

DRAFT

Example of Zoning Districts Based on Maximum Residential Density Per Acre*

*The County must establish a minimum lot size

Agriculture/Forest - 35

The Agricultural/Forest -35 District is created to establish and protect areas within which agricultural and forest uses may exist and prosper with limited intrusion from future residential development. It is intended to avoid the operational conflicts which occur when farm/forest uses and non-farm/forest residential uses become interspersed and to reduce the adverse pressures upon rural livelihood caused by speculative land values and consequent increases in property tax levies upon farm/forest land. A maximum residential density of 1 house for 35 acres is established for the district.

Example of Permitted Uses = Agricultural Uses, One and two family dwellings

Agriculture/Forest - 20

The Agricultural/Forest -20 District is created to establish and protect areas within which agricultural and forest uses may exist and prosper with moderate intrusion from future residential development. It is intended to avoid the operational conflicts which occur when farm/forest uses and non-farm/forest residential uses become interspersed and to reduce the adverse pressures upon rural livelihood caused by speculative land values and consequent increases in property tax levies upon farm/forest land. A maximum residential density of 1 house for 20 acres is established for the district.

Example of Permitted Uses = Agricultural Uses, One and two family dwellings

Rural Residential – 10

This district is established to provide locations for low density housing which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas, and/or are compatible with surrounding rural land uses. A maximum residential density of 1 house for 10 acres is established for the district.

Example of Permitted Uses = Agricultural Uses, One and two family dwellings

Rural Residential – 5

This district is established to provide locations for medium density housing which is consistent with a generally rural environment and allows for nonresidential uses which are compatible with surrounding rural land uses. A maximum residential density of 1 house for 5 acres is established for the district.

Example of Permitted Uses = One and two family dwellings

Residential

The Residential District is created to establish and protect the essential characteristics of areas within which predominantly high density residential density not served by public sewer and water facilities should occur, along with certain community and recreational uses to serve the residents of the district. A minimum lot size of 1 acre is established for the district.

Example of Permitted Uses = One and two family dwellings.

Example of Conditional Uses = Multiple family dwellings

Residential Public Utilities

The Residential Public Utilities District is created to establish and protect the essential characteristics of areas within which predominantly high density residential density served by public sewer facilities should occur, along with certain community and recreational uses to serve the residents of the district. A minimum lot size of .25 acres is established for the district.

Example of Permitted Uses = One and two family dwellings.

Example of Conditional Uses = Multiple family dwellings

Density Calculations

Maximum residential density in the Agriculture/Forest – 35, Agriculture/Forest – 20, Rural Residential – 10, Rural Residential – 5 districts.

- (1) Allowable residential density for lots under same ownership shall be kept on file in the Zoning Office.
- (2) Applicability. Maximum residential density shall apply to the creation of residential lots in the Agriculture/Forest – 35, Agriculture/Forest – 20, Rural Residential – 10, Rural Residential – 5 districts.
- (3) Number of residential lots. Parcels of land existing on the effective date of this ordinance shall not be divided into residential sites which exceed the allowable number of sites or portion thereof for the Agriculture/Forest – 35, Agriculture/Forest – 20, Rural Residential – 10, Rural Residential – 5 districts.
 - (a) Calculation. The allowable number of residential lots shall be calculated by dividing the size of the tract in acres by the maximum residential density of the district. (Example: 46 acre parcel in the Residential -10 district results in $46/10 = 4.6$ lots.)
 - (b) Rounding. Any fractional lot resulting from the calculation in (3) (a) which is at least .75 shall be rounded up to the next whole number.
 - (c) Existing dwelling units. Any dwelling unit which exists on the tract of land to be divided shall not count against the maximum residential density allowed.
 - (d) Minimum lot size. No lot or building site shall be created which does not meet the minimum lot area requirements of this Ordinance.
- (4) Transfer of allowable density. The transfer of allowable density from one parcel to a contiguous parcel under the same ownership is permitted. Such transfer may also be across a public highway to a parcel under the same ownership which has opposite frontage.
- (5) All lots to contain allowance for residential use. No parcel shall be created which does not carry with it the allowance for at least one dwelling unit under the maximum density calculation unless such parcel is permanently deed restricted to nonresidential use.

Zoning Districts Based on Maximum Residential Density Per Acre

Disadvantages

More administration required (tracking of housing density)
Initially more difficult for landowners to understand

Advantages

More flexibility for landowners
Allows for clustering of houses
Potentially keeps more land in productive agriculture

Examples of Zoning Districts Based on Minimum Lot Sizes for Residences

Agriculture/Forest - 35

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Zoning Districts Based on Minimum Lot Sizes for Residences

Disadvantages

Less flexibility for landowners

Does not allow the clustering of houses

Potentially removes more land from productive agriculture

Advantages

Easier to administer

Easier for landowners to understand