



# FARMLAND/RURAL

## 2025 Zoning Ordinance Purpose and Intent

### Farmland Preservation (FP) District.

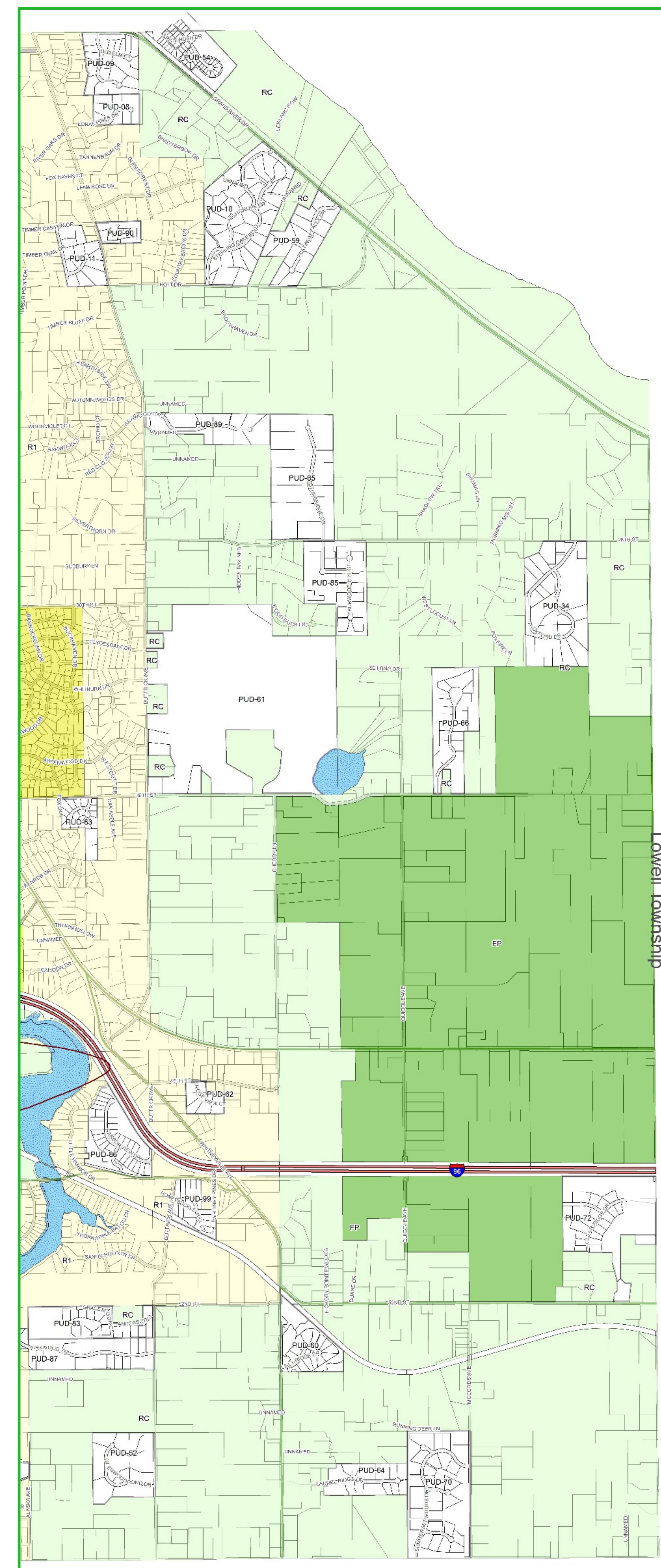
- Support the continuation of agricultural land uses.
- Allow single-family land use but discourage excessive lot splits and residential neighborhoods.
- Offer opportunities for supplemental income for farmers and agricultural producers to support the longevity of farmland uses.
- Supports the continuation of undeveloped land and open space.

## Zoning Ordinance Comparison

Regulation	Current Zoning Ordinance	Proposed Zoning Ordinance
<b>Key Changes:</b>		
<ul style="list-style-type: none"> <li>• Addition of a Purchase of Development Rights Program.</li> <li>• Increase the minimum lot size in the FP Zone District to 10 acres.</li> <li>• Utility Boundary</li> </ul>		
<b>Residential Density</b>	Up to .44 units per acre	RC: Up to .44 units per acre FP: Up to .10 units per acre
<b>Max Height</b>	No Change	
<b>Setback</b>	No Change	
<b>Location</b>	Chapter 7 – ARC Agriculture Rural Conservation District Chapter 7a – FP Farmland Preservation	Section 2.4 Zone District Descriptions Article 5 – Permitted Uses Section 6.7 – Purchase of Development Rights

