

Agricultural Residential (AR) Use District Options

Option 1 - Hybrid

- Existing homes on Jay, Snell Slosson and Lochland (west side) would be Large Lot Residential (LLR) (with ag activity)
- Undeveloped land would be mixed residential (MR-2) with the following Min. 150 landscaped buffer from another residential property
 - Low density near existing properties with gradual density increase further away from existing Properties.

Option 2: Keeping Everything the Same

- All current homes and undeveloped land would be Large Lot residential (LLR)
- Agricultural activity still permitted

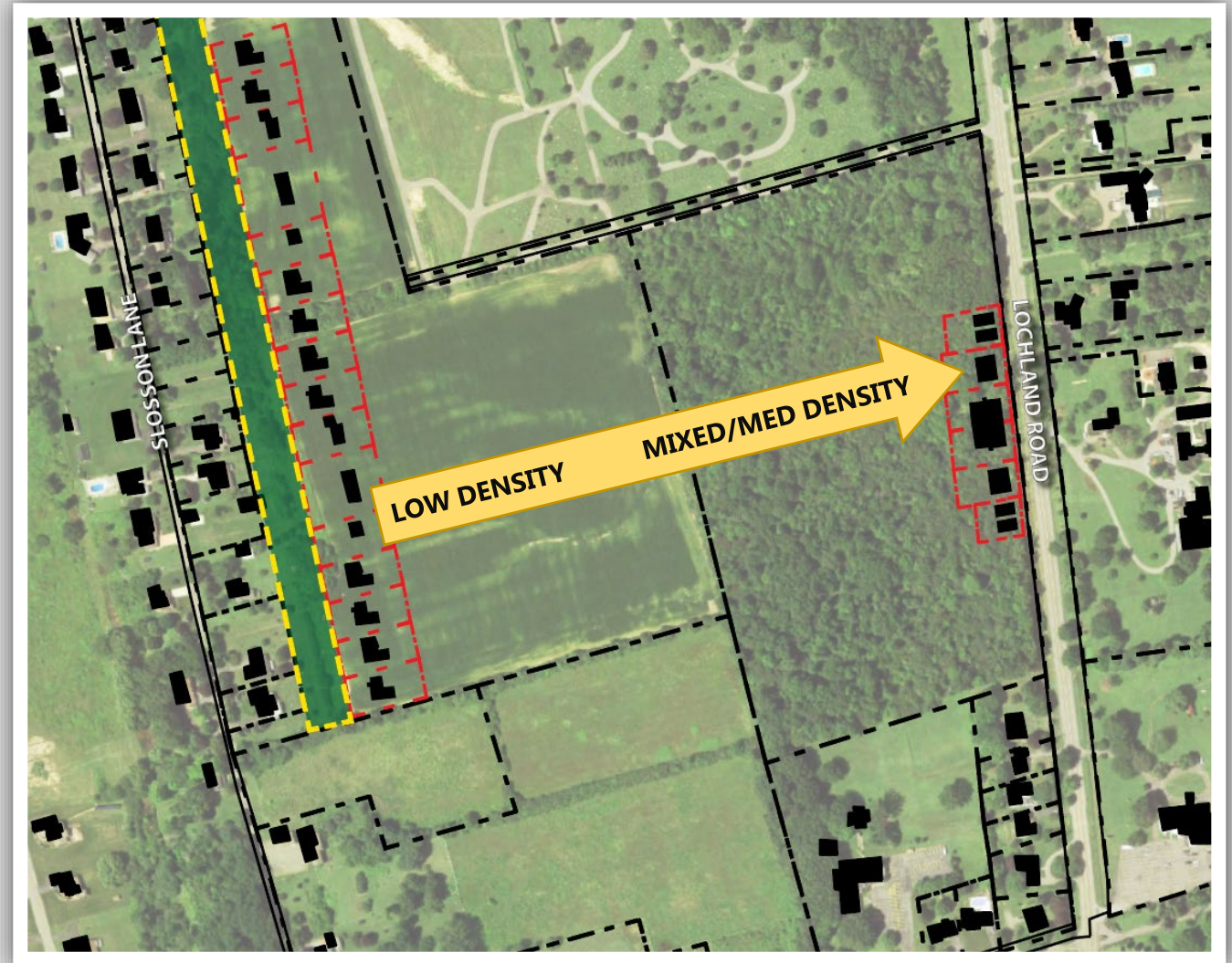
Option 3 – Split Area into 2 Zones

- Zone 1: Existing homes on Jay, Snell and Slosson would be Large Lot Residential (LLR) (ag activity included)
- Zone 2: All property fronting Lochland either mixed-residential (MR-2) or mixed-use hospitality (MU-H)
 - Allows for larger more dense development.
 - Could choose to be only residential or mix of residential, hotel and restaurant
 - Still requires landscape buffer

