

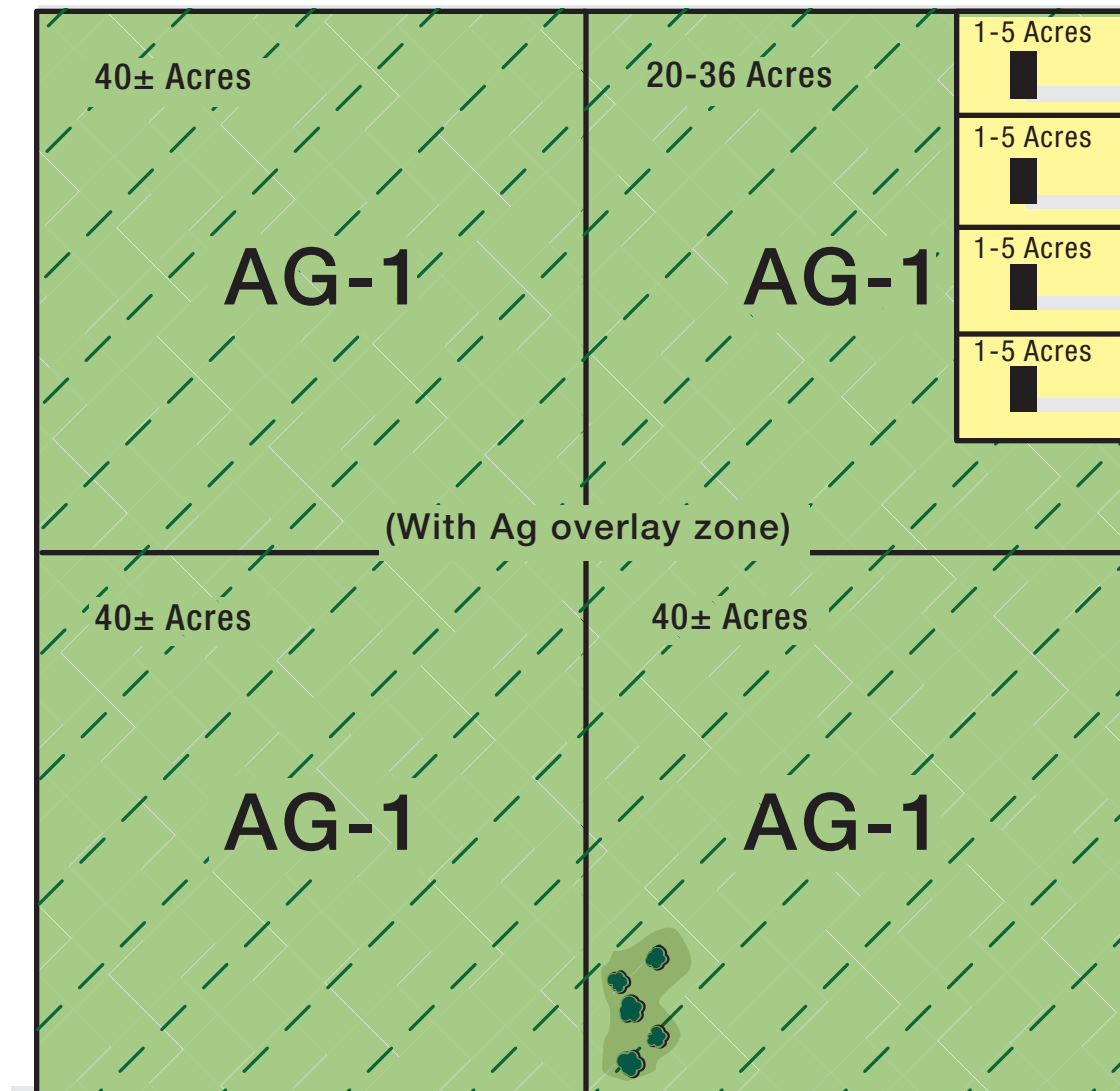
Figure 5.2 - Approach for Housing on Lands in Farmland Preservation Area and Zoned AG-1

**Basic Housing Density Approach
(40± Acre Example)**



- Divide a new 1 to 5 acre lot for house and any accessory buildings, with no further division
- Rezone new lot from Ag-1 to Ag-3 or to another similar district
- Minimize prime farmland used
- Meet home siting standards in plan
- Retain Ag-1 zoning over remaining 35-39 acres for tax credits
- Also zone remaining 35-39 acres of Ag-1 land for no additional houses, through new agricultural overlay zoning district

**Clustering of New Housing for Larger Ownerships
(160± Acre Ownership Example)**



- Divide **four** new 1 to 5 acre lots for four houses
- Rezone new lots away from Ag-1 to Ag-3 or another similar district
- This is one of multiple different cluster options available
- Lots may be divided over time or all at once
- Zone remaining Ag-1 land "40s" for no additional houses as new residential lots are divided, similar to basic housing density approach