Future Land Use Area	General Description	General Location – See Map for Boundaries	Primary and Secondary Land Uses	Density/Intensity	Special Natural Resource Standards and Design Standards	Image
Policies that apply in all future land use areas				The concept of transfer of development rights (TDR) is intriguing as a means for compensating landowners who are asked to give up development rights in order to meet community agricultural preservation or natural resource protection goals. The City of Scandia will establish a study committee to evaluate the use of TDR for achieving agricultural preservation, natural resource protection, and life-cycle and affordable housing goals. The study committee will report their conclusions to the City Council within one year after adoption of the comprehensive plan.	The natural resource and design standards listed here will be city-wide policies/ strategies. See the *Goals, Policies, and Strategies* section of the Comprehensive Plan for a complete listing of standards. • Protect priority natural resource areas through design of subdivision and location of structures • Create design standards for screening and landscaping along public rights-of-way emphasizing the use of native plants • Stormwater management standards will be implemented including low-impact development and green building techniques (Stormwater standards shall be the same city-wide, except higher standards may apply in particularly sensitive natural resource areas such as shorelands of lakes and rivers, and areas surrounding wetlands) • To the extent possible, sustainable or "green" design standards will be applied to all land uses • Investigate building design guidelines for along major roadways	

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Natural Resource Protection Areas **On Natural Resource Priorities Map**	Priority natural resource areas have been identified. Areas in Scandia with priority natural resources will be protected through performance standards and/or site design standards. Development is not prohibited in these areas, but the location of structures and other site design decisions may be influenced by the presence of the natural resources.	Natural Resource Protection Areas would work like an overlay and would apply wherever priority natural resource areas occur. For example, wetlands, steep slopes, high-quality natural areas, shoreland, etc.	• Natural resource protection • Uses allowed in underlying land use areas	Densities and lot sizes determined by underlying land use areas.	• Minimum protection standards for priority resources will be established • The City will modify its development review process to ensure consideration and protection of priority natural resources • Natural resource priority areas will be protected through a variety of techniques. Techniques to be considered may include: open space conservation subdivisions, lot averaging, transfer of development rights, purchase of development rights, conservation easements, or low-impact development performance standards • The City will use information on priority natural resources to: 1. identify areas that are most critical for protection; and 2. combine the information with the parks and trails plan to identify natural connections with existing and planned parks and trails.	
Village Center Mixed-Use **Map Designation – VMU**	The Village Center Mixed-Use Area recognizes the significant contribution of the existing village center to the overall community character. The mixed-use nature of the village center is to be encouraged and revitalized. New commercial, retail, and residential activity is encouraged in order to develop and redevelop areas in the Village Center.	The Village Center Mixed-Use Area is the core of the existing village.	Primary Land Uses • Commercial/office/retail • Public and private institutions • Civic buildings • Light industrial • Parks and recreation Secondary Land Uses • Residential - Small-lot single-family residential, townhomes, and multi-family	Lot sizes similar to the existing mix of lot sizes. Consider the use of community sewer systems to allow smaller lot sizes for infill development.	• In the core of the Village, buildings shall be of a size and have setbacks that reflect the "downtown" character • Minimum lot sizes are restricted only by the area necessary for sewage treatment • Commercial and light industrial design standards will be developed • Transportation connections from the eastern commercial area to the village core will be improved • Non-motorized connections shall be improved in the village area	