OPTION 1

As proposed, with modifications

- LLR District on existing properties
- MR-2 District
 - Transition development pattern
 - 150 ft buffer
 - Lot/Building requirements transition with uses west to east

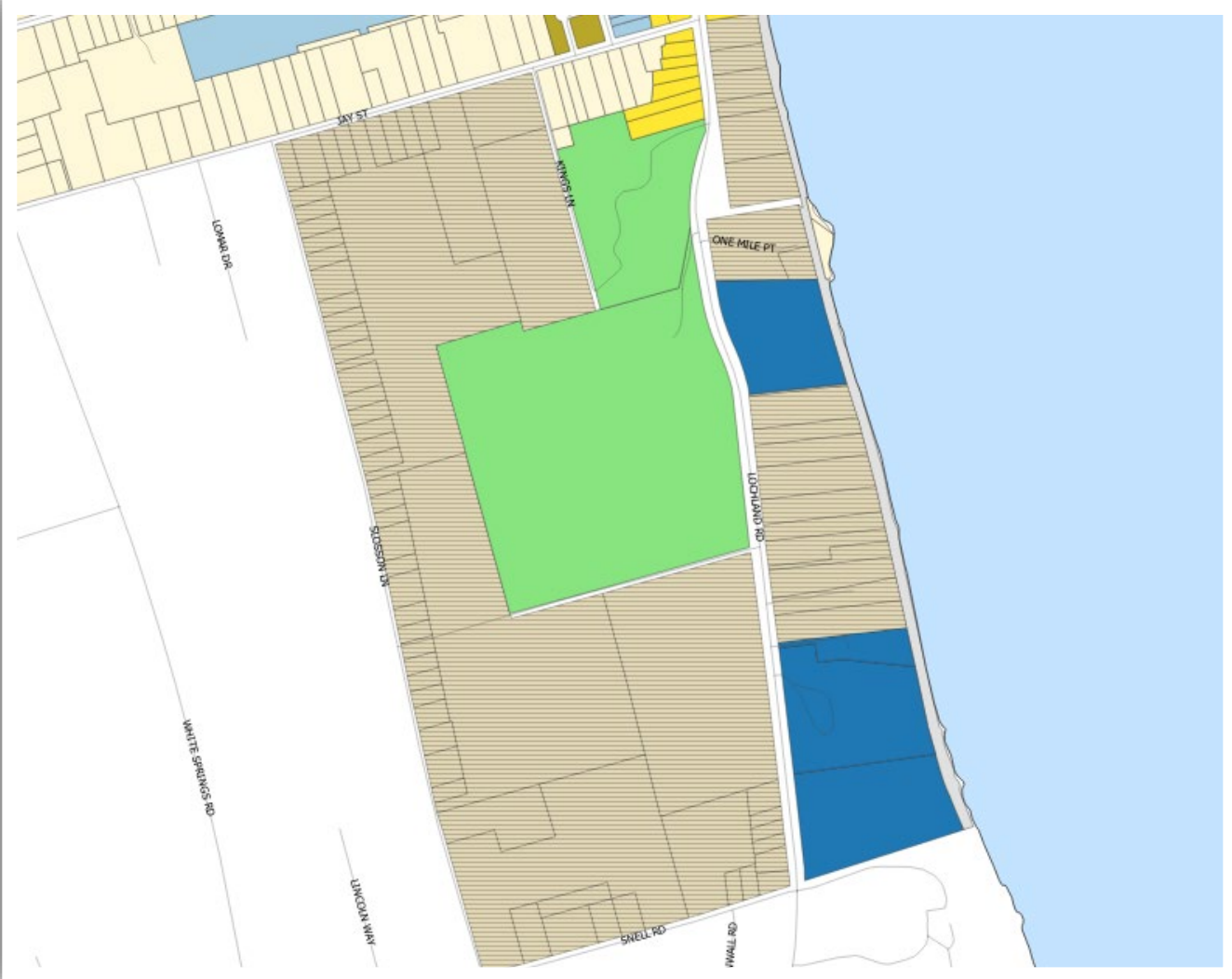


 LLR DISTRICT

OPTION 2

LLR District to all properties

- Minimal Change from AR




OPTION 3

Split East/West

- LLR District on existing properties
- MR-2 District
 - Buffer
 - Increase in min lot size requirements from MR-1 District
 - Max 3 stories

 LLR DISTRICT

 MR-2 DISTRICT

