

# DEGREE OF CHANGE FROM CURRENT PROGRAM AMONG DIFFERENT SCENARIOS

# RURAL HOUSING APPROACH



COMPARED TO...	NO/LOW CHANGE	MODERATE CHANGE	SIGNIFICANT CHANGE
CURRENT AMOUNT OF RURAL HOUSING	<p><b>A</b> Same, because no change in rural housing approach</p> <p><b>B</b> Same, because no change in rural housing approach</p>		<p><b>C</b> DECREASED, because of State's CUP criteria</p> <p><b>D</b> INCREASED, since reset of "parcel of record" date and increased residences to 5</p>
CURRENT SPLITS OF SMALLER PARCELS (E.G., <50 ACRES)	<p><b>A</b> Same, because no change in rural housing approach</p> <p><b>B</b> Same, because no change in rural housing approach</p>	<p><b>C</b> DECREASED, because of State's CUP criteria</p>	<p><b>D</b> DECREASED, because State's CUP criteria would especially reduce housing on small parcels</p>
CURRENT ACREAGE USED FOR HOUSING	<p><b>A</b> Same, because no change in rural housing approach</p> <p><b>B</b> Same, because no change in rural housing approach</p> <p><b>D</b> Same, because while housing units increased, lot size decreased</p>	<p><b>C</b> DECREASED, because of State's CUP criteria, and 2 acre maximum lot size</p>	
CURRENT DEVELOPMENT COSTS/FEEs	<p><b>B</b> Same, because new conversion fees still in place</p>	<p><b>A</b> DECREASED, since no conversion fee because not in state program</p> <p><b>C</b> DECREASED, since no conversion fee with CUP</p> <p><b>D</b> DECREASED, since no conversion fee with CUP</p>	
EASE OF DIVIDING EXISTING RESIDENCES IN "FARM CONSOLIDATIONS"	<p><b>A</b> Same, because no change in approach</p> <p><b>B</b> Same, because no change in approach</p>	<p><b>C</b> Allowed but rezone or meet state CUP criteria for nonfarm residence</p> <p><b>D</b> Allowed but meet state CUP criteria for nonfarm residence</p>	

SCENARIOS LEGEND	<b>A</b> MAINTAIN SAME JEFFERSON COUNTY FARMLAND PRESERVATION PROGRAM (DO NOT PARTICIPATE IN STATE'S WORKING LANDS PROGRAM)	<b>B</b> USE REZONING AS MAIN APPROACH FOR LIMITED HOUSING, BUT UPDATE PROGRAM TO MEET STATE'S WORKING LANDS LAW	<b>C</b> USE CONDITIONAL USE PERMITS AS MAIN APPROACH FOR LIMITED HOUSING, AS ALLOWED BY STATE'S WORKING LANDS LAW	<b>D</b> ADOPT THE STATE'S MODEL CUP APPROACH UNDER THE WORKING LANDS LAW WITH MINIMAL ADJUSTMENTS
------------------	---	--	--	--