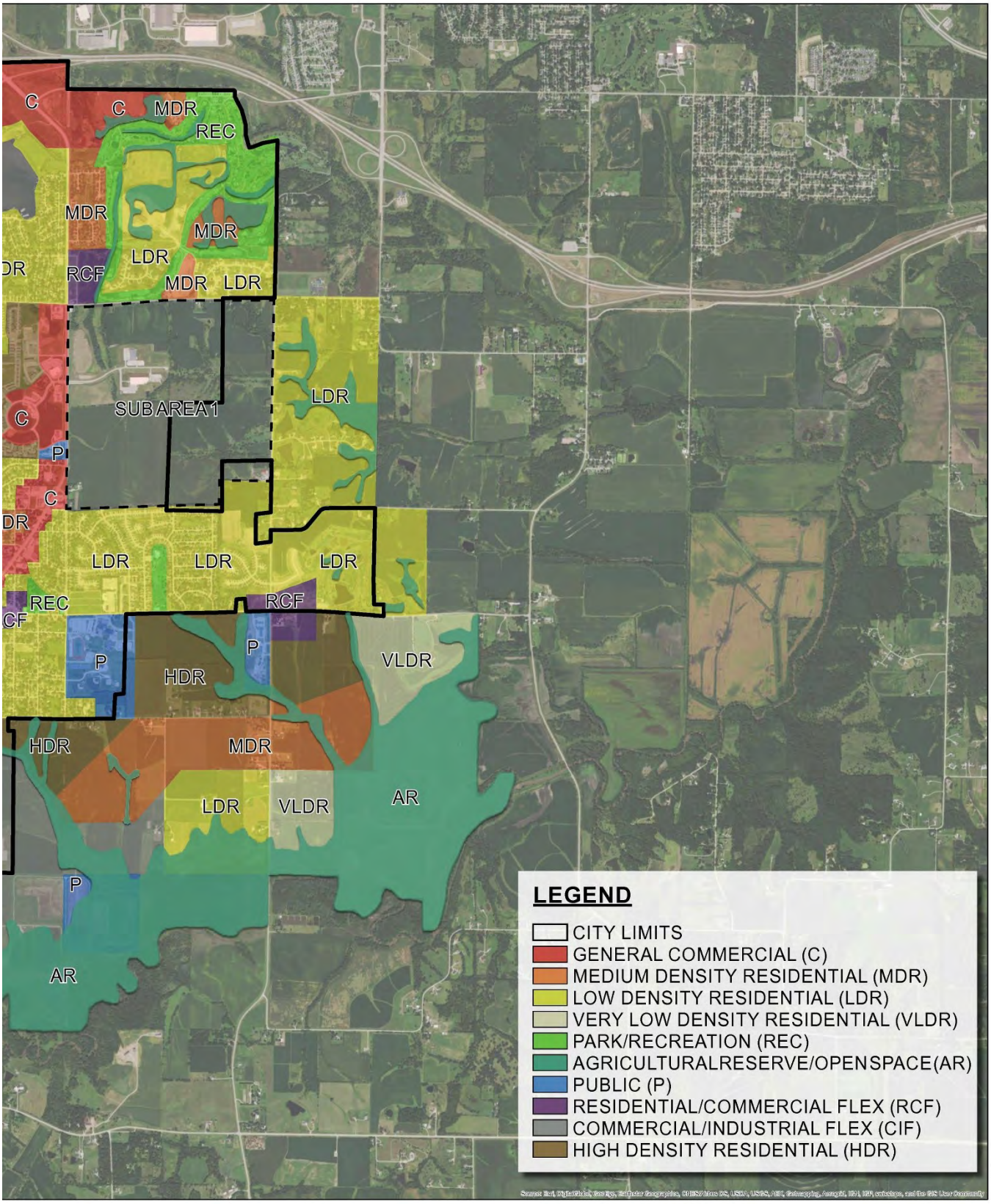

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0 0.25 0.5 1 1.5 2 Miles

Sub Area 2

General Purpose

Sub Area 2 is centered on 50th Avenue and located west of Lake Colchester and south of Iowa Highway 5. The identified configuration is subject to modification based upon the agreement of the City and developer.

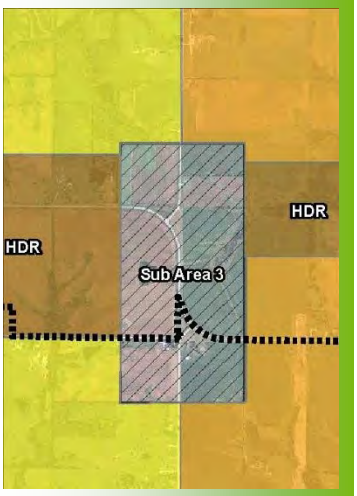
The area is intended to also function as a mixed use area. Due to the location of this sub area, centered on a critical future transportation corridor in Norwalk, it's conceived to include medium-sized "big box" stores, offices, townhouses and multi-family dwellings.

