



Current Farmland Preservation Planning & Zoning Approach

DRAFT

- A vast majority of land under County zoning jurisdiction is zoned A-1 Exclusive Agriculture
- No new homes allowed in the A-1 district, except for replacements of existing homes
- For new homes to be built, new lots must be created and rezoned from A-1 to the A-3 Rural Residential District
- Key definitions to understand rezoning/land division policies:
 - Parent parcel—all contiguous A-1 zoned property under the same ownership
 - Prime agricultural land—all Class 1 and Class 2 soils, plus Class 3 soils with Class 1 or 2 characteristics
 - Existing home—a pre-1978 house on parent parcel, which can be divided without counting against totals
- Over non-prime agricultural land, no more than 3 residential lots may be divided from the parent parcel
- Over prime agricultural land, no more than 1 or 2 residential lots may be divided, depending on parent parcel size (see graphic)
- Maximum new residential lot size is 2 acres, with possible lot combinations for larger lots on non-prime agricultural lands (e.g., one 6-acre lot instead of three 2-acre lots)
- Recommended clustering and no further division of lots
- Remaining A-1 acreage restricted against any further development
- No greater than 1 house per 10 acres if within environmental corridor
- Opportunities for higher densities in limited areas so designated in town and county comprehensive plans

