

### **Cluster / Transfer of Development Rights Recommendation**

General boundaries of the existing Land Use map remain for Commercial Ag and Commercial Forest. Rural boundary remains similar except for the introduction of the Rural Transition Zone. 80 acre density for Commercial Forest, 20 acre density for Commercial Agriculture, a 20 acre base density for Rural and 5 acre base density for Rural Transition.

Any development within the rural zone below one unit per 20 acres requires Cluster Development using the public benefit rating system. Up to one unit per 5 acres with minimum 50% open space. Minimum development size is 20 acres. Density may be increased to allow one unit per 2.5 acres however the acquisition of development rights from the Commercial Agriculture land use designation is required for each unit in excess of one unit per 5 acres.

Development within the rural transition overlay zone is to provide for and accommodate urban levels of development in the 20 to 100 year planning period. Development must be by cluster subdivision, base density of 1 unit per 5 acres at a 100% bonus density. Minimum 25% open space and minimum 50% urban redevelopment area (identified by a pre-plat). Development of the urban redevelopment area requires the acquisition of development rights transferred from the Commercial Agriculture Land Use designation. Mixed use development is allowed for the purpose of supporting future urban levels of development.

The minimum density allowed in the Urban Growth areas is established at 4 units per acre. Additional density may be allowed with the acquisition of development rights from Commercial Ag land use designation.

Due to the consistency of the Land Use Map and the Zoning Map, no rezones would be allowed except in conjunction with a Comprehensive Plan amendment.