

(A) THE BOARD OF COUNTY COMMISSIONERS SHALL DESIGNATE CERTAIN PORTIONS OF THE COUNTY, NOT IN A DESIGNATED AGRICULTURAL PRESERVATION AREA, AS A TRANSFER ZONE. THE BOARD OF COUNTY COMMISSIONERS MAY ASK FOR RECOMMENDATIONS FROM THE PLANNING COMMISSION OF CALVERT COUNTY.

(B) THE OWNER OF THE DEVELOPMENT RIGHT IS PERMITTED TO INCREASE THE DENSITY OF RESIDENTIAL USE OF THE PROPERTY HE OWNS WITHIN THE TRANSFER ZONE ACCORDING TO SECTION 278.

278.

(A) ONE DEVELOPMENT OPTION PER ACRE OF LAND IS ALLOCATED WITHIN AN AGRICULTURAL PRESERVATION DISTRICT.

(E) FIVE DEVELOPMENT OPTIONS SHALL BE SUBTRACTED FOR EACH RESIDENCE LOCATED ON A PARCEL IN AN AGRICULTURAL PRESERVATION DISTRICT.

(C) THOSE PERSONS WHO OWN PROPERTY WITHIN A TRANSFER ZONE MAY CREATE ONE ADDITIONAL SINGLE FAMILY RESIDENTIAL BUILDING LOT FOR EACH FIVE DEVELOPMENT RIGHTS PURCHASED. THE DENSITY MAY NOT EXCEED ONE DWELLING PER TWO AND ONE-HALF ACRES UNLESS THE COUNTY COMMISSIONERS DEVELOP CRITERIA PERMITTING HIGHER DENSITY WHERE FAVORABLE CONDITIONS EXIST. IN NO CASE SHALL THE TOTAL DENSITY EXCEED ONE FAMILY DWELLING PER ACRE.

(D) THE COUNTY COMMISSIONERS SHALL GRANT FIVE DEVELOPMENT RIGHTS FOR EACH ONE ACRE LOT AUTHORIZED IN THE AGRICULTURAL A-1 DISTRICT UNDER THE PROVISIONS OF THE COUNTY ZONING ORDINANCE ARTICLE 16 AND NOT PREVIOUSLY USED.

279.

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

(1) THE OWNER SHALL APPLY TO THE PLANNING COMMISSION FOR PERMISSION TO INCREASE THE DENSITY OF RESIDENTIAL USE OF HIS LAND.

(2) THE OWNER SHALL PRODUCE A COPY OF A PROPER AGREEMENT.

280.

THE CONVEYANCE OF A DEVELOPMENT OPTION DOES NOT AFFECT THE OWNERSHIP OF THAT PROPERTY. ONCE THE DEVELOPMENT OPTION OF A PROPERTY HAS BEEN CONVEYED, THAT PROPERTY SHALL BE USED FOR AGRICULTURAL, FORESTRY, OR OTHER CLOSELY RELATED USES PERMITTED BY THE BOARD. THE CONVEYANCE OF A DEVELOPMENT OPTION RESTRICTS THE USE OF