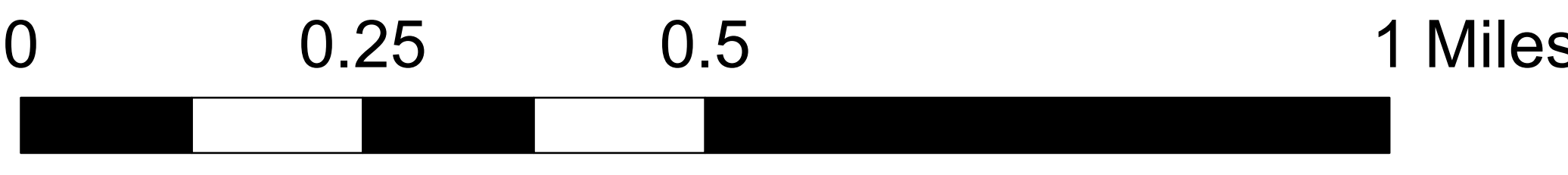
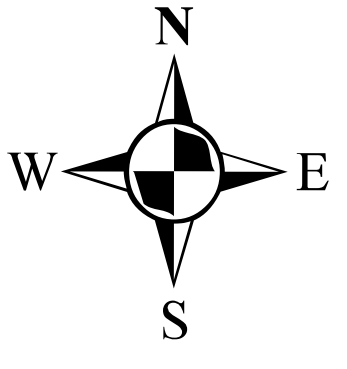
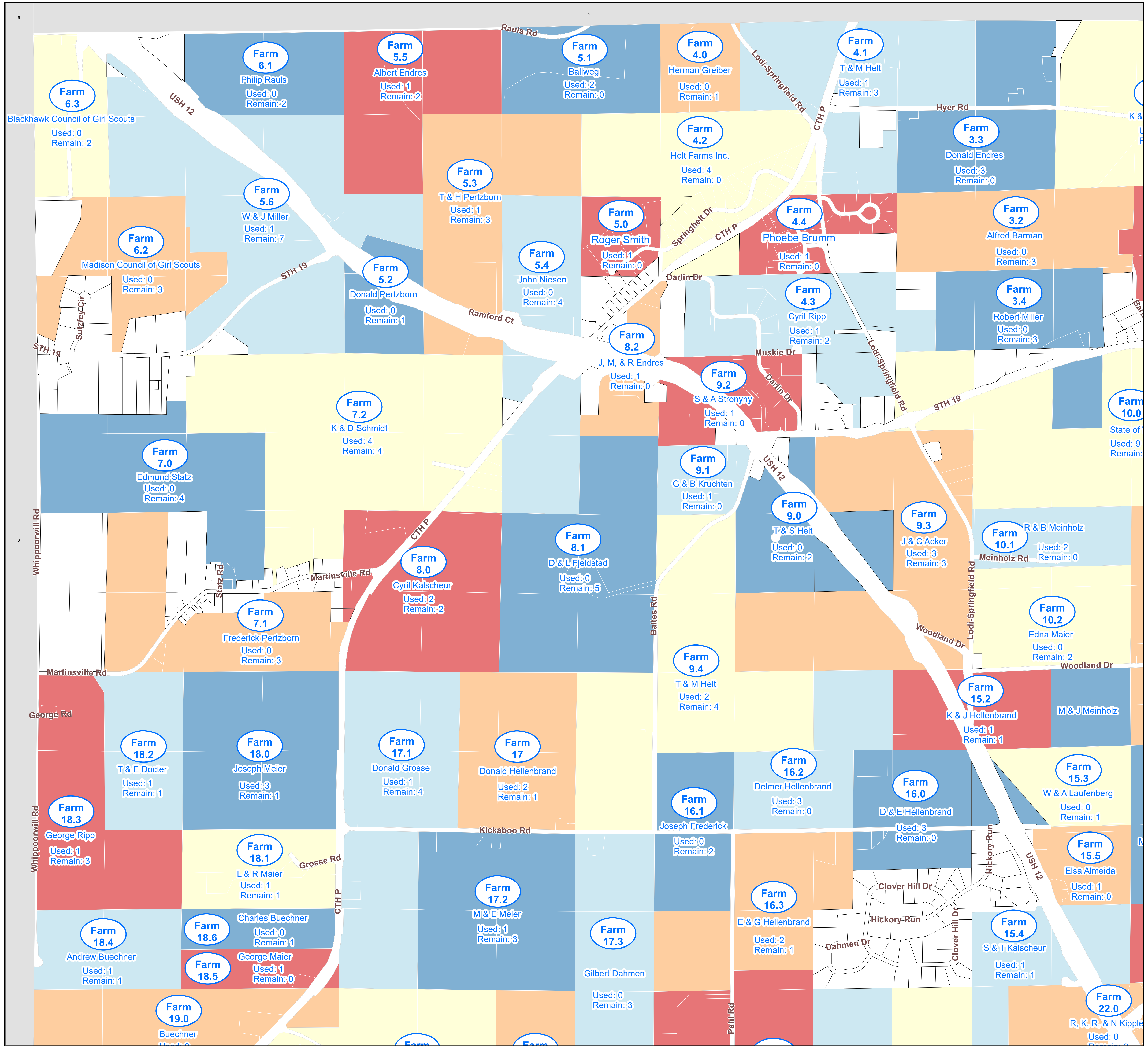


Used and Remaining Development Rights by April 1979 35+ Acre Farm

Northwest Quadrant



Date: 8/1/2023

- [color parcels] April 1979 35+ Acre Farm Per Rockford Maps
- [white parcels] Public rights-of-way or not part of a 35+ Acre Farm in April 1979
- ## Assigned Farm Number
- Name Last Name of 1979 Farm Owner
- Used: # # of Dwelling Units Built Since 1979
- Remain: # # of Remaining Dwelling Units in 1979 Farm Area per Town's "1 per 35" Density Policy
- 2022 Tax Parcel Lines in 1979 Farm Areas
- 2022 Tax Parcels in Sub-35 Acre 1979 Areas
- August 2023 City/Village Limits

Purpose and Density Policy: This map is intended to help guide property owner, planning, and development decisions. The Town per its Comprehensive Plan generally limits new development to a density of one dwelling unit per 35 acres held in single ownership as of April 16, 1979. A single-family residence built since April 1979 counts as one dwelling unit, a duplex as two dwelling units, and certain non-residential uses as dwelling unit equivalents using criteria in Figure 15 of the Town Plan. The Town's Transfer of Development Rights program may allow greater or fewer dwelling units.

Farm Parcel Changes Since 1979: This map does not attempt to allocate remaining dwelling units where there have been changes and reconfigurations in parcel ownership since April 16, 1979. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, how many potential future dwelling units are being transferred or retained when selling parcels of land over 35 acres. When land sales of more than 35 acres occur after April 16, 1979 without clear documentation, the Town will generally allocate any remaining dwelling units among current owners of the April 16, 1979 farm proportionally to the amount of land owned.

Disclaimer: The Town prepared this map using a variety of data sources, careful technical analysis, and review of a Density Study Committee. Further information and more detailed analysis later may reveal that more or fewer dwelling units remain in each 1979 Farm Area than represented on this map. The Town is prepared to make amendments in response to new or better information. Please contact the Town Clerk for the procedure to request further analysis or amendments. The Town also intends to verify the accuracy of applicable information on this map in response to each rezoning or land division proposal that would result in new dwelling units or equivalent non-residential uses within a 1979 Farm Area.