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Village Neighborhood **Map Designation – VN**	The Village Neighborhood Areas are planned extensions to the Village Center area. It designates growth areas surrounding the Village Center intended to support primarily single and multiple family residential uses on lot sizes reflective of the existing village lot sizes.	The Village Neighborhood Areas are adjacent to and north, east, and west of the Village Center.	• Small-lot single-family residential • Public and private institutions • Civic buildings • Parks and recreation • Townhomes and multi-family residential uses will be allowed only as an incentive for providing community value through agricultural land protection, life-cycle housing, or natural resource protection	Density and minimum lot size at 1 dwelling unit per 2.5 acres. Bonus densities up to 1 dwelling unit per acre may be earned as an incentive for providing multi-family or life-cycle housing or use of transfer of development rights. Consider the use of community sewer systems to allow smaller lot sizes. Potential receiving area for TDRs Lots sizes in the Goose Lake shoreland area shall remain consistent with those allowed under the current shoreland ordinance.	• Design standards shall ensure that new development is visually compatible with the village development pattern. • Street and sidewalk standards ensure that new development is well-connected to the Village Center	
Agricultural Preserves Overlay **Not mapped**	The Agricultural Preserves Overlay plans for the continuation of the Agricultural Preserves Program in Scandia. This overlay is intended to encourage the continuation of agriculture through ensuring the availability of the Program to qualifying agricultural landowners. While the City of Scandia plans for long-term agriculture through the use of this Overlay, it is the choice of a landowner to enroll in the Agricultural Preserves Program.	The Agricultural Preserves Overlay lies over the two primary agricultural future land use areas; the Agricultural Core Area and the General Rural Area.	• Uses allowed in underlying land use areas	The density of development on parcels in Agricultural Preserves Overlay and enrolled in the Agricultural Preserves Program shall be 1 unit per 40 acres.		

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Agricultural Core Area **Map Designation – AG C**	The Agricultural Core Area is intended to protect and encourage long-term continued agricultural production. It is anticipated that the nature of agricultural production will change in the future from traditional dairy farms to specialty agriculture and agriculture producing for local/metropolitan markets. Residential development compatible with agriculture is allowed.	The Agricultural Core Area includes large contiguous areas where agricultural production is the predominant use. This Area also includes parcels enrolled in the Metro Agricultural Preserves Program.	Primary land uses • Agricultural production, including "metropolitan-oriented" agriculture Secondary land uses • Single-family residential • Recreational commercial as a conditional use • Parks and recreation	4 units per 40 acre density Within the 4 per 40 density limit, a variety of lot sizes will be encouraged in the manner of the current lot averaging zoning: lots of 2 to 5 acres in size or 20 acres or greater would be allowed. Bonus densities not exceeding 75% of base density may be earned as an incentive for using open space conservation subdivision. Bonuses may be earned only if developers undertake actions such as permanent protection of agricultural land or open space, or protection or enhancement of natural resources. Open space conservation subdivisions in the Agricultural Core Area must incorporate permanent protection of agriculture as a focal theme of the subdivision. In general, the continued viability of agricultural uses should be considered in the siting of structures and drives. To protect farmland, the City will investigate a compensation program that could include a transfer of development rights, purchase of development rights, or other program.	• Continued viability of agricultural uses considered in siting of structures and drives • Open space conservation subdivisions are encouraged for subdivisions • Bonus density incentives may be offered in open space conservation subdivisions only if agricultural protection is the focal point of the subdivision design	

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General Rural Area **Map Designation – GR**	The General Rural Area recognizes areas of Scandia that have been developed at 10 acre average densities, but include areas with 5 acre density and larger agricultural lots of 20-40 acres.	The General Rural Area is located in or adjacent to existing large lot residential areas. This Area also includes parcels enrolled in the Metro Agricultural Preserves Program.	Primary land uses • Single-family residential Secondary land uses • Parks and recreation • Public and private institutions • Agriculture • Recreational commercial as a conditional use	4 units per 40 acre density with a minimum lot size of 2 acres Development in this area is anticipated to be a mix of open space conservation subdivisions and large acreage parcels depending on the nature of the land. Bonus densities of up to 75% of the base density may be earned only if developers use the Open Space Conservation Subdivision process and undertake actions such as protection or enhancement of natural resources, or permanent protection of agricultural land or open space. A possible transfer of development rights receiving area. Neighborhoods in this future land use area with densities greater than 4 units per 40 acres shall not be expanded in area. Only limited infill at less than 4 units per 40 acres will be allowed.	• Open space conservation subdivisions are an option in this land use area • Incentives may be provided for open space conservation subdivisions that include bonus density to protect natural resources, scenic qualities, and farming or open space	

