

The minimum parcel size has not been applied, however, to non-residential uses. Primarily this is because “density” only refers to residential uses. But the County has found that industrial and commercial uses are not typically incompatible with agriculture. The noise, dust, etc., will not adversely impact a commercial or industrial operation, nor will the non-residential use typically create the trespass concerns that arise from the residential uses.

APPLICATION OF POLICY:

Planning Services staff has applied this policy to all residential land divisions adjacent to agriculturally zoned land, including those within community regions and rural centers. On December 13, 2007, the Planning Commission adopted a Resolution of Intention to consider an amendment to the policy that could exempt lands in those planning concept areas. This will need Agriculture Commission and public input before returning to the Commission for consideration.