

Checklist 2: Development Area Criteria

Compatibility & Character

1. Redevelopment of existing lots or infill development should be prioritized over outward expansion.
2. Development should reflect a suburban or urban density to minimize the cost of extending utilities.

Utilities & Services

1. Development should be served by public sewer and water utilities.
2. Development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.

Transportation

1. Road connections should be provided between adjacent sites where visitors would likely travel between developments.
2. Frontage roads, shared entrances, limited driveway entrances, and/or other appropriate access management techniques should be used along arterial or collector roads to preserve the function of the transportation network and limit congestion.
3. Sidewalks, or other pedestrian facilities, should be provided along the perimeter road, between adjacent sites where visitors would likely travel between developments, and within the development as necessary to provide access.

Rural Area Criteria

Compatibility & Character

1. Development should occur in areas where it will not conflict with ongoing agricultural operations.

Utilities & Services

1. Health department and soil conservation district should evaluate development for adverse impacts to the environment.
2. Areas without access to sewer utilities should be avoided if the soils have slow permeability; high or fluctuating water table that falls within six feet of the natural, undisturbed surface; or the soil repose slope is greater than 20%.

Transportation

1. Development should have access to roads with adequate pavement width to safely allow people and emergency services to access the site.

Fort Knox Compatible Use Area Criteria

Intended Land Uses

1. The intended land uses should comply with the category on the Future Land Use Map and the development criteria in Checklist 3. However, uses that are impacted by noise and/or vibration should be discouraged, specifically:

- a. Residential uses with lot sizes less than 10 acres;
- b. Multi-family uses; schools;
- c. Commercial uses that lodge guests overnight (such as hotels, motels, campgrounds, RV parks, truck/rest stops, and similar); and
- d. Medical facilities.

Compatibility & Character

1. Excessive lighting, use of full cut off light fixtures mounted horizontal to the ground, and building heights (to include cell phone and antenna towers) should be considered in order to minimize conflicts with operations at Fort Knox.

Please refer to the previous text to illustrate how the requested zoning use fits with the Development Area Criteria.