The land use category for this area is identified as Residential/Commercial Flex. This area will accommodate the mixed uses in this area.

Typical uses

1. Single-family residential
2. Townhouse development
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/Recreational Center

Sub Area 3



General Purpose

Sub Area 3 is centered along 50th Avenue on the western edge of the Norwalk community. It covers the intersection of 50th Avenue and Highway G14 and intersection 50th Avenue and Clarke Street. The identified configuration is subject to modification based upon the agreement of the City and developer.

The area is intended to also function as a mixed use area. Due to the location of this sub area, centered on a critical future transportation corridor in Norwalk, it conceived to include medium sized "big box" stores, offices, townhouses and multi-family dwellings.

The land use category for this area is identified as Residential/Commercial Flex. This area will accommodate the mixed uses in this area.

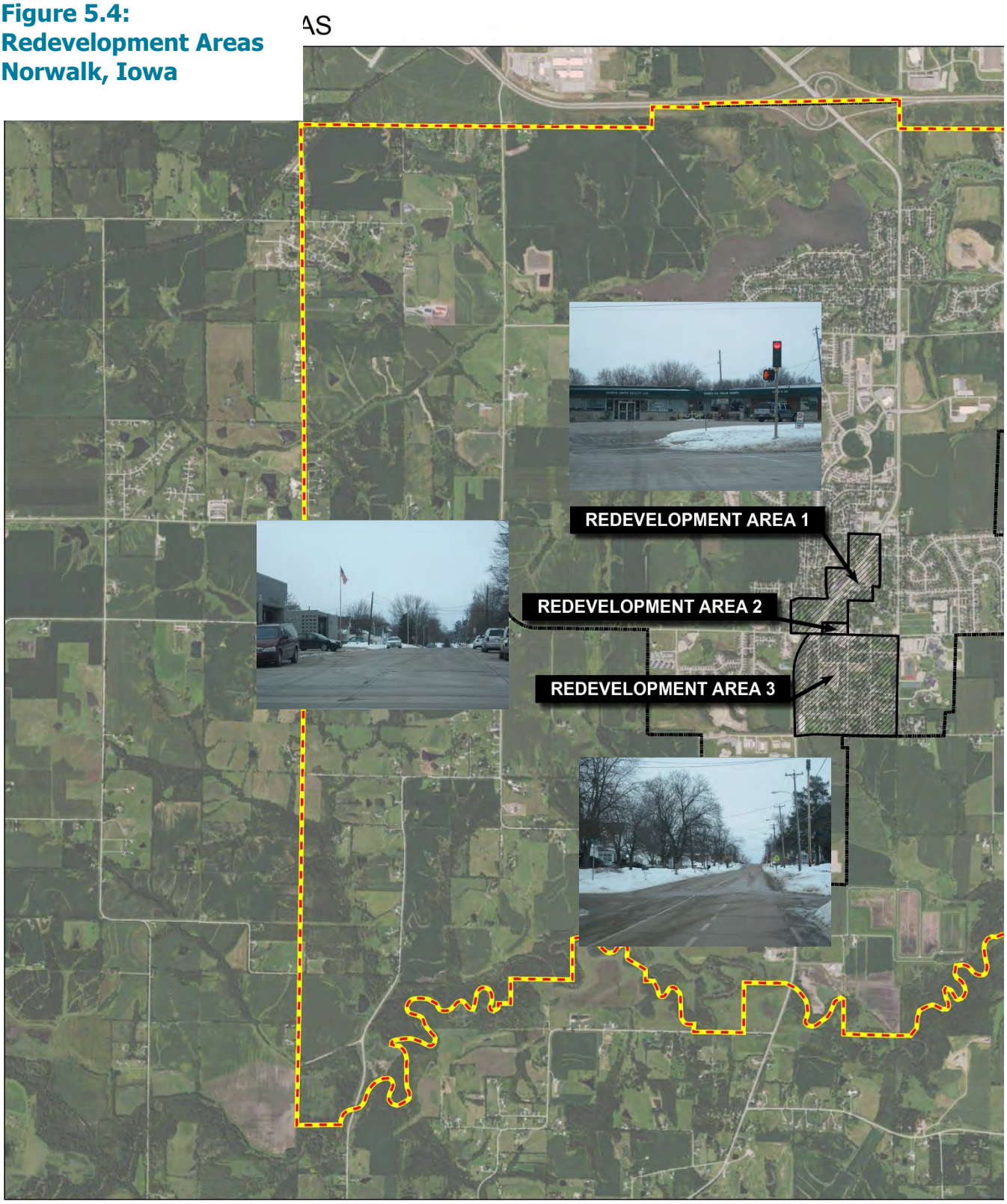
Typical uses

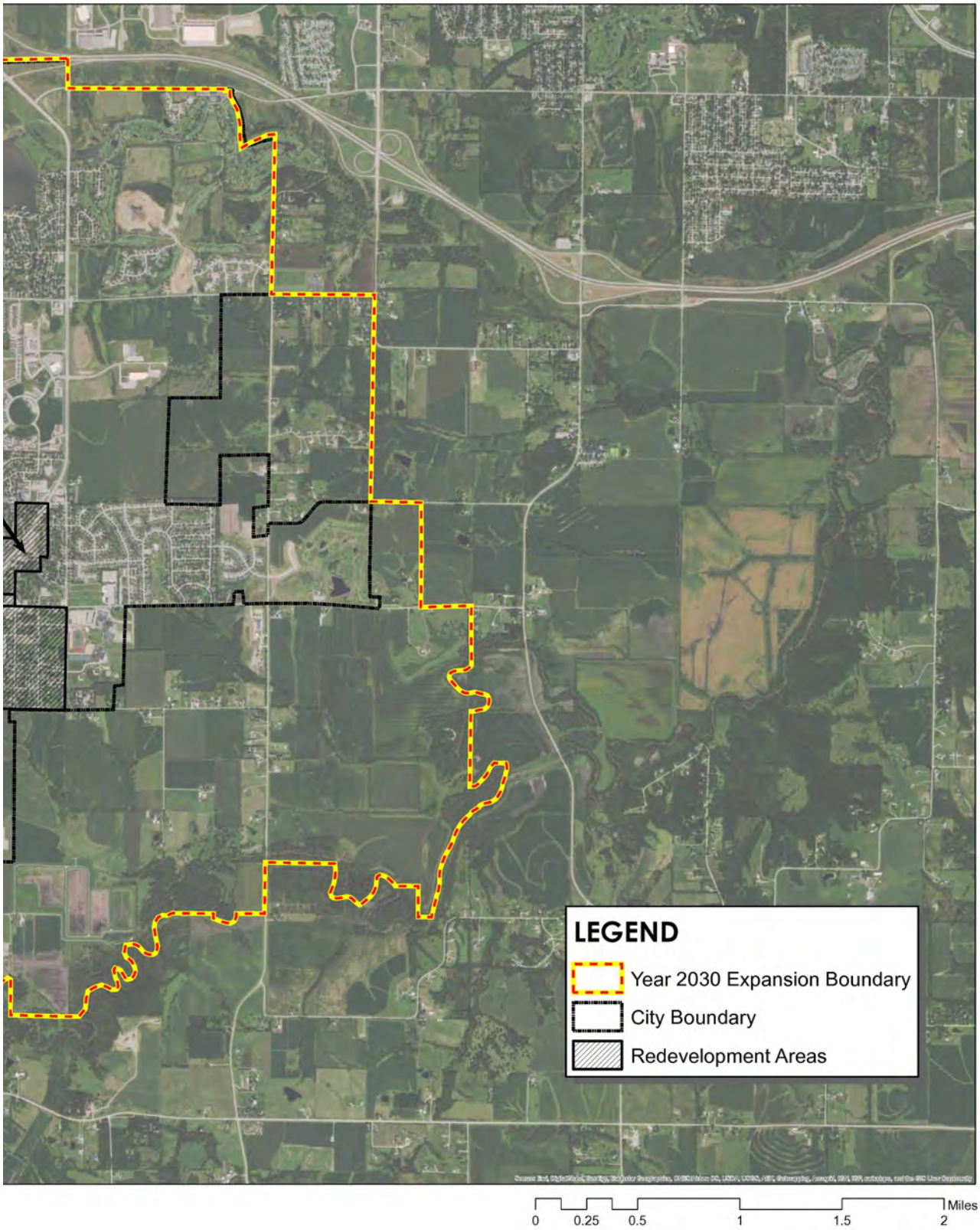
1. Townhouse development
2. Multi-family residential
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/Recreational Center

Special Design Considerations

1. The building scales should be maintained at one- to three-stories along major thoroughfares.
2. Taller, denser uses such as apartment buildings should be setback from major thoroughfares and screened by low structures. This will allow for more density while minimizing the scale of such projects.
3. Circulation systems should access the main thoroughfares at key locations and serve internal uses.
4. Walkability and scale will be critical to these areas being supported and used in the future.
5. Proper street trees and landscaping will be critical in softening an area as well as creating a comfortable pedestrian scale in these area.
6. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
7. Front yard setbacks may be lessened in order to create an older traditional neighborhood feel when designed into the overall subdivision.
8. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.
9. The area should have a Master Plan created to guide future development as well as specific design standards for the area. Implementing specific design guidelines will allow this area to grow in a manner that stands out as being different from other developments.

