

Chapter 16.27 DEVELOPMENT STANDARDS

Section 16.27.08 Farm Preservation

(1) Intent. The intent of the Farm Preservation subdivision is to encourage the continuance of viable farming operations by allowing parcels to be split off of a larger farm pieces and allow development with standards that are not as strict as a standard development. By allowing a lesser standard, the intent is for the farmer to be able to have a more manageable piece of property, allow family members an affordable parcel so they can afford to live close to the farm and provide the opportunity for raising of money to continue an agricultural pursuit.

(2) Requirements.

- (a) All of the property must be in a RA-5 or RA-1 zoning district.
- (b) Farm preservation subdivisions cannot contain more than a total of 5 lots.
- (c) At least one (1) of the lots must be 20-acres and remain in agricultural pursuits and must qualify for greenbelt status under the property tax laws.
- (d) All of the lots must meet the frontage requirement for the zone they are located in.
- (e) All roads must meet the road standards required for the traffic volume.
- (f) Homes may be on septic tanks as long as the density of the development does not exceed 1 septic tank for every five (5) acres (gross acreage).
- (g) Parcels cannot be further subdivided.
- (h) A deed restriction must be recorded on the 20-acre farm preservation parcel requiring the parcel to remain agricultural and not allowing further subdivision for a period of ten (10) years.
- (i) A plat must be recorded with "Farm Preservation subdivision," in the title.
- (j) Property proposed for development must be owned by the property owner or immediate family with three (3) degrees of consanguinity for a minimum of seven (7) years prior to application for subdivision.
- (k) If the farm preservation piece is proposed to be developed all lots including existing smaller lots must tie onto sewer and water.

(2004-26, Amended, 11/17/2004, [Prior Text](#); 2004-26, Renumbered, 11/17/2004; 2003-22, Added, 11/24/2003, Effective date 12/19/2003.)