

(c) [Those persons] SUBJECT TO § 12-107 OF THIS SUBTITLE, A PERSON who [own] OWNS property within a transfer zone may create 1 additional single family residential building lot OR 1 ADDITIONAL DWELLING UNIT for each 5 development rights purchased. The [denisty] DENSITY may not exceed 1 dwelling per 2.5 acres, unless the county commissioners develop criteria permitting higher density where favorable conditions exist. [The total density may not exceed 1 family dwelling per acre.]

(d) The county commissioners shall grant 5 development rights for each 1 acre lot authorized in the [Agricultural A-1] RURAL District under the provisions of the county [Zoning Ordinance] ZONING ORDINANCE and not previously used.

12-108.

(a) 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 development options. However, once an owner of a parcel located within an agricultural preservation district conveys any development options on a designated parcel, [the owner 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.] THAT PARCEL OR ANY OTHER PARCEL THAT ENTERED THE AGRICULTURAL PRESERVATION DISTRICT UNDER THE SAME APPLICATION MAY NOT BE REMOVED FROM THE AGRICULTURAL PRESERVATION DISTRICT.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1992.

Approved May 12, 1992.

CHAPTER 350

(House Bill 700)

AN ACT concerning

Calvert County - Public Facilities Bonds

FOR the purpose of authorizing and empowering the County Commissioners of Calvert County, from time to time, to borrow not more than \$6,650,000 in order to finance the costs of construction, improvement, or development of ~~costs of~~ certain public facilities in Calvert County, as herein defined, and to effect such borrowing by the issuance and sale at public or private sale of its general obligation bonds in like par