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Lakeshore Traditional Overlay **Map Designation – LST**	The Lakeshore Traditional Overlay Area recognizes lakeshore areas with traditional small-lot residential development in Tier 1 area (riparian lots). Expansion of these areas is not anticipated.	Includes only existing shoreland areas with the traditional pattern of small lots	• Single-family residential • Parks and recreation	Densities will conform to the current City of Scandia Shoreland Ordinance; smaller lots in Tier 1 (riparian lots) and controlled by underlying zoning district in Tier 2. • Big Marine, Bone, Sylvan, and Goose Lakes – 2.5 acre minimum lot size, minimum lot width 150 feet in Tier 1 • Natural Environment (NE) Lakes other than Goose – 5 acre minimum lot size, minimum lot width 300 feet in Tier 1 No bonus density shall be available.		
Lakeshore Conservation Overlay **Map Designation – LSC**	The Lakeshore Conservation Overlay Area includes sensitive lakeshore areas where development will result in relatively large negative impacts to natural resources. Open space conservation subdivision development is encouraged.	In shoreland areas that are currently largely undeveloped	• Single -family residential • Parks and recreation	Density of 8 units per 40 acres No bonus density shall be available.	• Open space conservation subdivision is encouraged using standards in current zoning ordinance • Permit development of smaller lots through open space conservation subdivision, must still not exceed the maximum density • Establish minimum dimensional standards for lots in Tier 1 (riparian lots)	
St. Croix River Corridor **Map Designation – ST CROIX**	The St. Croix River Corridor recognizes the unique historical and natural resource aspects of this area of Scandia. The mapped area corresponds to areas protected under federal wild and scenic river designation. The future of this area includes very limited residential development protecting important natural and scenic shoreland areas.	The St. Croix River Corridor includes the River shoreland area east of State Highway 95.	• Residential • Public and private protected areas	4 units per 40 acres	• Permit development of smaller lots through open space conservation subdivisions, must still not exceed maximum densities (no bonuses) • Low density pattern of development protected under federal wild and scenic river designation and through National Park Service scenic easements • Protect viewsheds in siting of structures and drives	

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Rural Commercial Nodes	The Rural Commercial Nodes future land use area is intended to support commercial development at historic commercial nodes. These areas are the only commercial areas anticipated outside of the Village Center.	Rural Commercial Nodes are designated at historic commercial nodes such as the Big Marine Store at the intersection of Highways 95 and 97, and historic sites such as Copas and Otisville	• Commercial uses reflecting the historic nature of the commercial node and compatible with the surrounding rural character	• 2 acre minimum lot size for commercial uses	• Commercial building design standards reflecting historic nature of the commercial node	
Recreation Area - Protected	The Recreation Area – Protected land use category includes publicly-owned lands permanently protected from development. This designation recognizes that these areas will be used for recreation or open space only and not developed.	State, regional, and local parks	• Recreation and open space uses	Not applicable	• Protect priority natural resource areas if recreation facilities are planned to be developed • Restore and enhance natural resources wherever possible	
Recreation Area - Planned	The Recreation Area – Planned land use category designates areas for future parks or park expansion. Includes areas within statutory boundaries of state parks that are not currently owned by the state.	Areas within statutory boundaries of state parks and the area owned by MnDOT in the northeast corner of the City.	• Recreation and open space uses	Not applicable	• Protect priority natural resource areas if recreation facilities are planned to be developed • Restore and enhance natural resources wherever possible	
Mining Area	The Mining Area includes only areas with active mining operations. It is anticipated that mining activity will continue in these areas in the future.	One area in northwest (with 2 operations) Scandia and one area in southeast Scandia.	• Mining	Not applicable	• Mining uses must comply with local and state extractive use regulations • Reclamation plan must restore the natural resources of the site to a level such that the land is suitable for the planned future land uses such as agriculture or residential	
Scenic Roads/ Viewsheds **Not mapped**	Scenic Roads and Viewsheds is a future land use category intended to identify areas adjacent to scenic roads that contain views important to protecting the City's rural character.	Scenic roads and viewsheds to be identified in a scenic assessment currently being completed.	• Land use will be those identified in future land use areas that are adjacent to scenic roads.	Not applicable	• Road construction standards to protect the scenic nature of designated scenic roads • Design and locational restrictions on structures to protect scenic views	