

Chapter 8, page 1

For the purposes of this document ‘Changed’ means ‘Suggested or Proposed Change’

√ Original

b) Density Option B: The density of non-farm development is limited to one nonfarm use (also referred to herein as, “split” or “density unit”) per 70 contiguous acres held in single ownership as of April 28, 1981.

Changed

b) Density Option B: Driveways may cross no more than 300 linear feet of historically cropped lands to access an appropriate building site, but then all original density units or splits (as determined by contiguous ownership held in single ownership as of April 28, 1981) that remained at the adoption of the 2011 will increase to one nonfarm development per 70 acres.

Chapter 8, page 15:

√ Original

d) Exceptions for Farmer Retirement Homes:

If a farmer has owned and operated a farm in the Township of Primrose for at least 10 years and wants a lot for retirement and as of the adoption of the Town of Primrose Comprehensive Plan has density units available, but would have no feasible buildable lots under these siting criteria, the farmer can have one lot for retirement in agricultural land, or a driveway that crosses agricultural land to reach a suitable building site. All other siting criteria, ordinances, policies, etc. must be met.

Changed

d) Exceptions for Farmer Retirement Homes:

A farmer who has, for at least 30 years, owned and operated a farm in the Town of Primrose and, as of the adoption of the Town of Primrose Comprehensive Plan (2011), would have no feasible building lots under the siting criteria (in the Plan) may have one lot for a retirement home in agricultural land or a driveway that crosses agricultural land to reach a buildable site, provided all of the following conditions are met:

1)The lot may only be used for said farmer’s retirement home. The lot may not be used for any other building purpose or sold as a buildable lot;

2) The farmer has a density available;

3) All other siting criteria, ordinances, policies, etc. are met.

**** There was talk adding another condition that no other retirement lot has been created from the farmer's land since 1981, but no decision was made as to what to recommend there.**

Chapter 8 p13

√ Original

(a) Unless exempted under d) below, residential buildings shall not be located on historically cropped lands.

Changed

(a) Unless exempted under d) below, residential buildings shall not be located on historically cropped lands. **Give the definition of historically cropped land**

√ Original

(b) Residential buildings, driveways, public or private roads and out buildings shall be located on pastures, woodlots, or on the edge of woodlots.

Changed

(b) Residential buildings, driveways, public or private roads and out buildings shall be located on pastures, woodlots, **or on the edge of woodlots.**

√ Original

(c) No more than 30% of existing woods on a lot can be cut for the building site and driveway.

Changed

(c) No more than 30% of **a 2 acre building lot** existing woods on a lot can be cut for the building site and driveway. **The Planning Commission may consider waiving this on sites with limited wooded acres.**

√ Original

(2) Vacant, legal, substandard (sometimes referred to as “non-conforming”) A-1EX zoned parcels between 4 and 35 acres in size in existence since April 28, 1981 are permitted to rezone to an appropriate district to allow for one single-family home, providing siting criteria are met. Such parcels may not be divided.

Changed

(2) ~~Vacant~~ **Some vacant**, legal, substandard (sometimes referred to as “non-conforming”)

A-1EX or FP-1 zoned parcels between 4 and 35 acres in size in existence since April 28, 1981 ~~are~~ may be permitted to rezone to an appropriate district to allow for one single-family home, providing siting criteria are met. Such parcels may not be divided.

Chapter 8 p.14:

√ **Original**

(e) Natural vegetation should be left in place to screen new buildings. Where natural vegetation is not present, screening by plantings, berms, or other features may be required to mitigate the impact of residential development.

Changed

(e) Natural vegetation should be left in place to screen new buildings. Where natural vegetation is not present, screening by plantings a minimum of 6 feet tall, berms, or other features may be required to mitigate the impact of residential development.

Things about which weGretchen and I weren't sure what we supposed to do.

(1) It says to delete 'Environmentally Contaminated Sites' from Chapter 6 p. 1

(2) It says to put somewhere that just because you have a density it does not necessarily mean that you have a building site.

It said to possibly insert the definition of substandard parcel on p. 13 of Chapter 8 in (2) at the top of the page.