

## **General Purpose and Goals**

1. What is the primary goal of the subdivision zoning ordinance in maintaining the rural character of the county?
2. How does the ordinance balance growth with preserving open space and farmland?
3. Are there any special provisions for family subdivisions or inherited property?

## **Lot Size**

4. What is the minimum lot size for new homes in rural zoning districts?
5. Can property owners divide land into smaller lots for family members without going through a full subdivision approval process?

## **Land Use and Agricultural Preservation**

7. Does the ordinance include restrictions to prevent farmland from being overdeveloped?
8. Are there incentives for landowners to keep land in agricultural use while allowing residential development?
9. How does the ordinance address agricultural activities and their compatibility with new housing?

## **Family Land Transfers and Subdivisions**

10. Is there a simplified process for families to subdivide land for children or heirs?
11. Are there restrictions on selling family-subdivided lots to non-family members?
12. How does the ordinance define “family” for the purpose of land transfers?

## **Infrastructure and Services**

13. What are the requirements for road access in new subdivisions? Can private roads be used?
14. Are there any requirements for water and sewer, or can new homes use wells and septic systems?
15. Does the ordinance encourage clustering homes together while preserving open land?

## **Environmental and Conservation Considerations**

16. How does the ordinance regulate development near sensitive areas such as wetlands, forests, or steep slopes?
17. Are there any requirements for maintaining green space, wildlife corridors, or buffer zones between subdivisions?
18. How does the county handle stormwater runoff from new developments?

## **Approval and Variance Process**

19. What is the approval process for subdividing land in the county?
20. Can property owners apply for variances if they want to develop in a way not covered by the ordinance?
21. Are there any public input or community meeting requirements before a subdivision is approved? (shall vs may language)

## **Special Considerations for Rural Living**

22. How does the ordinance address rural infrastructure needs, such as fire protection, emergency access, and road maintenance?
23. Does the ordinance regulate mobile homes or tiny homes as an affordable housing option?
24. Are there any limitations on short-term rentals (like Airbnb) to prevent over-commercialization of rural areas?