

agricultural A-1 district under the provisions of the county zoning ordinance Article 16 and not previously used.

280.

[An] UNTIL THE FOLLOWING SEQUENCE OF EVENTS HAS OCCURRED 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.

281.

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 that land by all future purchasers, owners, heirs, and assigns to the same extent as the use was restricted by the original conveyor of the development option.

(b) An owner of property located within an agricultural preservation district is not required to convey his development options. However, once an owner of a parcel located within an agricultural preservation district conveys any development options on a designated parcel, he may not remove that designated parcel from the agricultural preservation district. This restriction applies only to the designated parcel from which the option was conveyed and not to other parcels of land owned by the conveyor.

282.

If a person who owns land within an agricultural preservation district [wishes] DESIRES to build a dwelling for a family member or one of his farm employees but has previously conveyed all of his development options, he shall purchase five development rights for each dwelling he wishes to build from another owner of land within an agricultural district or from an owner of development rights. The board may not permit the landowner's density to exceed one dwelling per 25 acres of land.

283.

The assessment of land devoted to agricultural or forest use may not be affected by whether or not that land is INCLUDED in an agricultural preservation district.