

Zoning

A zoning district and a land use designation serve distinct purposes. A land use designation outlines the intended general use of the land it covers, whereas a zoning district specifies the precise permitted, restricted, conditionally permitted, and specially permitted uses for a particular parcel. In the context of Redfield, these zoning districts are instrumental in guiding the specific use of every lot within the community. The presence of well-defined zoning districts, offering flexible options to meet requirements, creates a predictable environment for development that fosters smart growth.

Updating the zoning ordinance and zoning regulations is crucial to ensure that emerging uses and trends are accommodated, procedures are streamlined, and development standards remain aligned with the community’s physical development. This update should encompass development standards as well as procedural steps by which development is approved. Standards include various aspects, such as setbacks, lighting, traffic management, noise control, and the design and construction of buildings, ensuring they harmonize with the character of their respective neighborhoods. These measures collectively cater to the needs and character of Redfield. The current zoning map for the city of Redfield serves as a visual representation of the extent of each zoning district's coverage and location

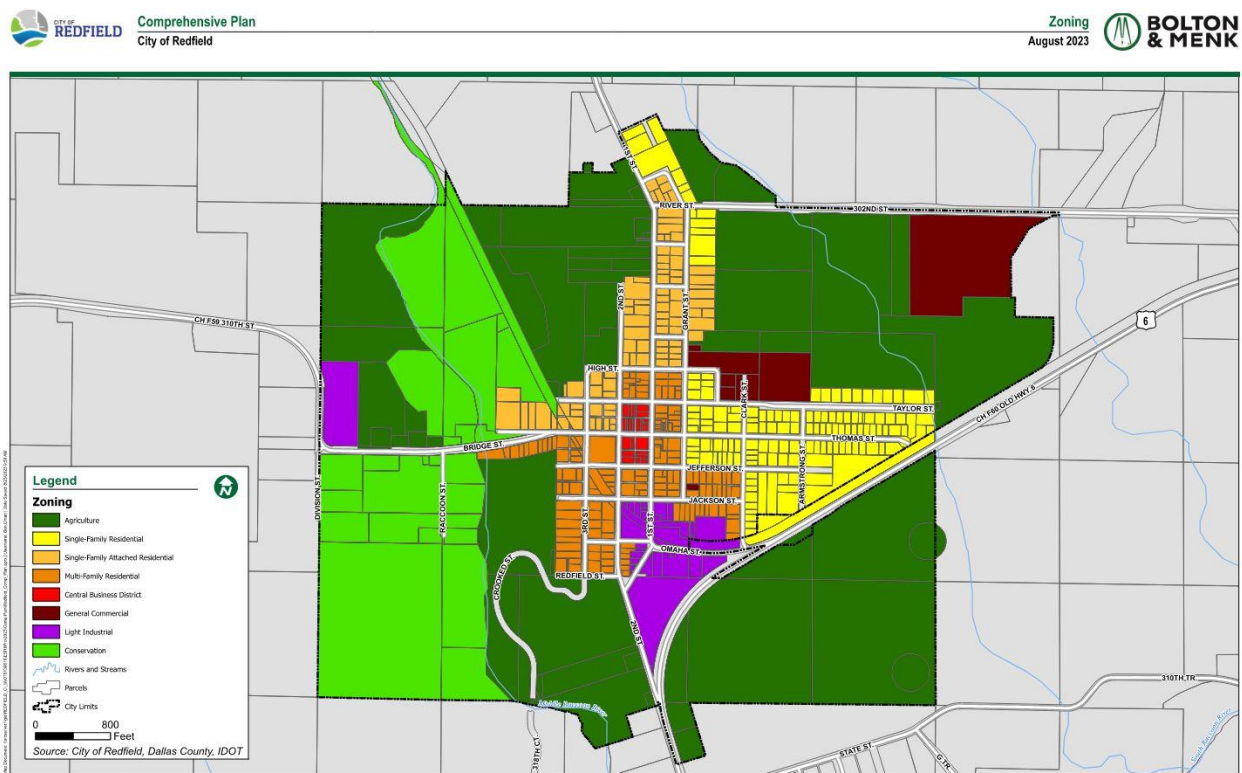


Figure 16: Redfield, IA Zoning Map

Utilizing the information and data acquired during the planning process, it is evident that Agriculture stands as the prevailing land use in Redfield, whereas Industrial use constitutes the smallest portion. Considering the inclusion of public input and the anticipated future requirements of the community, upcoming development and annexation efforts should prioritize the establishment of both low and high-density residential zones. These residential areas should be strategically situated in proximity to existing