

CHAPTER 2: POLICIES AND PROGRAMS

I. General Strategies

1. General Goals and Policies for Farmland Preservation

Identify areas of Dane County suitable for long term preservation and viability of diverse agricultural enterprises and resources. Protect or encourage protection of those areas for the benefit and use of current and future generations.

Supporting Objectives

- 1) Maintain a sufficient acreage of land in agricultural production in Dane County to economically sustain crucial agricultural support industries.
- 2) Minimize the amount of land converted from agricultural use to accommodate permitted non-farm development.
- 3) Reduce scattered rural nonfarm development by encouraging clustering of rural development as part of a town farmland preservation strategy.
- 4) Encourage future urban development to be compact, adjacent to existing development and consistent with town planning policies.
- 5) Help farmers adapt to changing climactic conditions and extreme weather events, while protecting soil and water resources.
- 6) Provide tools, standards, best practices and incentives to help agriculture reduce greenhouse gas emissions and mitigate future climate change.
- 7) Continue to apply those comprehensive plans of towns, cities, villages and extraterritorial cooperative plans which have been incorporated into the Dane County Comprehensive Plan for detailed land use policies in Farmland Preservation, Non-Farm Development and Resource Protection Corridor Overlay Areas. Continue to review all comprehensive plans and amendments to plans for consistency with county policies, in accordance with the Intergovernmental Cooperation policies of the Dane County Comprehensive Plan and Chapter 82, Dane County Code.

A. County Actions and Programs

Consistent with county, town, city, village and extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

1. Develop and implement new tools, such as Purchase of Agricultural Conservation Easements (PACE), Transfer of Development Rights (TDR) and conservation subdivisions to meet agricultural resource goals.
2. Implement fees and other financial mechanisms to support agricultural preservation efforts and create a disincentive for unnecessary conversion of agricultural land.

3. Establish design guidelines that minimize conversion of agricultural land, redirect nonfarm uses away from productive farm soils, support farm operations and allow for agriculture-related businesses.
4. Establish maximum lot sizes, with exceptions where necessary due to local land conditions, for all land rezoned out of exclusive agriculture.
5. Develop and share model renewable energy lease agreements for farmers and other landowners that address:
 - a. Decommissioning of facilities and restoration to agricultural use.
 - b. Design criteria that maximize opportunities for dual agriculture-renewable energy uses and agrivoltaics.
6. Explore the potential for renewable energy credits
7. Review, and revise as necessary, Dane County soil and water conservation standards to:
 - a. Increase continuous living cover on agricultural lands;
 - b. Avoid conversion of natural grasslands
 - c. Improve manure management to reduce liquid manure storage
 - d. Increase nitrogen usage efficiency.

B. Recommendations for State Actions and Programs

The county will encourage the State of Wisconsin to adopt policies and provide financial resources to improve farmland preservation efforts. The county supports current efforts to achieve the following state budget priorities:

1. Fully fund state Purchase of Agricultural Conservation Easement program: Provide full funding for the Department of Agricultural Trade and Consumer Protection's PACE grant program.
2. Increase state support for county conservation staff: Increase professional staff capacity to support private landowner management goals, implement conservation standards and improve water quality.
3. Farmland preservation: Support and increase Farmland Preservation Program tax credits. Credits should be sufficient to, at a minimum, fully offset the cost of compliance with county soil and water conservation standards and nutrient management plans. Credits should also be tied to inflation indexes.
4. Nitrate pollution prevention: Expand on the concept of an already proposed on-farm nitrogen optimization pilot program to address nitrate contamination with increased funding and the addition of a pay-for-performance program.
5. Investing in conservation science: Create a hydrogeologist position at the University of Wisconsin Extension focused on developing groundwater mapping resources, and have the state continue depth-to-bedrock mapping in southwestern Wisconsin similar to that conducted in the northeastern part of the state.
6. Increasing cover crops: Create a crop insurance premium rebate program to incentivize planting cover crops. Similar programs in other states have fully subscribed within days of their launch.

7. Protect and enhance natural ecosystems: Review Agricultural Use Value Assessment, Managed Forest Crop and state conservation assistance funding to de-incentivize conversion of native ecosystems (such as wetlands and grasslands) and high-quality woodlands to agricultural use. Secure additional state and federal funding for conservation, restoration and climate resiliency for natural systems.
8. Addressing climate change: Take advantage of a variety of opportunities to address climate change in agriculture.
 - a. Create a pilot program to study the feasibility of a carbon market covering the state, including providing grants to farmers and farmer-led groups that participate.
 - b. Continue to support farmer-led watershed conservation groups and expand the focus to carbon sequestration in farm practices, and greenhouse gas mitigation.
 - c. Avoid conversion of natural working lands by expanding the Farmland Preservation Program and creating a state/federal working group to investigate addition of grasslands to use value assessment.
 - d. Prioritize managed grazing livestock production systems by creating a statewide grazing education grant program and assist farmers who incorporate regenerative agricultural practices.

