

**“Farm Residence” Policy  
Future Land Use Element of the Comprehensive Plan  
Adopted April 27, 2016**

***Additional information regarding the Farm Residence provision is available [here](#)***

**Policy 1.5-j:** To support small-scale agricultural operations, while continuing to encourage large scale preserve areas, the County recognizes certain agricultural operations with residences on site as eligible preserves for 60/40 AGR-PUDs.

In order for the non-residential portion of the parcel to be eligible as preserve area, the property-owner must obtain, through the Planning Division Letter of Determination process, verification that:

- 1) the parcel has an active agricultural use, demonstrated through either a) a valid agricultural tax classification, or b) a sworn affidavit of farm use and supporting documentation reflecting a minimum of three consecutive years of agricultural use; and,
- 2) the parcel is eligible to transfer density at a rate of one unit per acre, excluding a minimum of one acre associated with an existing or planned residence and any other uses not permitted in preserve areas.

The Letter of Determination shall remain valid for a period of three years, and must be valid at the time of the 60/40 AGR-PUD approval. A caretaker’s quarter as defined in the Unified Land Development Code shall not be considered a residence for the purposes of this policy. Uses within the preserve area shall be subject to the preserve requirements of the associated 60/40 AGR-PUD.

Preserve areas subject to a conservation easement recorded on or after Jan. 1, 2016 are permitted one residence per parcel; however, for preserve parcels of 150 acres or more, one residence per each 150 acres of preserve can be accommodated on the preserve parcel, provided that development rights are retained on the preserve parcel for this purpose. The acreage associated with the residence, or other uses not permissible in a preserve area, shall not be counted toward the 60/40 AGR-PUD preserve area requirement.

Preserve areas subject to a conservation easement recorded prior to Jan 1, 2016 shall not be eligible to accommodate residences through acquisition of a development right. However, this does not prohibit the replacement of a preserve area through restoration of all development rights previously transferred by a single conservation easement.

For purposes of this policy, a parcel is the property described by a single Property Control Number as configured on January 1, 2016.