

## ARTICLE 3. AGRICULTURAL, LIMITED, DISTRICT A-1

### Statement of Intent

*This district covers portions of the County which are characterized by open uses, such as forests, parks, and farms. This district is established for the specific purpose of facilitating existing and future farming operations, conserving water and other natural resources, protecting watersheds, reducing soil erosion, and reducing hazards from flood and fire. Only uses consistent with the existing character of this district or in the provisions of any applicable law, state or Federal, are permitted. To ensure consistency with the above stated purpose, it is intended that protection of open spaces will be maximized and that density of development will be minimized in this district.*

#### **3-2. Area and density regulations.**

- 3-2-1. Effective (date of this modification) all currently defined parcels within this district are designated “base parcels.” Any parcels created after this date shall be ten acres or more. Base parcels less than twenty acres shall not be further subdivided. Parcels created as part of a family subdivision may be a minimum of two acres, but are subject to the requirements set forth in paragraph 2-38 of the Subdivision Ordinance.*
- 3-2-2. Density of residential uses within this district shall not exceed one dwelling unit per ten acres for parcels over ten acres. Base parcels less than twenty acres are restricted to one dwelling unit and no credit is given for increments less than ten acres. The area of roadways, wetlands, slopes exceeding 25% gradient, streams, and 100-year floodplain cannot be developed and must be subtracted from the gross acreage of a base parcel prior to making density calculations. Developers are encouraged to consider a cluster or creative development approach that concentrates development and minimizes road footprint. If cluster or creative development is used, then developed area cannot exceed 10% of the total developable property area. There may be as many as four lots per acre in a cluster development, or as otherwise restricted by sewage treatment and/or water alternatives. The Board of Supervisors can permit a greater concentration of lots per acre with an acceptable master plan.*
- 3-2-3. If cluster or creative development is used, then 90% of developable property is designated as open space. This open space shall be permanently protected under a conservation easement recorded in the registry of deeds. Individual and/or common drainfields and wells, a road necessary to connect developed areas to existing state roads, and general farming/agriculture may be located or conducted in the conservation easement. All other intrusions are prohibited.*

- 3-2-4. *The required area for individual sewage systems that serve a permitted use shall be approved by the health official. The administrator, with the approval of the board of supervisors, may require a greater area if considered necessary by the health official. If development requiring septic or sewage treatment is within 3000 feet of public sewer and water, then it must utilize same rather than septic or private sewage treatment. Conditional septic disposal system permits that limit the use of the subject property to a specified portion of the year are hereby strictly prohibited. (Ord. Of 12-4-92; Ord.of 8-94)*

## **ARTICLE 4. AGRICULTURAL, GENERAL, DISTRICT A-2**

### Statement of Intent

*This district covers portions of the County that are primarily intended for agricultural, horticultural, and seafood processing operations. It also includes activities directly related to or in support of such operations. Commercial and residential development will not conflict with existing or potential activities for which this district is intended. The agricultural character of this district shall be maintained. Rezoning to a more appropriate zoning district shall be the course of action when any proposed use is determined to be in actual or potential conflict. Open space will be protected, and density of development shall be low.*

### ***Area and density regulations.***

- 4-2-1. *Effective (date of this modification) all currently defined parcels within this district are designated "base parcels." Any parcels created after this date shall be five acres or more. Base parcels less than ten acres shall not be further subdivided. Parcels created as part of a family subdivision may be a minimum of 33,000 square feet, but are subject to the requirements set forth in paragraph 2-38 of the Subdivision Ordinance.*
- 4-2-2. *Density of residential uses within this district shall not exceed one dwelling unit per five acres for parcels over five acres. Base parcels less than ten acres are restricted to one dwelling unit and no credit is given for increments less than five acres. The area of roadways, wetlands, slopes exceeding 25% gradient, streams, and 100-year floodplain cannot be developed and must be subtracted from the gross acreage of a base parcel prior to making density calculations. Developers are encouraged to consider a cluster or creative development approach that concentrates development and minimizes road footprint. If cluster or creative development is used, then developed area cannot exceed 20% of the total developable property area. There may be as many as four lots per acre in a cluster development, or as otherwise restricted by sewage treatment*

*and/or water alternatives. The Board of Supervisors can permit a greater concentration of lots per acre with an acceptable master plan.*

*4-2-3. If cluster or creative development is used, then 80% of developable property is designated as open space. This open space shall be permanently protected under a conservation easement recorded in the registry of deeds. Individual and/or common drainfields and wells, a road necessary to connect developed areas to existing state roads, and general farming/agriculture may be located or conducted in the conservation easement. All other intrusions are prohibited.*

*4-2-4. The required area for individual sewage systems that serve a permitted use shall be approved by the health official. The administrator, with the approval of the board of supervisors, may require a greater area if considered necessary by the health official. If development requiring septic or sewage treatment is within 3000 feet of public sewer and water, then it must utilize same rather than septic or private sewage treatment. Conditional septic disposal system permits that limit the use of the subject property to a specified portion of the year are hereby strictly prohibited. (Ord. Of 12-4-92; Ord.of 8-94)*

#### **Paragraph 2-38(a) of Subdivision Ordinance**

(a) The plat of a single separation of lot or parcel for the purpose of sale or gift to a member of the immediate family of the property owner for that member's personal use shall be submitted in accordance with Section 4 of the ordinance. *Both property owner and affected family member(s) are required to execute an affidavit, agreeing to, among other conditions, not sell or transfer the property for a period of three years.* The property Lots so created shall have right-of-way of not less than twenty (20) feet in width providing ingress and egress to a dedicated, recorded public street. Only one such division shall be allowed per family. A member of the immediate family is defined as any person who is a natural or legally defined offspring, spouse, or parent of the owner. Such subdivisions are to be approved by the agent.