

What does the proposed 2025-01A ordinance do?

1. It requires new residential development in the Agricultural District to be developed on a minimum lot area of 5 acres
 - a. Exception: If a lot was legally described or platted prior to January 1, 2026 with less than 5 acres, it retains its residential development right.
 - b. Exception: Land within the Northeast Growth Area may develop on lots with less than 5 acres if developed in accordance with the Planned Development Project District with a development site area of at least 10 acres.
 - c. Table 1101.04.01 describes the lot area requirements for lots existing before and after January 1, 2026.
2. It creates 4 residential density areas as an “Overlay” to the Agricultural Zoning District. (Map 1101.1 and Map 1101.2)
 - a. Permitted and Conditional Uses of the Agricultural District stay the same in the Agricultural Preservation, Corridor and Northeast Growth Areas (Section 1101.02 and 1101.03 amendments)
 - b. Permitted and Conditional Uses in the Agricultural District change in the Rural Residential Area (Section 1101.02.01 and 1101.03.01 amendments)
 - c. Table 11.01.08.01 lists the legal descriptions of properties in the Rural Residential Area
3. It identifies certain areas in the county with an existing residential density not found throughout the county. This area is designated “Rural Residential Area”. This is a “Closed Zoning District”. This means this development area will not be expanded or further subdivided. However, the land adjacent to the Rural Residential Area may be developed on lots with less than 5 acres if developed in accordance with the Planned Development Project District with a development site area of at least 10 acres. (1101.08.2.d)
4. It reduces the side yard requirement in the Agriculture Zoning District for lots platted or legally described prior to January 1, 2026 from 50 feet to 25 feet. (Table 1101.04.02)
5. It reduces the front, side and rear yard requirements on all lots identified as Rural Residential: Front Yard 100 feet to 25 feet, Side Yard 50 feet to 10 feet, Rear Yard 50 feet to 20 feet. (Table 1101.04.02)

6. It allows future construction of structures to be consistent with the setback of structures existing prior to January 1, 2026 without having to obtain a variance.
(Table 1101.04.02)