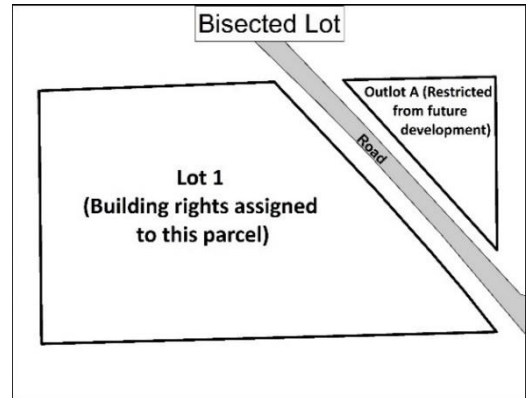




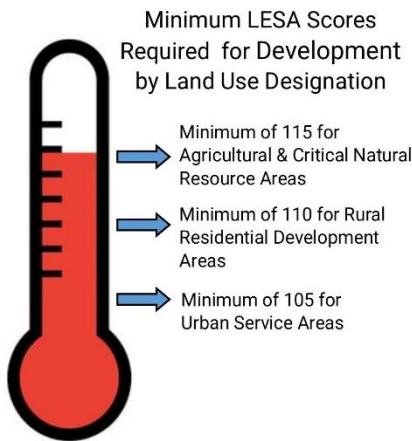
Amendment: A proposed change to the text of the Linn County Unified Development Code (UDC) or to the Linn County Rural Land Use Map.

Bisected Lot: A single parcel bisected by a road, railroad, or other physical barrier created as a result of a taking or dedication for a public right-of-way. The owner of a bisected lot may assign building rights to either portion. A restriction against future development must then be placed on the other portion.



Conditional Use Permit (CUP): A type of permit subject to review by the Planning and Zoning Commission and final approval or denial by the Board of Adjustment. A conditional use is a use of land that has the potential for significant impact on the surrounding area (for instance, a sand & gravel pit or a golf course). A Conditional Use Permit will specify conditions, limitations or restrictions that will help mitigate those impacts.

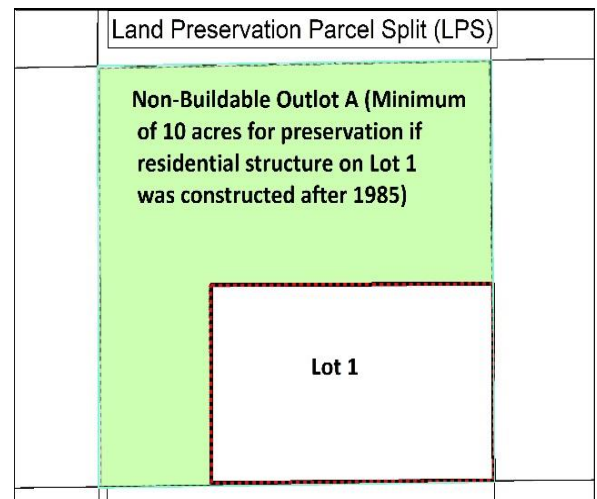
Conditional Use – Home Occupation: A type of conditional use case for any occupation, profession, activity or use carried out by a resident with the intention for economic gain in the resident's own dwelling unit and/or accessory structure on the property. The home occupation must be clearly subordinate to the residential or agricultural use of the property.



Land Evaluation and Site Assessment (LESA) System: The LESA System is a point system used to objectively evaluate the suitability of a tract of land for development. Points are either awarded or withheld based on the soil productivity (Land Evaluation) and location (Site Assessment) of the tract. The higher the LESA score, the more suitable for development a particular tract of land is considered.

Linn County Comprehensive Plan: A planning document adopted by the Board of Supervisors containing a vision of how the county will grow and change, and a set of strategies to guide land use decisions. The Linn County Comprehensive Plan includes strategies for alternative & renewable energy, economic development & employment opportunities, hazard planning, livable communities, resource protection, sustainable development, and transportation. The Comprehensive Plan can be found on the Linn County website: <https://www.linncounty.org/299/Comprehensive-Plan>.

Land Preservation Parcel Split (LPS): The division of a single-family dwelling from its parent parcel in exchange for the preservation of the remaining land. The remaining land in a LPS (the "land preservation parcel") must be designated as an outlot, must contain a minimum of 10 net acres, and may not contain a house or other principal structure. A Land Preservation Parcel Split differs from a Residential Parcel Split (RPS).



Major Subdivision (final plat): A proposed land division resulting in four or more lots and/or where the proposed land division would result in two or more lots with an internal road or other public improvement. A major subdivision requires a preliminary plat.