Figure 5.4: Redevelopment Areas Norwalk, Iowa




LEGEND
Year 2030 Expansion Boundary
City Boundary
Redevelopment Areas
0
0.25
0.5
1
1.5
2
Miles

Redevelopment

The city of Norwalk is faced with an opportunity for future growth in and around the existing community during the planning period. However, with new growth potential and opportunities for new larger developments, the community and City cannot ignore the existing fabric of the area.

During the planning period, land use should be also be focused on the redevelopment of key areas in the existing parts of the community. A number of these redevelopment activities will require a private-public partnership in order to be successful.

The existing community has been divided into three different redevelopment areas:

- Redevelopment Area 1: Existing Iowa Highway 28 Corridor
- Redevelopment Area 2: Original Town South
- Redevelopment Area 3: Old Downtown

The following paragraphs will discuss some of the possible strategies in each of these areas. Ultimately, each of these areas may need to have a detailed neighborhood plan completed in order to determine future issues and solutions.

Redevelopment Area 1: Iowa Highway 28 Corridor

Iowa Highway 28 is presently the primary north-south thoroughfare in Norwalk. The majority of the area that is located near the original town of Norwalk has been developed since the 1960's and 1970's and is in need of updating. A number of the older façades are not historically important architecturally and could be updated to a more modern configuration and design.

In addition to the buildings being updated, the landscaping along Iowa Highway 28 needs to be updated as well. New landscaping must be coordinated with future redevelopment of property and plans need to be worked through with the Iowa Department of Transportation (IDOT).

One final item that will be critical to the future redevelopment of this area is the reconfiguration of access points along the thoroughfare. With redevelopment and any consolidation of properties, it will be imperative to minimize access points on and off of the roadway. Again it will be critical to coordinate these activities with the IDOT.

Redevelopment Area 2: Founder's District

Original Town South (OTS) is one of the oldest areas in Norwalk. The uses in this area predominately residential and will likely continue to be so. Redevelopment activities in this neighborhood needs to be focused on infrastructure (water, sewer, and streets) and housing rehabilitation.

Existing areas of a community are some of the easiest places to gain valuation for the community. Overall the infrastructure is in place and may require some updating but it is still less costly to redevelop areas such as OTS than it is to build new developments on "greenfields" or cropland.

Redevelopment Area 3: Founder's Commercial District

The Founder's Commercial District is a difficult area to work with in a plan, such as the one Norwalk is developing due to a number of factors. One the area is not large enough to be a major center of commerce and business as Norwalk grows but it still offers quaint glimpses of Norwalk's past. Secondly, the area is completely surrounded by more densely built residential dwellings.

As the community continues to grow during the planning period, newer larger areas may claim the title of "downtown Norwalk" but this area needs to continue as an important neighborhood commerce center.

The District needs to be redeveloped into an area where smaller offices and stores including niche stores can open. The area also needs to redress itself with key amenities that will allow it to become a place residents can come and sit and relax.

The future of Norwalk will be better served if this area is redeveloped into a special location for the residents to shop and visit.

Annexation

The City of Norwalk, as future development occurs, will be faced with bringing in new geographic areas to the corporate limits. As of the adoption of this plane there are six areas identified for annexation in the future. Of the six areas, three are considered to be a high priority for the community; while the remaining three are considered to be a low priority, see Figure 5.5.

All of these areas are immediately adjacent to the community and represent opportunities to clean up jagged boundaries in the future. Annexation of these areas needs to occur as development presents itself to the community and must be completed according to Iowa Code.

The areas located within the Low Priority Areas represent areas that will likely be developed later in the planning period. These areas also contain a substantial amount of the 100-year floodplain as seen in Figure 3.3 of this plan.

Land Use: Goals and Policies

The City of Norwalk should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources; while maintaining and increasing land values. Guiding future growth and development in Norwalk towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for Norwalk residents.

Policies

GEN-LU-1. A review and comment process should be required for any proposed activity occurring within City zoning jurisdiction.

GEN-LU-2. The cost of required improvements, both on-site and off-site, to a subdivision/development should be examined, evaluated and negotiated based upon the overall benefit presented to the city of Norwalk.

