

New Split Rules

Density Regulations for A-1 Agricultural, A-2 Agricultural Conservation and A-3 Agricultural Residential Zones.

The lot width minimum will be 210 feet and depth minimum would be 207.5 feet. These dimensions equal 43,575 square feet, just over the 43,560 square feet needed for the one-acre minimum requirement for building lots in any of the above zones.

All new parcels must meet the 1 to 3 width to depth ratio.

This rule would apply to parcels of record upon the enactment of this rule.

A-1 Zoning District Density

<u>Parcel size</u>	<u>Number of splits before a subdivision is required</u>
40 acres or less	2
41 to 80 acres	3
81 acres to 120 acres	4
121 acres to 160	5
161 acres or more	6

After the above allowable splits are made any parcel of forty (40) acres or more split from the original parcel would be exempt the subdivision rule. Any smaller parcel splits beyond the above numbers would require a subdivision plan approval.

All lots must be contiguous. No more than one residential home per every five (5) acres.

A-2 Agricultural Conservation.

This is an elective zone that would allow a land owner to voluntarily restrict the future usage of a parcel of land to primarily agricultural activities. Plan commission approval is required.

If any splits are to be made from the original parcel only one (1) road cut would be allowed. If more than one (1) house per road cut is proposed then subdivision approval will be required. An owner could sell one (1) acre parcel for each forty (40) acres owned but access must be with these road cuts.

A-3 Agricultural Residential

This is an elective zone that would have a one (1) acre density meant to allow more residential activity in areas of the county with less productive soils. Plan Commission approval is required.