

**Draft
Agricultural Easement
Zoning Ordinance Amendment**

SEC. 19-7-2. OPEN SPACE ZONING

D. Open Space Design Standards

In addition to other standards of this Ordinance and of the Town's Subdivision Ordinance, the following design standards shall apply.

1. Land to be preserved as open space

- c. Preservation priorities. Consistent with the standards set forth above, the land within the residential development to be preserved as open space shall be determined using the following priorities, in the order that they appear. To the extent priorities that are higher on this list are met by the proposed open space provisions in a residential development, the landowner shall have satisfied the requirements of this subsection even if the proposed open space design does not preserve lower priorities.
 - ii. Agriculture. In a manner that preserves active agricultural fields for agricultural use. The agricultural land must meet the requirements of Farm Land under 36 M.R.S.A. Sections 1101-1121, Farmland Tax Law, but does not need to be registered under this state program. The state definition shall be interpreted to mean that the farmland preserved must be part of a farm of at least five (5) acres in size, but the farmland to be preserved does not need to be a minimum of five (5) acres in size.

4. Other Design Elements

6. Density Bonus for additional Public Benefit

- b. Density Bonus. The total density bonus allowed under the provisions in Sec. 19-7-2 (E), shall not exceed thirty percent (30%) of the base density determined for each zoning district. The base density for subdivisions and multiplex housing in the RB District is determined in Sec. 19-7-2 (C)(1). Any combination of the following density bonuses may be proposed.
 - i. Agricultural land. When agricultural land is permanently preserved in compliance with Sec. 19-7-2 (D), Open Space Design Standards, a density bonus of one (1) unit per thirty-thousand (30,000) square feet of agricultural land preserved may be applied to the development. The agricultural land may be located on the development parcel or anywhere in the Town and must meet the requirements of Farm Land under 36 M.R.S.A Sections 1101-1121, Farmland Tax Law, but does

not need to be registered under this state program. The state definition shall be interpreted to mean that the farmland preserved must be part of a farm of at least five (5) acres in size, but the farmland to be preserved does not need to be a minimum of five (5) acres in size.