GEN-LU-3. Designate areas in the Land Use Plan that address the anticipated future growth needs of Norwalk.

GEN-LU-4. Develop zoning and subdivision regulations that promote efficient land usage and long-term adequacy, while avoiding land use conflicts and inefficient provision of public infrastructure.

GEN-LU-5. Discourage and minimize leapfrog development outside of the corporate limits.

GEN-LU-6. The City needs to identify specific locations, internally, for future public facilities including recreation and fire and police stations.

GEN-LU-7 As new development occurs throughout the Norwalk area, new development should be designed and approved so new ones are interconnected to existing developments and neighborhoods in the community.

GEN-LU-8 Areas designated as tree cover and floodplain areas should be preserved in an appropriate manner; clear cutting of these areas should be highly discouraged.

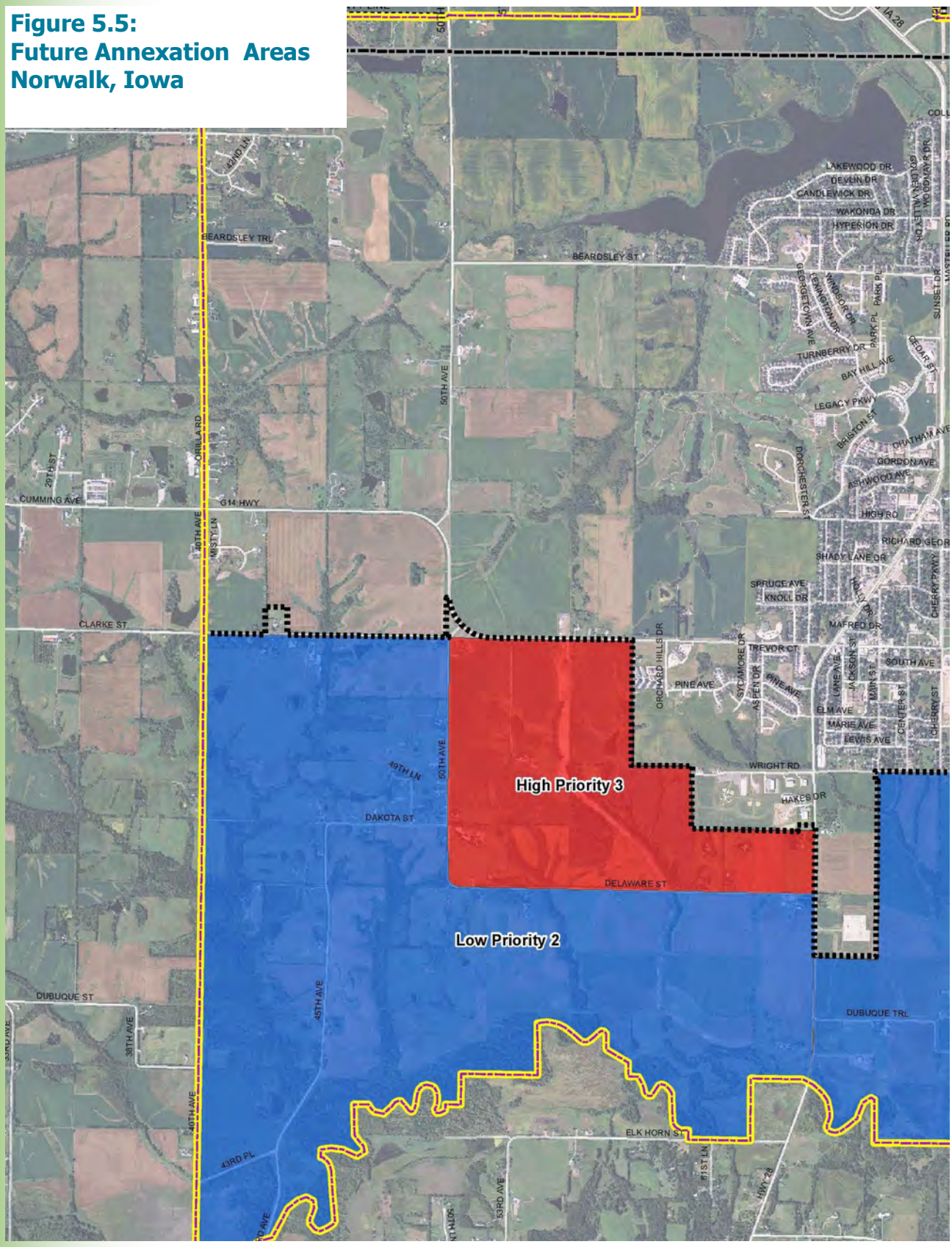
GEN-LU-9 Existing and preserved tree cover and drainage areas should be worked into a community-wide drainage control system.

