

A PROGRAM SCENARIO A ~

MAINTAIN SAME JEFFERSON COUNTY FARMLAND PRESERVATION PROGRAM (DO NOT PARTICIPATE IN STATE'S WORKING LANDS PROGRAM)



New Development and Land Configuration

- New homes require rezoning from A-1 to A-3, except for replacement homes, rezoning conversion fee not required.
- Each A-1 parcel of record allowed at least one A-3 lot, regardless of size.
- 35 acre minimum agricultural lot size.
- 1 acre minimum residential lot size.
- 2 acre maximum residential lot size (except larger lots allowed with use of more splits).
- Clustering of new residential lots recommended.
- Allow some agricultural-related business uses in the A-1 district, with a broader array of such uses in the A-2 district.

Approach for Allowing New Housing

Parcel of Record Greater than 50 Acres with Existing Dwelling

<p>Non-Prime Soils Inaccessible or All Prime Soils</p> <p>Maximum of 2 rural residential lots on prime soils</p>	<p>Non-Prime Soils Accessible</p> <p>Maximum of 3 rural residential lots on non-prime soils</p>
<p>Parcel of Record Less than 50 Acres with Existing Dwelling</p> <p>Non-Prime Soils Inaccessible or All Prime Soils</p> <p>Only 1 rural residential lot on prime soils</p>	<p>Non-Prime Soils Accessible</p> <p>Maximum of 3 rural residential lots on non-prime soils</p>

- From each "parcel of record" as it existed on February 8, 2000, no more than 3 new residences may be built on non-prime soils, and no more than 2 new residences on prime soils (on parcels 50 acres or less, no more than 1 on prime soils), subtracting any previous splits from the "parent parcel" as it existed on December 13, 1977.

Siting Approach for Parcels in Same Ownership Divided by Road

- Parcels under common ownership divided only by a road are treated as separate parcels for the purpose of determining the number of allowable A-3 lots (see upper right box).
- Total number of allowable lots may be shifted between the 2 parcels of record, with County and Town approval.

Approach to Older Houses via Farm Consolidation

- Allow land divisions of 1-5 acres for residences built before January 15, 1975 in A-1 without rezoning. Does not count against maximum number of homes in box above.

Agricultural Land Preservation

- Prime farmland soils defined as all NRCS Class 1 and Class 2 soils, plus Class 3 soils with Class 1 or 2 characteristics.
- Limited use of Purchase of Conservation Easements (PACE) program, because State matching grants not available.
- Agricultural Enterprise Areas (AEA) no longer possible because County no longer in State program.
- Maintain County GIS system to track remaining splits; may require recorded affidavit to track "frozen" parent parcels (i.e., once all splits are used).

Natural Resource Preservation

- Allow no more than one home per 10 acres allowed within mapped environmental corridor.
- Continue Natural Resource zoning district for open space uses; rezoning conversion fee not required for rezoning from A-1 to Natural Resource district.
- Conservation Plans no longer required because County no longer in State program.

Urban and Rural Growth Areas

- A-1 zoning district continues to be mapped as "default" choice throughout most of unincorporated area.
- Lands continue to be zoned A-1 within planned Urban Service Areas around cities and villages.
- Option for expanding pre-existing rural hamlets based on Town and County approved hamlet expansion plan, but most approved hamlet expansion areas still zoned A-1 prior to development.

