

Agricultural District Update

Goals:

- Preserve agricultural land
- Support agricultural heritage and culture
- Support the agricultural economy
- Provide more flexibility for residential development

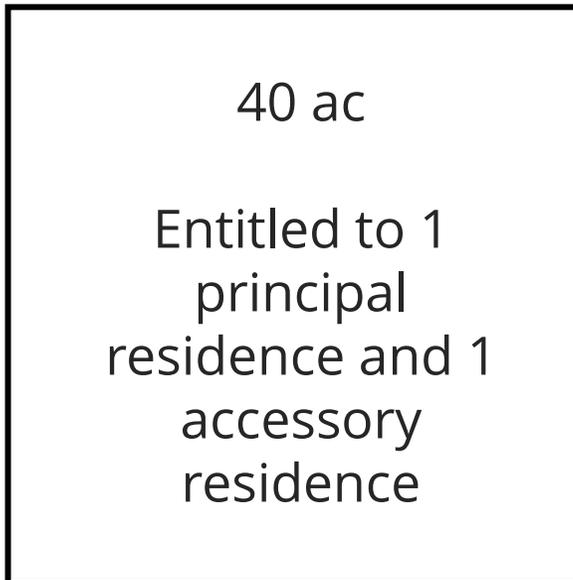
Current Practice

- 1 farm residence per $\frac{1}{4}$ - $\frac{1}{4}$
- Exception for previously platted subdivisions that are smaller than 40 acres
- Variance allows for homestead parcels that are at least 40 acres to be subdivided into 3 additional parcels to build homes for **direct family members**
- Conditional Use Permit allows residence on lot less than 40 acres, minimum 5 acres

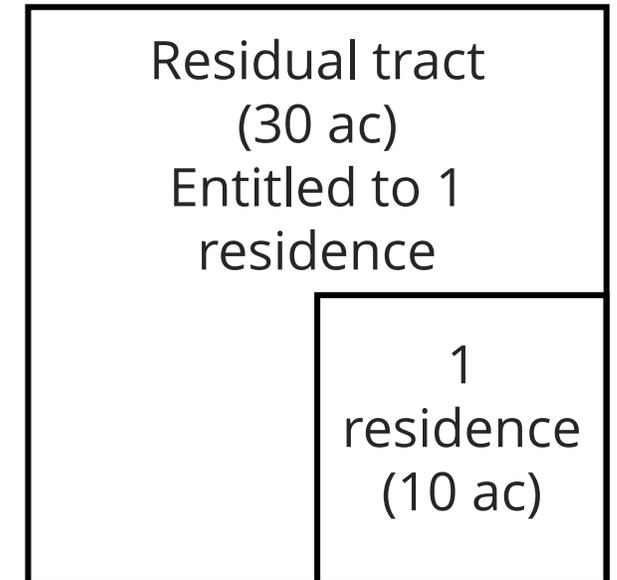
Option 2

Two dwelling units per $\frac{1}{4}$ - $\frac{1}{4}$

- Modifies current practice to allow two dwelling units by right on a $\frac{1}{4}$ - $\frac{1}{4}$
- A second residence could be constructed on the existing parcel or as the primary use on a subdivided lot (requires adjustment to minimum lot size)
- Eliminates the existing variance provision, including the direct family member clause