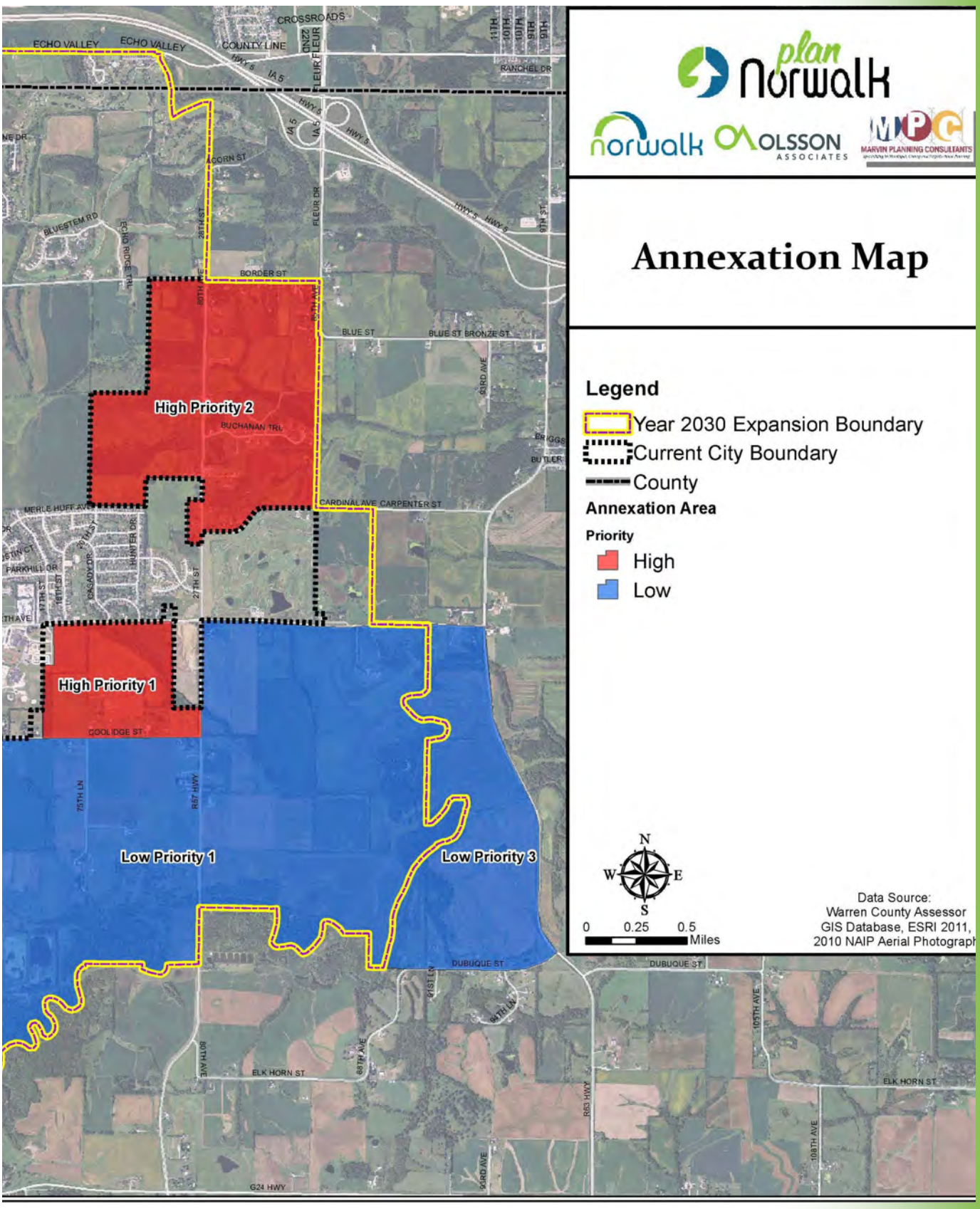
GEN-LU-10 Existing and preserved tree cover and drainage areas should be developed into a community-wide trail system as well as an open-space corridor.

GEN-LU-11 The preservation of the existing tree-covered areas is critical to developing a special character within Norwalk. A set of guidelines should be established guiding staff and developers of key species, sizes, etc. to be maintained in the future.