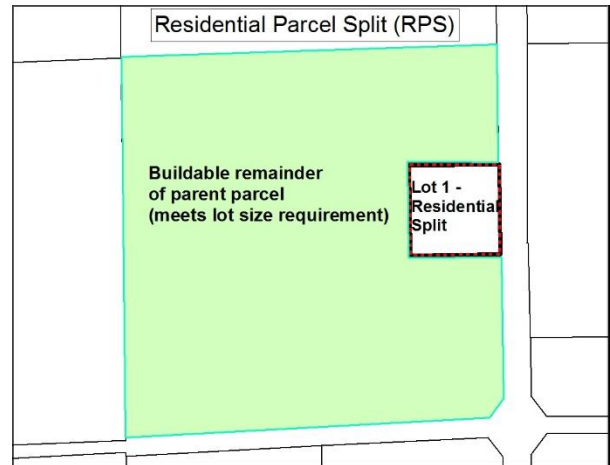
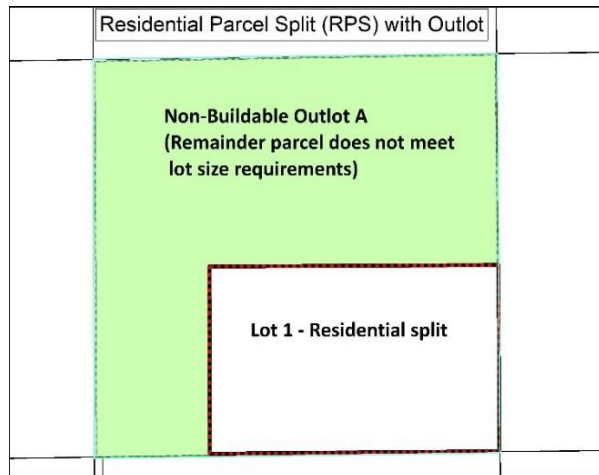
Minimum Levels of Service (MLS): The minimum levels or type of improvements or services required by the Unified Development Code in accordance with a development agreement. Most new development must meet minimum levels of service for roads, fire protection, and water & waste treatment.

Minor Subdivision (final plat): A subdivision containing no more than three lots and no road or other public improvements. A minor subdivision does not require a preliminary plat approval.

Nonconforming: A building, structure, or use which was lawfully erected and/or used prior to the adoption of the ordinance or amendments, and which does not conform to the provisions of the adopted ordinance or amendments for the zoning district within which such building, structure, or use is located.

Preliminary Plat: A map showing the preliminary layout of parcels, roads, easements, or other boundaries as part of a development proposal. A preliminary plat is not required to be based on actual survey, and is intended to show the preliminary layout of a major subdivision. Also called a sketch plan.

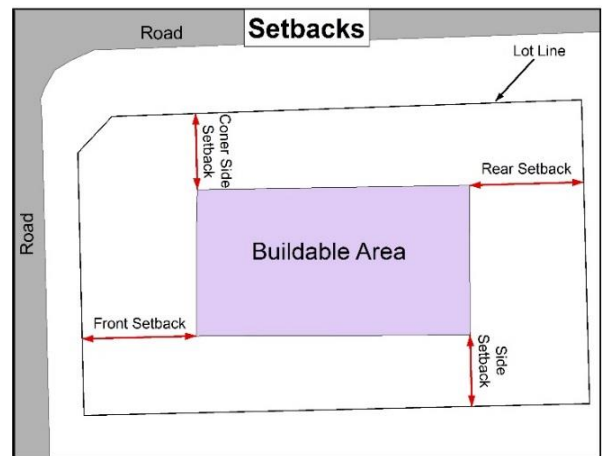
Residential Parcel Split (RPS): The division of a single family home (or a former home site if the house has been demolished) from its parent parcel. The house must have existed prior to January 1, 1985. If the remaining land meets the lot size requirement for the zoning district, the remaining land may qualify as a building site. A Residential Parcel Split differs from a Land Preservation Parcel Split (LPS).



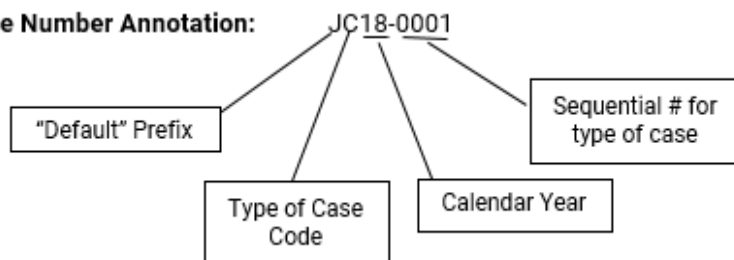
Rezoning: A rezoning, or zoning map amendment, process allows applicants to change the zoning district boundaries or zoning classification of property. Rezoning actions shall be conform to the County Comprehensive Plan and Rural Land Use Map, and must meet MLS and LESA requirements when applicable.

Setback: The minimum required horizontal distance between a lot line and a building or structure located on the lot. Different zoning districts have different setback requirements.

Unified Development Code (UDC): The Unified Development Code ([Part II of the Linn County Code of Ordinances](#)), contains the county's zoning, subdivision, floodplain, and other land development regulations. The UDC establishes administrative and procedural guidelines regarding acceptable land use, development standards, application review, and code enforcement. Provisions of the UDC, guided by the County's comprehensive plan, aim to encourage the long-term viability of agriculture, protect private property rights, promote smart growth, protect natural resources, and provide for minimum levels of service.



Case Number Annotation:



Type of Case:

- A = Amendment (Text, Map)
- C = Conditional Use Permit
- F = Final Plat
- LPS = Land Preservation Parcel Split
- P = Preliminary Plat
- R = Rezoning
- RPS = Residential Parcel Split