

## Staff's Guiding Principles Behind Changes Concerning Agricultural and Residential Parts of Land Use Charts

### **Farm Community District (FCD) –**

The purpose of this district is to preserve prime farming regions and protect them from other uses, which might affect the agricultural and forest industries. Agricultural tourism, ecotourism and heritage tourism are allowed if they are compatible with and enhance traditional farming practices. Most of these areas are served by small rural roads, rather than wide state highways; therefore, uses which generate high volume traffic are not appropriate except for periodic special events. Major road improvements are not planned to serve the Farm Community District. Community sewer systems are not proposed for this area.

### **Resource Preservation District (RPD) –**

The purpose of this district is to protect and preserve unique or significant environmental features, to manage watersheds and water supplies, and to maintain historic and scenic landscapes. Agricultural tourism, ecotourism and heritage tourism are allowed if compatible with resource preservation. Uses that generate high volume traffic or create significant areas of impervious surface are not appropriate in this district. Major road improvements are not planned to serve the Resource Preservation District. Community sewer systems are not proposed for this area.

### **Rural Community District (RCD) –**

This district functions as a transition area between residential subdivisions and farms and forests. Transfer Zone subdivisions are permitted in this district, therefore, certain farming uses may not be appropriate in this zone. On the other hand, recreational facilities, bikeways, schools and churches are needed to serve these residential communities. Community sewer systems are not proposed for this area.

### **Residential District (R1/R2) -**

These districts are intended for single-family-residential development, both detached and attached units. While there may be some agricultural land or tree farms, the predominant use is intended to be residential. Schools, churches and other institutions that support residential development are encouraged. Certain agricultural and forestry uses may not be appropriate. Better roads typically exist or are planned. Community sewer systems may be proposed within a mile of major town centers.

### **Wetland District (WL) –**

The purpose of this district is to protect watercourses and wetlands from development that would harm these resources. Structures are not appropriate, except to provide controlled access to the water. Community sewer systems are not proposed for this area.

**Town Residential District (TR) –**

This district serves as a transition between town centers and preservation zones located within a one-mile radius of the center of a minor town center and the perimeter of a major town center. Principal uses are single-family-residential neighborhoods, although low intensity farm uses are still permitted. Schools, churches and other institutions that support residential development are encouraged. Better roads exist or are planned. Community sewer systems are not proposed for this area. Emphasis on the design of neighborhoods will be encouraged.

**Agricultural Preservation District (APD) (Overlay District) –**

Owners voluntarily apply to the Agricultural Preservation Advisory Board to be in this district. Special privileges apply such as the ability to sell development rights. Special restrictions also apply such as a limit on the number of lots that may be created and a limit on many special exception uses. No use should be permitted that restricts the ability to farm an APD. Uses in APDs should remain consistent with existing covenants. However, home occupations and other uses of farm buildings that can produce income and keep the farm operation viable should be allowed. Major road improvements are not planned to serve the Agricultural Preservation Districts. Community sewer systems are not proposed for this area.

**Historic District (HD) (Overlay District) –**

Owners voluntarily apply to the Historic District Commission to be in this district. Special privileges apply such as tax credits for improvements and additional allowable uses. Special restrictions also apply such as controls over improvements to the façade of a historic building and review of the construction of new buildings. The type of road varies by location of the Historic District. Community sewer systems may be present if the HD is located in or near a Town Center.