2. General Goals and Policies for Agricultural Enterprise and Development

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

- *Maintain Dane County's status as one of the nation's most productive and economically viable agricultural areas. Keep farming economically viable in Dane County through the 21st century.*
- *Support and promote the development of community, regional, national and international markets for agricultural products to promote and preserve the county's agricultural industry.*
- *Support the creation of conventional, organic and sustainable agricultural enterprises in Dane County.*

Supporting Objectives

1. Economic Development Program
 - a. Continue to develop and implement a comprehensive economic development program to support, expand and enhance agriculture as a viable economic activity in Dane County.
 - b. Support and encourage the development of regional agricultural enterprise including: agricultural cooperatives; manufacturing to process soy beans, produce and other farm products, and; new agricultural technologies.

- c. Support farm marketing programs that promote Dane County agriculture and help farmers improve their profitability.
 - d. Identify and help develop new markets for production agriculture, biotechnology, value-added processing and Community Supported Agriculture (CSA).
 2. University of Wisconsin Extension (UWEX) Services.
 - a. Continue and expand direct services, marketing assistance and on-demand technical assistance provided to farmers through Dane County University of Wisconsin Extension (UWEX) programs.
 - b. Design and implement education workshops and distribute materials for farmers, developers, landowners and the general public.
 - c. Help entrepreneurs plan, start and grow new enterprises that capture value from agriculture.
 - d. Provide information about agricultural production to foster understanding and tolerance between farmers and their residential neighbors
 3. Infrastructure and Capital Improvements to Support Agriculture
 - a. Strengthen transportation infrastructure such as rail transit and roads to support agricultural commerce.
 - b. Support and promote, using targeted investments of public funds where necessary, infrastructure and organizational capacity that serves agriculture and related enterprises.
 - c. Transportation Infrastructure
 - d. Include transportation of agricultural goods to market in all long-term planning related to truck, rail and air freight transport.
 - e. Highway shoulders and crossings should be designed to accommodate farm equipment, bicycles and other uses and minimize safety conflicts with automobile traffic.
 4. Agricultural Processing, Supply, Distribution and Waste Management Infrastructure
 - a. Support and encourage the development of regional agricultural enterprise including:
 - b. agricultural cooperatives;
 - c. manufacturing to process agricultural commodities;
 - d. produce and other farm products, and;
 - e. new agricultural technologies.
 - f. Pursue institutional food purchasing policies to provide new markets for area farmers.
 - g. Assist and support the development of organic processing facilities to process organic farm products.
 - h. Use targeted public and private funds to stimulate needed physical and intellectual infrastructure serving the agricultural sector.

- i. Develop facilities and institutions that support and incubate the development of local food products and businesses and develop new markets for Dane County products. Examples include:
 - a self-supporting Central Agriculture and Food Facility (CAFF);
 - a Dane County agricultural enterprise development center;
 - facilities to process agricultural waste into marketable products or renewable energy, such as the “Cow Power” manure digester program, or;
 - a packing and wholesale facility for fresh produce.

II. Designated Planning Areas

1. Farmland Preservation Areas

A. Rationale for Designation

Farmland Preservation Areas, as shown on the Dane County Farmland Preservation Plan Map (Map FPP-10), include lands that meet all of the following criteria:

1. Are predominately in active agricultural, agriculture accessory, agriculture-related or natural resource use;
2. Are planned to support a predominance of agriculture, agricultural accessory, agriculture-related and natural resource uses for twenty years or more;
3. Are clearly shown as “Agricultural Preservation,” “Farmland Preservation” or “Rural Preservation” on Planned Land Use Maps in town, city, village and extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan;
4. Include policies in town, county, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, to generally limit new nonfarm development to a density of one or fewer units per 35 acres;
5. Are in areas with sufficient regulatory or other policy mechanisms in place to implement farmland preservation plan policies and to effectively limit nonfarm development, and;
6. Except for parcels with an existing, permanent agricultural conservation easement recorded as of July 23, 2012, are completely outside designated Urban Service Areas, as shown in the most current version of the Dane County Water Quality Plan, as amended and approved by the Capital Area Regional Planning Commission and the Wisconsin Department of Natural Resources.

