

- B. **Exemptions.** Land development subject to Planning Commission and/or Board of Adjustment review and located in the Village District shall be exempt from the standards in this section.
- C. **Review Standards.** Land development subject to this section shall not have an undue adverse effect upon [steep slopes greater than fifteen percent \(15%\) grade](#)~~Conservation Resources~~. As such, the Planning Commission and/or Board of Adjustment shall ensure compliance with the following standards.
  - 1. **Building Envelopes.** All subdivision and PUD applications that include land with any Conservation Resources shall provide building envelopes on each lot. All building envelopes shall be delineated so that land development will limit any undue adverse effects on areas with Conservation Resource Areas. All structures on a lot shall be constructed within the building envelope.
  - 2. **Steep Slopes over 25 Percent Grade.** Steeply sloping lands (over 25 percent grade) are prone to severe erosion if disturbed. Erosion and the resulting overland flow of soil sediments into streams, ponds and public roads, are detrimental to water quality and aquatic life, and a potential hazard to public safety.
    - a. No site disturbance or land development shall be allowed on slopes exceeding 25 percent.
    - b. Slopes exceeding 25 percent that are created by an extraction or quarrying use approved per Section 6.6 shall be exempt from this section.
  - 3. **Steep Slopes (15%-25%).** Steep slopes between 15% and 25% grade are prone to erosion. Land development in areas with steep slopes between 15% and 25% grade shall be subject to the following provisions:
    - a. No roads or driveways shall be located on areas identified as steep slopes between 15% and 25% grade.
    - b. If land containing steep slopes between 15% and 25% grade is to be subdivided, such areas shall be excluded from building envelopes, unless the applicant provides the Planning Commission and/or Zoning Board of Adjustment with an erosion control plan and the Planning Commission and/or Zoning Board of Adjustment finds that the plan will adequately prevent erosion.

[SECTION 8.5 Farmland and Agricultural Soils](#)

- A. **Applicability.** This section shall apply to [major subdivisions and/or development reviewed under conditional use review which involves land development subject to Planning Commission and/or Board of Adjustment review and involving](#) farmland, prime agricultural soils, and statewide agricultural soils.
- B. **Exemptions.** Land development subject to Planning Commission and/or Board of Adjustment review and located in the Village District shall be exempt from the standards in this section.

C. **Review Standards.** Land development subject to this section shall not have an undue adverse effect upon farmland, prime agricultural soils, and statewide agricultural soils, Conservation Resources. As such, the Planning Commission and/or Board of Adjustment shall ensure compliance with the following standards.

1. **Building Envelopes.** All subdivision and PUD applications that include land with any Conservation Resources shall provide building envelopes on each lot. All building envelopes shall be delineated so that land development will limit any undue adverse effects on areas with Conservation Resource Areas. All structures on a lot shall be constructed within the building envelope

2. **Farmland and Agricultural Soils.** Farmland and land area with prime and statewide agricultural soils shall be subject to the following provisions:

- a. The Planning Commission and/or Zoning Board of Adjustment may require a vegetated buffer area of up to 200' between existing agricultural uses and other uses to minimize land use conflicts.
- b. The fragmentation of farmland and land area with prime and statewide agricultural soils shall be minimized.
  - i. To the extent physically feasible, lot lines and building envelopes shall be configured to allow for the continued access to and ongoing management of productive farmland for agricultural use.
  - ii. Where sites include linear features such as tree lines, stone walls, and/or fence lines, all access roads, driveways and utility corridors shall follow such features to minimize the fragmentation of farmland and/or prime or statewide agricultural soils, unless the Planning Commission and/or Board of Adjustment determines that doing so will cause such fragmentation. The Planning Commission and/or Board of Adjustment may require that access roads, driveways and utility corridors share the same right-of-way.
  - iii. All structures shall be located at field or pasture edges, or if no other land is feasible for development not feasible due to topographical or environmental constraints, on the least fertile soils on the lot (based on the latest NRCS soil survey).
  - iv. For subdivision and PUD applications only, all building envelopes shall be located at field or pasture edges, or if not feasible due to topographical or environmental constraints, on the least fertile soils on the lot (based on the latest NRCS soil survey).
- c. Where farmland and/or prime or statewide agricultural soils are present within a subdivision or PUD, all or part of this land shall be included in any required open space or conservation lot. If both farmland and prime or statewide agricultural soils are present within a subdivision or PUD, farmland shall be prioritized first for inclusion in any required open space or conservation lot.

**Commented [EK4]:** Graphics to be added showing lot layout visuals prior to final draft