

~~OUT OF THE GENERAL TREASURY FUNDS OF CALVERT COUNTY.~~

~~(C) THE DEVELOPMENT RIGHTS BANK MAY SELL THE DEVELOPMENT RIGHTS IT OWNS TO PERSONS OWNING LAND WITHIN A TRANSFER ZONE.~~

~~280.~~

~~AN OWNER OF LAND WITHIN A TRANSFER ZONE MAY NOT BE GRANTED THE RIGHT TO INCREASE THE INTENSITY OF USE OF HIS LAND UNTIL THE FOLLOWING SEQUENCE HAS OCCURRED:~~

~~(1) THE OWNER SHALL APPLY TO THE PLANNING BOARD FOR PERMISSION TO INCREASE THE INTENSITY OF USE OF HIS LAND.~~

~~(2) THE OWNER SHALL PRODUCE AN AGREEMENT WHICH CONVEYS THE DEVELOPMENT RIGHTS AND RESTRICTS THE USE OF THE SELLER'S LAND.~~

~~(3) THE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS FOR CALVERT COUNTY.~~

~~281-280.~~

~~(A) THE SALE OF A DEVELOPMENT RIGHT OPTION DOES NOT AFFECT THE OWNERSHIP OF THAT PROPERTY. IT DOES NOT AFFECT THE PERMISSIBLE USES OF THAT PROPERTY. ONCE THE DEVELOPMENT RIGHTS OF A PROPERTY HAVE BEEN SOLD, THAT PROPERTY SHALL BE USED FOR AGRICULTURAL, FORESTRY, OR OTHER RELATED USES PERMITTED BY THE BOARD. THE SALE OF A DEVELOPMENT RIGHT BINDS ALL FUTURE PURCHASERS, OWNERS, AND ASSIGNS TO THE SAME EXTENT AS THE ORIGINAL SELLER OF THE DEVELOPMENT RIGHT.~~

~~(B) AN OWNER OF PROPERTY LOCATED WITHIN AN AGRICULTURAL DISTRICT IS NOT REQUIRED TO SELL HIS DEVELOPMENT RIGHTS OPTIONS. ONCE AN OWNER OF PROPERTY LOCATED WITHIN AN AGRICULTURAL DISTRICT SELLS ANY DEVELOPMENT RIGHTS OF THAT PROPERTY, HE MAY NOT REMOVE ANY OF THE REMAINING LAND FROM THAT AGRICULTURAL DISTRICT.~~

~~282-281.~~

~~IF A PERSON WHO OWNS LAND WITHIN AN AGRICULTURAL DISTRICT WISHES TO BUILD A DWELLING FOR A FAMILY MEMBER OR ONE OF HIS FARM EMPLOYEES, BUT HAS PREVIOUSLY SOLD ALL OF HIS DEVELOPMENT RIGHTS OPTIONS, HE MAY PURCHASE FIVE DEVELOPMENT RIGHTS FOR EACH DWELLING HE WISHES TO BUILD FROM THE DEVELOPMENT RIGHTS BANK OR FROM ANOTHER OWNER OF LAND OR RIGHTS WITHIN AN AGRICULTURAL DISTRICT. THE BOARD MAY NOT PERMIT THE LANDOWNER'S DENSITY TO EXCEED ONE DWELLING PER 2.5-25 ACRES OF LAND.~~

~~283-282.~~

~~THE COUNTY COMMISSIONERS SHALL GRANT THE BOARD THE~~