

Leroy's November 24 Notes

Policies to discuss:

- **Policy 4.1 (Land use map):** This chapter applies to everything outside of the town core. Show on map.
- **Policy 4.2 (Right to Farm):** the main intent of the rural chapter is to protect agriculture. The right to farm policy is first and foremost in the document to drive this home.
- **Policy 4.3 (Ag land and lifestyle):** More here on the right to farm. Also, there are provisions protecting ag canals and ditches by requiring new landowners to contact the canal or ditch company prior to construction if close enough.
- **Policy 4.4 (residential development):** Future residential development is 1:160. For every 80 acres you own you get another development right, though that development needs to be clustered. Some exceptions:
 - Family transfers;
 - Commercial development;
 - Transferring development rights between property;
 - Exception to be written for property in the southeast, but the future density is undefined;
 - Density rights may be transferred around to different properties.
- **Policy 4.5 (flexibility of uses):** When we do the zoning, we're going to allow the maximum amount of flexibility possible in the zoning. All uses are allowed, except bars and casinos. Also, gravel pits and uses with heavy traffic will require a public hearing.