B. Goals and Objectives for Farmland Preservation Areas

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

1. *Maintain and support production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.*

2. *Maintain eligibility for farmland preservation tax credits under Chapter 91, Wisconsin Statutes.*
3. *Limit new nonfarm development in designated Farmland Preservation Areas to a density of one or fewer units per 35 acres.*
4. *Direct permitted nonfarm development away from productive agricultural lands.*
5. *Commercial and industrial uses that are not agriculturally related will be located in areas identified for such use and where the full range of public services (sewer, water, fire protection and police protection) can be economically provided.*

C. Policies and Programs for Farmland Preservation Areas

(1) Farmland Preservation Zoning

(a) Total Land Area of Farmland Preservation Zoning

As required by ATCP 49.25(2), Wisconsin Administrative Code, local zoning authorities must keep at least 80% of the land area of each town, village, city or extraterritorial planned Farmland Preservation Area in a state-certified Farmland Preservation zoning district.

(b) County Zoning

(i) Certified Zoning Districts

The Wisconsin Department of Agriculture, Trade & Consumer Protection has certified the following Dane County zoning districts under s. 91.38, Wisconsin Statutes:

- FP-1 – Small Acreage Farmland Preservation (s. 10.221, Dane County Code);
- FP-35 - General Farmland Preservation (s. 10.222, Dane County Code);
- FP-B – Farmland Preservation Business (s.10.223, Dane County Code).

(ii) Zoning Ordinance Review and Administration

Continue to examine zoning processes, existing and proposed local codes, administration and procedural requirements to:

1. Minimize negative impacts on agriculture, and promote a diversity of agricultural, agriculture accessory and agriculture related uses that are both economically productive and compatible with rural areas.
2. Ordinances and regulations restricting noise, odors, keeping of animals or other activities that could inhibit typical farm operations, will not apply in Farmland Preservation Areas.
3. Consider whether any new county regulations would put Dane County farmers at a competitive disadvantage to farmers elsewhere in the state.

4. Amend farmland preservation and other county zoning districts to establish siting, operational and decommissioning/reclamation criteria for renewable energy facilities. Criteria should:
 - Seek to minimize conflicts with neighboring farming and other rural uses;
 - Promote multiple use installations that allow for renewable energy, agricultural, soil and water conservation and/or wildlife habitat uses to coexist;
 - Provide for financial instruments for reclamation of decommissioned sites, and;
 - Allow for both distributed and utility-scale installations.

(c) Town, City, Village or Extraterritorial Zoning

Farmland Preservation Zoning districts also include any city, village or extraterritorial zoning ordinances or districts certified by the state Department of Agriculture, Trade & Consumer Protection under s. 91.38, Wis. Stats.

(2) Other Zoning

(a) Total Land Area of Non-Farmland Preservation Zoning

(b) Findings of Fact for Rezones out of Farmland Preservation Zoning Districts

As required under s. 91.48, Wisconsin Statutes, prior to approving any petitions to rezone land from a certified farmland preservation zoning district to any other zoning district, the local zoning authority must make the following findings:

1. The land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with applicable town, city, village or extraterritorial cooperative plans and the *Dane County Comprehensive Plan*.
3. The rezoning is substantially consistent with the state-certified *Dane County Farmland Preservation Plan*.
4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

(c) Conditions on Rezones

To the extent permitted by applicable zoning ordinances, the local zoning authority may impose additional restrictions on rezone petitions to make sure the findings of fact above are satisfied.

(d) County Zoning

Within Farmland Preservation Areas, the county board will consider petitions from landowners to rezone to the following zoning districts:

1. Any certified Farmland Preservation Zoning District, including the FP-35, FP-1 and FP-B districts;
2. Rural Mixed-Use, including the RM-8 or RM-16 districts;
3. Residential, including the SFR-o8 or TFR-o8 districts;
4. Rural Residential, including the RR-1, RR-2, RR-4, RR-8 and RR-16 districts;
5. The Limited Commercial (LC) district;
6. Natural Resource and Recreational, including the NR-C and RE districts;
7. The Utility, Transportation and Right-of-Way (UTR) district;
8. The Historic (HD) overlay district;
9. The Transfer of Development Rights Sending Area (TDR-S) overlay district;
10. The Transfer of Development Rights Receiving Area (TDR-R) overlay district (see limitations in discussion of TDR below).
11. Other county zoning districts that, through the use of, as necessary, conditional zoning, deed restrictions or other limitations, meet all of the findings of fact above and s .91.48, Wisconsin Statutes.

Policies in town plans adopted as part of the Dane County Comprehensive Plan may further restrict the list of appropriate zoning districts in Farmland Preservation Areas.

(e) Town, City, Village or Extraterritorial Zoning

Appropriate zoning districts for nonfarm development within Farmland Preservation Areas under town, city, village or extraterritorial zoning authority are as determined by the town, city or village comprehensive plan or by the extraterritorial cooperative plan.

