

WHAT DO YOU THINK?

The rural areas subcommittee wants to know what you think so they can include your input in their recommendations to the Board of Supervisors. So, after learning more about the options available, which of these state-enabled tools do you think the County should use?

1 = I think this would be effective and that it's a good idea.

2 = I think this might be effective, but it's a bad idea.

3 = I don't think this would be at all effective.

Subdivision Layouts: Preservation Tracts & Cluster Lots

Further promote the County's cluster-style ('Rural Preservation') subdivision option.

Lot Sizes: Minimum & Maximum Acreages

Require a larger set-aside or 'preservation tract' lot.

How large should the set-aside tract be? circle one: 40%, 60%, or 80%

Establish a maximum lot size for cluster subdivision lots.

What should the maximum cluster lot size be? circle one: 2, 3, or 4 acres

TDR's & PDR's: Transfer of Development Rights & Purchase of Development Rights

Implement a Transfer of Development Rights Program.

Continue to promote and/or expand the County's Purchase of Development Rights Program

Should the County and State use tax dollars to help purchase development rights? circle one: yes / no

Tax Programs: Sliding Scale & Land Use

Add the Sliding Scale Land Use tax deferral program to the existing Land Use tax program.

Would you consider a 20 year land use contract in exchange for a reduction (99%) in real estate taxes? circle one: yes / no

Residential Density: Reducing 'By-Right' Housing Density

Reduce the 'by-right' residential density allowed in the Rural Area zoning district

What should the Rural Area's by-right density be? circle one: 1 unit per: 7, 10, or 20 acres, other: _____

Approval Process: Administrative Approvals & Rezonings

Require a rezoning to subdivide land at a density that exceeds the 'by-right' density.

What should a rural property's density be after it's approved for residential development? circle one: 1 unit per: 3, 5, or 7 acres

Private Health Systems: Private Health System Types & Design Standards

Increase regulations related to Private Health Systems.

Should the County limit approvals of experimental and provisional health systems? circle one: yes / no

Should the County require a 100% reserve area for drainfields? circle one: yes / no

Should the County require more distance between wells and drainfields? circle one: yes / no

Should the County stop approving off-site drainfield easements? circle one: yes / no

Should the County require Operation and Maintenance agreements for alternative systems? circle one: yes / no

Community Systems: Rural Community Systems

Allow the Use of Community Systems in Rural Community Centers.

Name:

Street Address:

Other Comments:

...You can also fill this questionnaire out online: www.co.frederick.va.us