

# B PROGRAM SCENARIO B ~

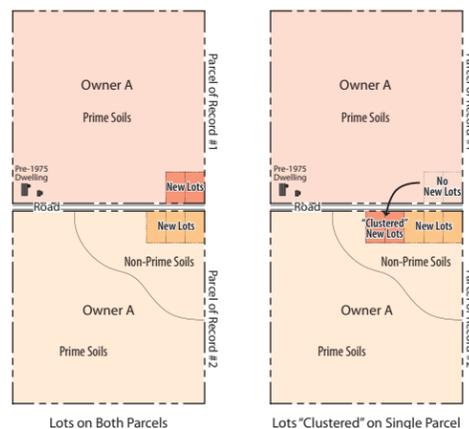
USE REZONING AS MAIN APPROACH FOR LIMITED HOUSING, BUT UPDATE PROGRAM TO MEET STATE'S WORKING LANDS LAW



## New Development and Land Configuration

- New homes require rezoning from A-1 to A-3 and payment of conversion fee.
- Each A-1 parcel of record is 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.
- Modify list of agricultural-related business uses in A-2 district to enable certification as a farmland preservation zoning district, thereby eliminating conversion fee for A-1 rezones to A-2 district.

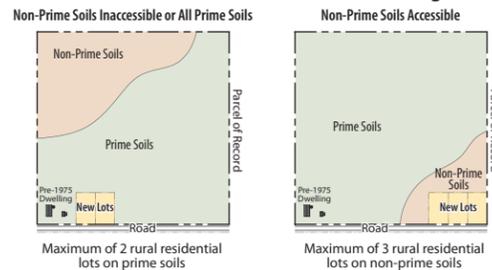
### Siting Approach for Parcels in Same Ownership Divided by Road



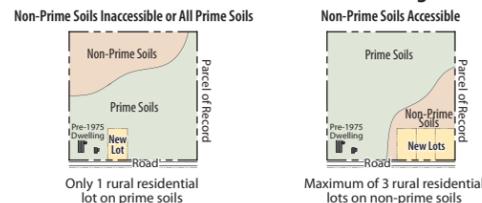
- Parcels under common ownership divided only by a road are treated as separate parcels for the purpose of determining the number of allowable A-3 lots.
- Total number of allowable lots may be shifted between the 2 parcels of record, with County and Town approval.

### Approach for Allowing New Housing

#### Parcel of Record Greater than 50 Acres with Existing Dwelling

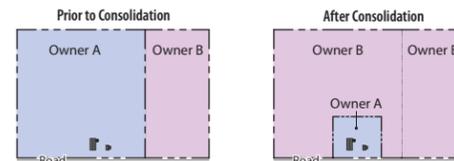


#### Parcel of Record Less than 50 Acres with Existing Dwelling



- 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.

### Approach to Older Houses via Farm Consolidation



- Zone prior farm consolidation lots A-3 to avoid making houses non-conforming (with no conversion fee).
- Allow 1-5 acre land divisions for residences built before January 15, 1975, either by requiring a rezoning to A-3 and payment of conversion fee OR change in status of residence to a non-conforming use if State standards can be met (e.g., 1:20 ratio of house lot acreage to remaining farm acreage). Does not count against maximums.

## 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.
- Active Purchase of Conservation Easements (PACE) program with help from State matching grants.
- Support future Agricultural Enterprise Areas (AEA) applications based on criteria included in new Farmland Preservation Plan.
- Maintain County GIS tracking system with slight modifications to meet State reporting requirements; may require recorded affidavit to track "frozen" parent parcels.

## Natural Resource Preservation

- Allow no more than one home per 10 acres within mapped environmental corridor.
- Modify Natural Resource zoning district to be certified as a farmland preservation zoning district, thereby eliminating conversion fee for A-1 rezones to NR district.
- Nutrient management plans (in addition to conservation plans) required for farmers who obtain State tax credit.

## Urban and Rural Growth Areas

- Initially keep as much land in A-1 zoning as possible based on statutory guidance, requiring rezonings only when development proposed.
- Classify lands within Urban Service Areas in A-1 district into either <15 year growth areas or 15+ year growth areas, and rezone <15 year areas away from A-1. Create new "agricultural transition" zoning district with similar rules but no tax credit eligibility for <15 year growth areas.
- For rural hamlets where there is a Town and County approved hamlet expansion plan, rezone <15 year planned expansion areas to a "agricultural transition" district without tax credit eligibility.