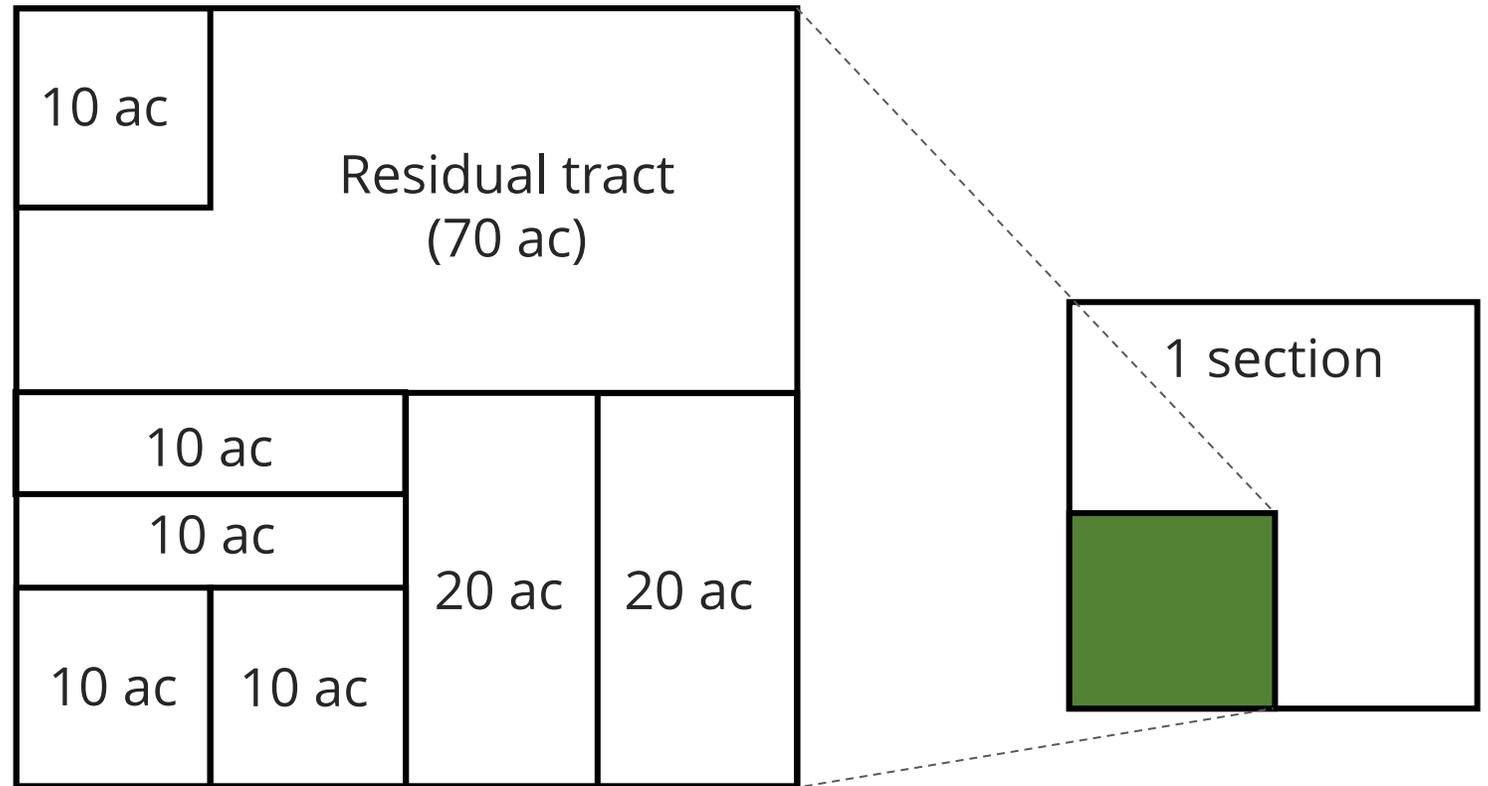
OR



Option 2A

Density Based Zoning

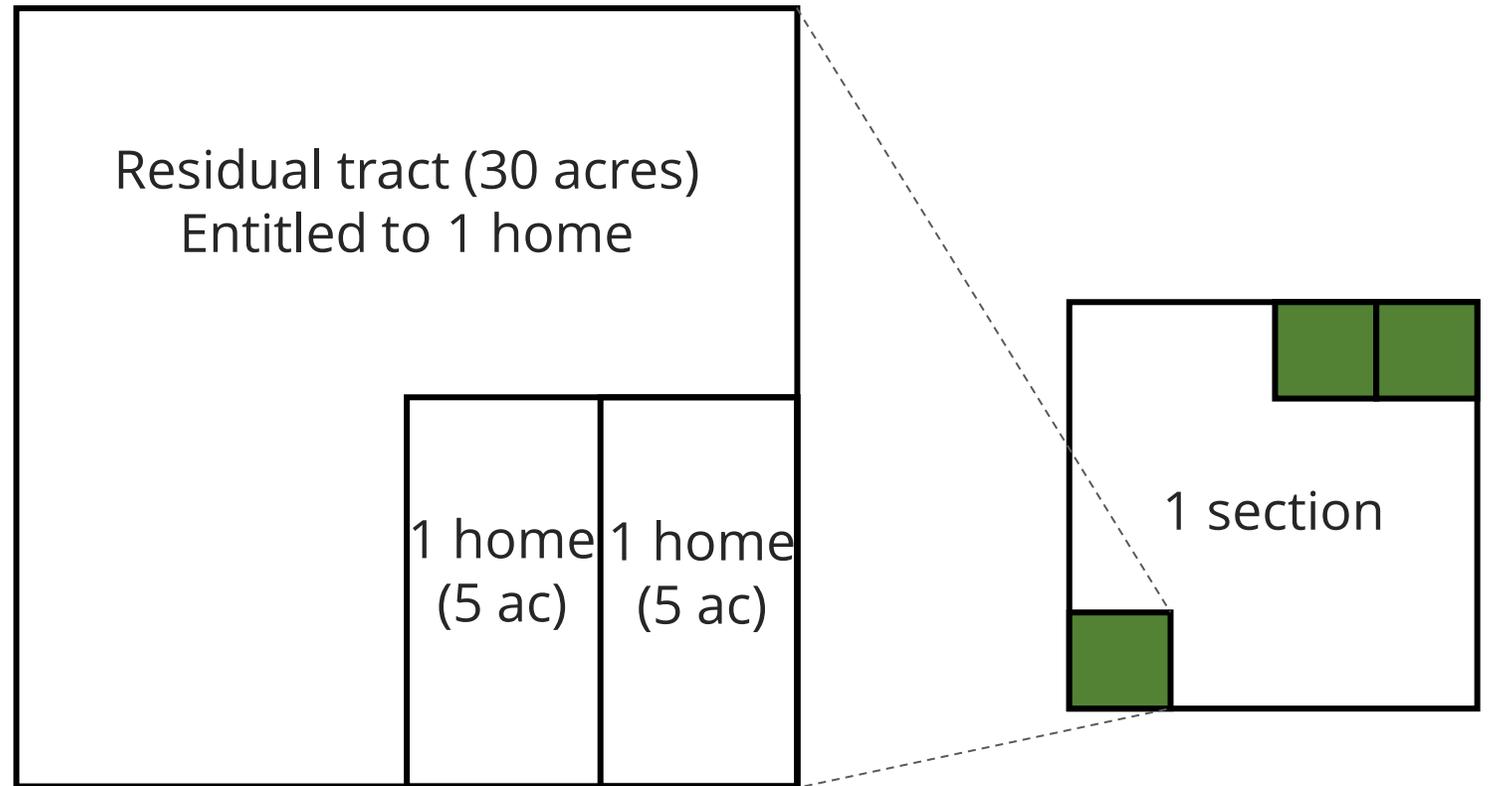
- Example – average density cannot exceed 8 dwellings per quarter (average density same as Option 2)



Option 3

Area Based Zoning

- Allow subdivisions for nonfarm dwellings within a certain area/percentage of the agricultural tract
- Example, up to 25% of $\frac{1}{4}$ - $\frac{1}{4}$ or 10 acres



Option 3

Area Based Zoning

- Area based zoning applied to a larger area
- Example – quarter section may be subdivided to create up to 3 additional residential lots

