

# C PROGRAM SCENARIO C ~

USE CONDITIONAL USE PERMITS AS MAIN APPROACH FOR LIMITED HOUSING, AS ALLOWED BY STATE'S WORKING LANDS LAW

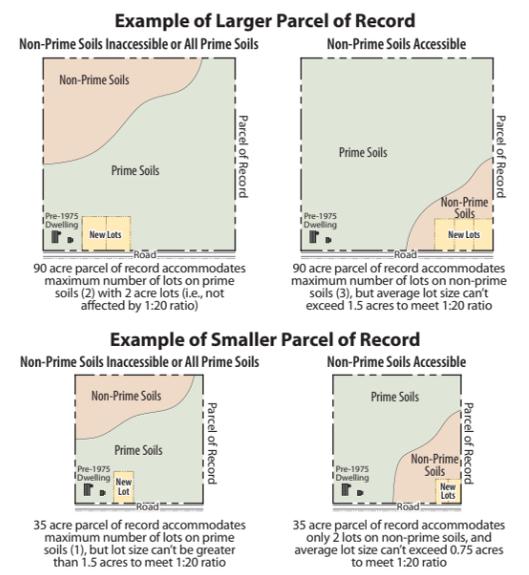


## New Development and Land Configuration

- Allow new homes by conditional use permit (CUP) in a revised A-1 district, meeting all Working Lands criteria associated with using CUP (see right).
- 35 acre minimum agricultural lot size.
- ¾ acre minimum residential lot size, in light of 1:20 ratio (see box to right).
- 2 acre maximum residential lot size, plus ratio of total acreage in nonfarm residential use to remaining farm acreage on February 8, 2000 parcel of record may not exceed 1:20 ratio.
- Clustering of new residential lots recommended.
- Expand range of agricultural-related business uses allowed by conditional use permit in A-1 district; discontinue new rezonings to A-2 district.

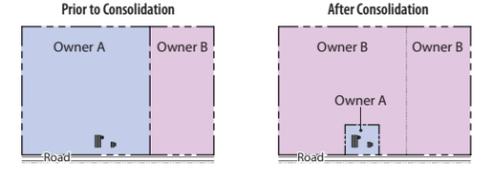
### Approach for Allowing New Housing

- Allow no more than 3 new lots per each February 8, 2000 parcel of record (2 on prime soils), regardless of size of 2000 parcel of record, subtracting any previous splits divided from the 1977 parent parcel. Number of new lots may be further limited by combination of State's 1:20 ratio and County's minimum lot size.



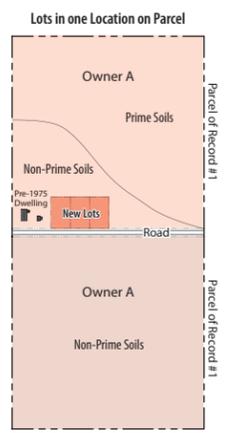
- Rezone parcels less than 20± acres to another district to allow one new residence, because would not otherwise be allowed by 1:20 CUP ratio.

### 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.

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



- Parcels under common ownership divided only by a road are treated as ONE parcel of record for the purpose of determining number of allowable residential lots (see upper right box).
- Change "parcel of record" definition to State's "base farm tract" definition, allowing total of 3 non-prime lots.

## 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 significant modifications to meet State reporting requirements; may require recorded affidavit to track frozen parent parcels.

## Natural Resource Preservation

- No residential density standard in environmental corridors given rough substitute of 1:20 ratio requirement.
- Recraft Natural Resources zoning district as a non-certified overlay zoning district, allowing some normal A-1 uses to be restricted without rezoning the underlying parcel from A-1.
- Nutrient management plans (in addition to conservation plans) required for farmers who obtain State tax credit.

## Urban and Rural Growth Areas

- 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 "transition" district without tax credit eligibility.

