

Agriculture/Forestry/Consevation Area



DESCRIPTION: Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

DEVELOPMENT STRATEGY: The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use

compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Conservation (CON)

Residential Agriculture (R-A)

Estate-Agricultural (E-A)

Crossroads-Commercial (C-C)

QUALITY COMMUNITY OBJECTIVES:

- **Resource Management** - Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Economic Prosperity** - Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Efficient Land Use** - Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

IMPLEMENTATION MEASURES:

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.