

(Amended by Ordinance # 10-10-2013, Effective October 14, 2013)

Appendix A Minimum Levels of Service (MLS) for Public Improvements and Services

Notes for minimum levels of service table

1. Urban Service Areas (USA)

- If there is an approved Fringe Area Plan (formerly known as City/County Strategic Growth plans), all MLS requirements are provided for in a 28E Agreement between the city and the County.
- Requirements for LESA system scoring and minimum thresholds are set forth in the Unified Development Code.
- Most development located within the USA must be connected to a regional wastewater system, and interim systems must be avoided except on farmsteads and in areas where sanitary sewer service is not planned within 20 years.

2. Hard surface road includes any portland cement concrete (PCC) or asphalt cement concrete (ACC) paved surface or seal-coated surfaced road.

3. Requirements for interior subdivision roads and off-site road improvements are set forth in “County Standard Specifications, Linn County, Iowa.”



SERVICE REQUIREMENTS	LAND USE MAP DESIGNATION			
	AGRICULTURAL AREA		CRITICAL NATURAL RESOURCE AREA	
	Residential With LID/ Conservation Subdivision	Residential (Traditional)	Residential With LID/ Conservation Subdivision	Residential (Traditional)
WATER				
Shared	X or		X or	
Individual Well		X		X
Subject to Specific Development Agreement	X		X	
WASTE WATER				
Shared	X or		X or	
On-Site		X		X
Subject to Specific Development Agreement	X		X	
TRANSPORTATION				
Class A County Road Within ¼-Mile of a Hard Surface Road	X	X	X	X
Subject to Specific Development Agreement				
FIRE PROTECTION				
5-Mile Radius to Fire Station	X	X	X	X
2½-Mile Radius to Fire Station				



SERVICE REQUIREMENTS	LAND USE MAP DESIGNATION					EXCLUSIVE USE
	RURAL RESIDENTIAL DEVELOPMENT AREA (2-ACRE/3-ACRE AREAS)		URBAN SERVICE AREA (NON-METRO/METRO)		RURAL VILLAGE	
	Residential With LID/ Conservation Subdivision	Residential (Traditional)	Residential LESA Not Required	Residential LESA Required		
WATER						
Municipal				X or		
Shared	X					
Individual Well		X	X			
Subject to Specific Development Agreement				X	X	X
WASTE WATER						
Municipal				X or		
Shared					X or	
On-Site		X	X		X or	
Subject to Specific Development Agreement	X			X	X	X
TRANSPORTATION						
Class A County Road Within ¼-Mile of a Hard Surface Road	X	X		X or		
Entrance onto a Hard Surface Road						X or
Subject to Specific Development Agreement			X	X	X	X
FIRE PROTECTION						
5-Mile Radius to Fire Station	X	X	X		X	N/A
2½-Mile Radius to Fire Station				X		N/A



SERVICE REQUIREMENTS	COMMERCIAL/OFFICE AND INDUSTRIAL/WAREHOUSING	
	Highway Commercial/Industrial/ Warehousing	General Commercial
WATER		
Subject to Specific Development Agreement	X	X
WASTE WATER		
Subject to Specific Development Agreement	X	X
TRANSPORTATION		
Class A County Road within ¼-mile of an Intersection and/or Interchange of a Hard Surface Road and a State or Federal Highway	X	
Subject to Specific Development Agreement		X
FIRE PROTECTION		
5-Mile Radius to Fire Station		
2 ½-Mile Radius to Fire Station	X	X

