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## Chapter Five: Land Use

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This chapter is intended to guide land use decision making in the Cottage Grove area. Long-range land use planning allows municipalities to phase and guide development in a manner that supports community objectives while ensuring the provision of efficient municipal services. Land use planning also enables the Village to identify lands well-suited for public purposes such as parks, schools, municipal facilities, major roads, and drainage facilities.

This chapter of the *Plan* contains a compilation of background information, goals, objectives, policies and recommended programs to guide the future preservation and development of the Village, and includes maps showing existing and recommended future land uses over the 20-year planning period.

### A. Land Use Map Categories

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The Village of Cottage Grove, and its planning area, is a diverse community. Since 1999, plans for the Village have been based on community character in addition to distinguishing between the type and intensity or density of development. An accurate depiction of the area's *existing* land use pattern is the first step in planning for the desired *future* land use pattern. As such, this *Plan* uses an extensive system of land use categories. These categories include:

**Vacant:** Undeveloped parcels within current Village of Cottage Grove municipal boundaries.

**Agriculture/Rural:** Agricultural uses, open lands, and single-family residential at or below 1 dwelling per 35 acres.

**Single-Family Residential (Unsewered):** Non-farm residential development, usually single family homes, not served by public sewer or water, at densities that do not exceed 1 lot per 35 acres.

**Single-Family Residential (Sewered):** Single-family residential development at densities up to 4 dwelling units per acre, including schools, parks and churches.

**Two-Family Residential:** Single-family, two-family, and attached single-family residential development at densities up to 6 dwelling units per acre, including schools, parks, and churches.

**Multi-Family Residential:** A variety of residential units at densities up to 10 dwelling units per acre, including schools, parks and churches.

**Planned Neighborhood:** A carefully planned mixture of predominantly single-family residential development, combined with one or more of the following land use categories: two-family residential, mixed residential, neighborhood office, neighborhood commercial, community facility, and parks and open space.

**Neighborhood Office:** Residential, community facility, office, and personal service uses which preserve residential character through controlled building size, appearance, landscaping, and signage.

**Planned Office:** High-quality office, community facility, and office-support land uses with very generous landscaping and limited signage.

**Neighborhood Business:** Residential, office, and neighborhood supporting community facility and commercial uses which preserve residential character through building scale, building appearance, landscaping, and signage.

**Planned Business:** High-quality indoor commercial, office, and community facility land uses with generous landscaping and limited signage.

**General Business:** Indoor commercial, office, community facility, and controlled outdoor display land uses, with moderate landscaping and signage.

**Central Mixed Use (Downtown):** Pedestrian-oriented indoor commercial, office, community facility, and residential uses with streetscaping and low-key signage.

**Planned Mixed Use:** A carefully controlled mix of Planned Office, Planned Business, Multi-Family Residential, and/or Community Facilities based on high-quality detailed plans in a pattern determined by the Village Board, as advised by the Plan Commission, through zoning and land division processes.

**Planned Industrial:** High-quality indoor manufacturing, assembly, and storage uses with generous landscaping and limited signage.

**General Industrial:** Indoor industrial land uses and controlled outdoor storage areas with moderate landscaping and signage.

**Extraction:** Quarries, gravel pits, clay extraction, peat extraction, and related land uses.

**Community Facility:** Large-scale public buildings such as hospitals and special-care facilities. Small community facility uses may be permitted in other land use categories.

**Airport:** Sites used for airport and related facilities.

**Public/Private Parks and Open Space:** Open space facilities devoted to playgrounds, play fields, play courts, trails, picnic areas, and related recreation activities.

**Environmental Corridor:** Surface water, floodplains, wetlands, woodlands, prairies, rugged terrain, steep slopes, wildlife habitat areas, and poorly drained or organic soils.

**Rights-of-Way:** Areas reserved for transportation-oriented uses such as road and rail transportation.

## **B. Existing Land Use Pattern**

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Map 4 depicts the existing land use pattern within the Village's planning area. Figure 5.1 summarizes the land area (acreage) within the various land use categories. The following is a summary of the development patterns depicted in this map.

### **Residential Uses**

The majority of the developed area within the Village is in residential uses; predominantly single-family development. Approximately 57 percent of the 864 acres devoted to residential development in the Village is single-family housing (see Figure 5.1). Within the Village, this development is served by sanitary sewers and public water. New residential developments have occurred throughout the Village. Increasingly, new development in the Village has been in neighborhoods that feature a mixture of housing types and densities.

Single-family development predominates Village-wide. While two-family residential development is most concentrated along Main Street on the north side of the Village, new neighborhoods are featuring integrated two and multi-family development. Multi-family residential development is located on sites along Clover Lane on the Village's north side as well as sites along CTH BB. Over the late 1990s through 2009, about 15 percent of new building permits were issued for two-family residences.

### **Commercial Uses**

The Village's commercial uses are concentrated along its main thoroughfares: Cottage Grove Road (CTH BB) and along Main Street (CTH N) at the intersection with CTH BB and at the Commerce Park near the interchange.

### **Office and Industrial Uses**

The Commerce Park area on the north side of the Village has recently become a hub of high-quality office and light industrial development. Office development accounts for less than 1 percent of developed area in the Village, and industrial development accounts for 3.7 percent of developed area.