

(a) (1) The Agricultural Preservation Advisory Board shall designate certain portions of the county as having the greatest potential for maintaining a viable level of agricultural or forest production. The criteria the board uses shall include, but not be limited to:

[i.] (I) Present land use

[ii.] (II) Percent of cropland

[iii.] (III) Suitability of the soil

[iv.] (IV) Amount of contiguous farm land

(2) The area specified in section [276] 277(a)(1) shall be called the "Designated Agricultural Area". Wooded parcels may be included in the designated agricultural area.

(3) Any person who owns land within a designated agricultural area is not required to join an agricultural preservation district. The program is entirely voluntary.

278.

(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] 279.

279.

(a) One development option per acre of land is allocated within an agricultural preservation district.

(b) 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