GEN-LU-12 When developers agree to preserve key areas, the city should use the PUD process to balance the potential densities with actual densities

Figure 5.5:
Future Annexation Areas
Norwalk, Iowa




Annexation Map
Legend
Year 2030 Expansion Boundary
Current City Boundary
County
Annexation Area
Priority
High
Low
High Priority 2
High Priority 1
Low Priority 1
Low Priority 3
Data Source:
Warren County Assessor
GIS Database, ESRI 2011,
2010 NAIP Aerial Photograph
0 0.25 0.5 Miles
N
S
E
W
ECHO VALLEY
CROSSROADS
COUNTY LINE
RANCHEL DR
ACORN ST
BLUESTEM RD
ECHO RIDGE TRL
FLEUR DR
BORDER ST
BLUE ST
BLUE ST BRONZE ST
BUCHANAN TRL
BRIGGS
BUTLER
CARDINAL AVE
CARPENTER ST
MERLE HUFF AVE
FARKHILL DR
PASADY DR
HUNTER DR
COOLIDGE ST
DUBUQUE ST
ELK HORN ST
G24 HWY
R63 HWY
105TH AVE
108TH AVE
93RD AVE
87TH AVE
80TH AVE
75TH LN
27TH ST
28TH ST
IA 5
HWY 5

Commercial Land Use Policies

COM-LU-1. Encourage the location of commercial land uses at the intersections of major transportation networks that already have or can be efficiently supplied with public infrastructure.

COM-LU-2. Promote the efficient expansion of public infrastructure through the development of commercial centers as clusters of high-density development that efficiently utilize land resources.

COM-LU-3. Utilize frontage or rear roads when locating along major thoroughfares/ highways.

COM-LU-4. Encourage investment in new and existing commercial development which is compatible in size, architectural design, intensity, and signage with surrounding land uses in established areas.

COM-LU-5. Encourage the formation, retention, and expansion of commercial development within the existing commercial boundaries of Norwalk.

COM-LU-6. The impact of commercial activities on neighboring land use areas, particularly residential uses, should be minimized through site design strategies, appropriate building orientation, scale, and buffering.

COM-LU-7. Encourage the cooperation of commercial area business owners, business associations, and neighborhood groups to help define and promote the identity and character of commercial areas.

COM-LU-8 New or established commercial uses should not encroach upon, or expand into, existing residential neighborhoods, unless otherwise designated as mixed use.

COM-LU-9 Strip commercial development should not be developed in a linear strip along a roadway nor be completely auto oriented, but rather locate parking to the inside and create more pedestrian orientation developments.

COM-LU-10 In areas where linear commercial development occurs due to existing parcels, topography constraints, or other factors, such developments should be encouraged to build according to the established guidelines of the area or corridor. Creativity in construction of such developments is encouraged while meeting minimum guidelines.

COM-LU-11 Site design for new commercial areas should incorporate elements promoting high quality developments.

COM-LU-12 Signage used within and around commercial areas should be designed to compliment the materials and scale of surrounding development.

COM-LU-13 Commercial development along arterial roads should be strategically located so as not to compromise the character of the area.

COM-LU-14 Commercial development along arterials, collectors and at intersections should be designed to be more pedestrian and bicycle friendly; placement along sidewalks with parking minimized in the front or toward the rear of the property.

COM-LU-15 Commercial districts should be located:

i. where urban services and infrastructure are available or planned in the near future;
ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
iv. in a manner that supports the creation and maintenance of greenspace.

COM-LU-16 New commercial developments should incorporate concepts from both Complete Streets and Strong Town concepts, including but not limited to:

1. Shared rights-of-way between vehicles, pedestrians, transit, and bicycles;
2. Traffic calming techniques including narrower streets and alleys; and
3. Strong trail layouts to encourage a more walkable community.

Industrial Land Use Policies

IND-LU-1. Industrial uses should be located so adequate buffer space is provided between incompatible land uses.

IND-LU-2. The City should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the City.

IND-LU-3. Appropriate transitional methods should be considered at all locations where the development or expansion of light industrial/business park land abuts less intensive uses

IND-LU-4. Industrial development should utilize the identified transportation system in an efficient and safe manner and to reduce energy consumption by identifying industrial development areas with alternative transportation opportunities when appropriate.

IND-LU-5. The City should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.

IND-LU-6. Performance standards should be implemented as a means of regulating industrial activity so as to moderate or abate objectionable features in their operation.

IND-LU-7 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.

IND-LU-8 Industrial districts should be located:

i. where urban services and infrastructure are available or planned in the near future;
ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
iv. in a manner that supports the creation and maintenance of greenspace.

IND-LU– 9 The impact of industrial activities, including increased traffic, noise, and pollution on neighboring land uses should be minimized through appropriate site design measures, and should be mitigated to lessen environmental hazards.