### Rural Conservation (RC) District.

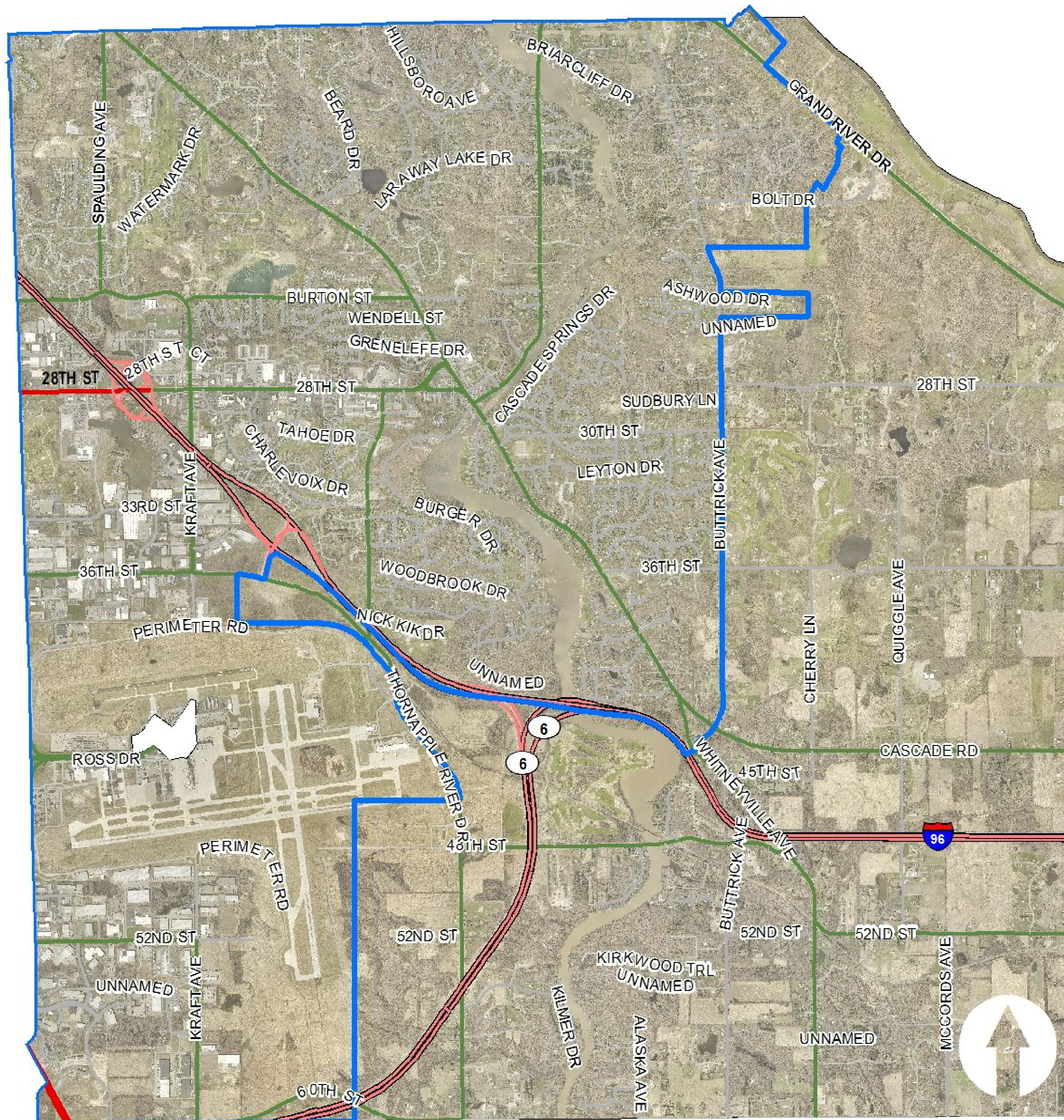
- Conserve the community’s rural open space.
- Allow low density residential development in areas where soil conditions, topography, vegetation and/or lack of public utilities limit more intensive development.
- Conserve large tracts of land suitable for agricultural and other specialized rural uses.
- Require appropriate rezoning, based on sound planning and efficient inclusion of necessary public improvements and utilities, to support development and land subdivision before it occurs.





# FARMLAND/RURAL

## Utility Service Boundary



## Frequently Asked Questions

### How does the proposed Zoning Ordinance preserve farmland and natural spaces?

- Allows property owners to voluntarily preserve farmland and natural spaces for future generations.
- In addition to receiving property tax breaks, participants are financially compensated for entering into a formal agreement to not develop their property.

### What is the difference between the rules for private streets now and the rules in the proposed Zoning Ordinance?

- Under both the current and proposed Zoning Ordinances, any vehicle access from a public street to more than one property requires a private street and a maintenance agreement governed by the Private Streets Ordinance (Ordinance #9 of 2002).
- Private streets will be part of Section 10.2 of the proposed Zoning Ordinance and remain the same except for changes to the required width and number of allowed residential dwelling units.

## Why a Water Utility Service Boundary

A utilities service boundary helps guide growth to areas that can be efficiently served by existing infrastructure, which reduces public costs, and avoids overextending utilities. This boundary is set in collaboration with the City of Grand Rapids as they provide water service to Cascade users.