IND-LU-10 New industrial developments should incorporate concepts from both Complete Streets and Strong Town concepts, including but not limited to:

1. Shared rights-of-way between vehicles, pedestrians, transit, and bicycles;
2. Traffic calming techniques including narrower streets and alleys; and
3. Strong trail layouts to encourage a more walkable community.

Residential Land Use Policies

RES-LU-1. The City of Norwalk should manage residential development by preserving and redeveloping existing residential neighborhood subdivisions.

RES-LU-2 Residential areas with predominately single-family structures should be protected from higher density structures such as apartments, unless a new development is proposed as a mixed use area.

RES-LU-3 High-density structures such as apartments should be located in areas near major arterials and collectors and should be setback from the street and buffered by lower scale structures.

RES-LU-4 Higher density developments should be buffered from single-family developments through the use of smaller scale uses such as:

- Horizontally oriented townhomes and condominiums;
- Natural tree covered areas and waterways

RES-LU-5 Higher density developments should be maintained in a more horizontally oriented design as opposed to larger vertical structures; maximum of three– to four-floors above grade.

RES-LU-6 Higher density developments should architecturally be designed to break up the facades into different faces including recesses and pop outs.

RES-LU-7. Residential development should be separated from more intensive uses, such as agriculture and industrial development, by the use of setbacks, buffer zones, or impact easements.

RES-LU-8. Work with community officials and developers on a continual basis to monitor and evaluate the effectiveness of existing regulations, and to identify proper areas to locate new development.

RES-LU-9. Promote the development of housing that varies in size, density, and location.

RES-LU-10. Subdivision regulations should provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

RES-LU-11. New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.

RES-LU-12. Encourage the establishment of a rehabilitation program should be undertaken to maintain and improve the existing housing stock.

RES-LU-13. Norwalk should promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.

RES-LU-14. Norwalk should establish zoning and subdivision design standards that require buffers and screening standards for new developments where necessary.

RES-LU-15. Encourage the development of additional elderly housing throughout the City.

RES-LU-16. The planned unit development (PUD) concept should be implemented where needed to provide a viable quality alternative to conventional urban development patterns. PUDs need to be a win-win scenario for the community and developer, while providing a means to encourage creative yet responsible/sensitive developments.

RES-LU-17 New residential developments should incorporate concepts from both Complete Streets and Strong Town concepts, including but not limited to:

1. Shared rights-of-way between vehicles, pedestrians, transit, and bicycles;
2. Traffic calming techniques including narrower streets and alleys; and
3. Strong trail layouts to encourage a more walkable community.

Mixed-use Land Use Policies

MU-LU-1. Mixed-use developments should at a minimum occur in the areas noted as Sub Area 1, Sub Area 2, and Sub Area 3.

MU-LU-2 Mixed use developments should be designed in order to provide a strong sense of place and walkability.

MU-LU-3 Mixed-use developments should be developed in a complete concept examining specific designs and materials.

MU-LU-4 Mixed-use developments should be located a major intersections or along major thoroughfares.

Redevelopment: Goals and Policies

Redevelopment Policies

RD-1. The City of Norwalk should address the four individual redevelopment areas by contracting neighborhood plans, the plans need to include:

- Necessary infrastructure improvements to be undertaken
- The "vision" of the residents and users of these neighborhoods
- Key timelines for addressing the issues
- Potential funding sources for completing the projects
- Design standards for the neighborhood if warranted
- Key parties that will be responsible for completing key tasks in the neighborhood
- Prioritize the needed infrastructure improvements

RD-2 The City should develop a solid Capital Improvement Plan that includes funding sources for each neighborhood on an annual basis based upon the priorities identified within the neighborhood plans.

RD-3 The City should continue to work with property owners in the Lakewood Neighborhood to find a means to restore Lake Colchester into a viable recreational area.

Annexation: Goals and Policies

Annexation Policies

ANNEX-1. The City should begin as soon as possible, the annexation of areas identified as a high priority.

ANNEX-2 The City should require new subdivisions outside of corporate limits to voluntarily annex at the time of platting.

Preservation and Conservation: Goals and Policies

Preservation and Conservation Policies

PC-1 The City should develop a policy for the preservation and conservation of the areas identified on the Future Land Use Map as Open Space which includes the following:

- Preservation of existing quality tree stands
- Preservation of the existing natural drainage areas
- When developers agree to preserve key areas, the city should use the PUD process to balance the potential densities with actual densities through density bonuses.

PC-2 The City should develop a set of guidelines outlining the following:

- The type of trees to preserve
- The caliper of tree to preserve
- Special types of foliage to preserve
- Proper ways to preserve the drainage areas
- Standards for controlling stormwater runoff on site as opposed to allowing everything to flow into the drain areas at once.