(3) Density Caps

New nonfarm development is generally limited to a density of one unit per 35 acres, or fewer, according to detailed policies established in town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*. Under Chapter 82, Subchapter II, Dane County Code, the Dane County Board of Supervisors reviews each town plan for consistency with countywide planning policies, and adopts, rejects or amends those plans, as necessary, for incorporation into the *Dane County Comprehensive Plan*.

(4) Siting Criteria for Development

(5) Soil and Water Conservation

(6) Agricultural Enterprise Areas

(7) Agricultural Conservation Easements

(a) Goals and Objectives for Agricultural Conservation Easement Programs

Where consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will:

1. Support and complement any existing or future PDR, Purchase of Agricultural Conservation Easements (PACE), or transfer of development (TDR) programs developed by the county, local, state or federal governments.
2. Encourage inclusion of natural resource lands, farmlands, and woodlands under conservation easement.
3. Encourage voluntary participation in easement programs, allowing private landowners to continue to manage their property and with no requirement for public access.
4. Focus easement purchases to areas planned for long-term or permanent agricultural or natural resource use.
5. Make sure that all land protection is in permanent agreements and conservation easements have secondary easement holders to provide lasting public benefit.
6. Allow communities to grow in accordance with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plans.

(b) Purchase of Agricultural Conservation Easements (PACE) Programs

(i) PACE Grant Eligibility and Ranking Criteria Maps.

Map FPP-12 shows landholdings ranked by selected Wisconsin Department of Agriculture, Trade and Consumer Protection PACE grant criteria* (http://www.datcp.state.wi.us/workinglands/pace_application.jsp).

** Note: does not include qualitative, site-specific or other criteria that cannot be generally mapped.*

The Dane County Department of Planning and Development maintains this map, and updates it on an annual basis. Current Wisconsin ranking information will be available online through DCiMap, Dane County's online geographic information system (<http://dcimap.co.dane.wi.us/dcimap/>).

(ii) Mapping and Technical Assistance.

For town, city or village governments, or qualified non-profit conservation organizations under state and federal PACE programs seeking to purchase conservation easements on agricultural lands in Dane County, the Dane County Department of Planning and Development will provide, free of charge:

- Density Study Reports to determine development potential under the Dane County Comprehensive Plan, and;
- A map of the target property showing soils (including percentage of prime and state-significant soils), any specialty crops and any state-

qualified unique farmland to meet grant application requirements of the State of Wisconsin or the U.S. Department of Agriculture.

(iii) Conservation Compliance Certification.

Wisconsin PACE grant eligibility standards require that target properties have a qualified farm conservation plan in effect, and that all county, state and federal soil and water conservation standards are met. Conservation certification applications, including appropriate inspection and review fees should be received by the Land Conservation Division of the Dane County Land & Water Resources Department no later than 60 days in advance of the grant application deadline. Further details are available from the Land Conservation Division.

(iv) County Board Resolutions of Support.

The Dane County Board of Supervisors will consider resolutions in support of PACE grant applications by town, city or village governments or by qualified non-profit conservation organizations under state or federal PACE programs, provided target lands are shown in a Farmland Preservation Area in the Farmland Preservation Plan Map (Map FPP-10) of the Dane County Farmland Preservation Plan. Send requests for consideration to the Dane County Department of Planning and Development no later than 60 days from the grant application deadline, to allow time for county review and approval.

(v) County Acquisition Programs.

As funding permits, Dane County may work directly with willing sellers to purchase agricultural conservation easements on agricultural lands within Farmland Preservation Areas. In areas not already mapped and identified as project areas in the Dane County Parks and Open Space Plan, or in other county, town, or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, Dane County will provide for timely, general notification to local governments regarding easement purchases that would affect nonfarm development potential within that jurisdiction. Dane County will work on its own or with project partners, and will seek to match its own acquisition funds with local, state and federal grant programs as much as possible. County-funded Purchase of Agricultural Conservation Easement projects should include lands that meet at least one of the criteria below.

1. Target lands fall within the boundaries or buffer areas for projects identified in the Dane County Parks and Open Space Plan.
2. Projects include lands targeted for wetland restoration or streambank easements identified as critical to the protection and enhancement of water quality as part of the Land and Water Legacy Fund.
3. Projects include lands within designated Agricultural Enterprise Areas.

4. Projects are in areas where landowners have demonstrated a commitment to long-term or permanent agricultural use.
5. Maintenance of project lands in permanent agricultural or open space use would:
 - minimize boundary conflicts between agriculture and incompatible uses;
 - result in substantial benefits to ground or surface water quality;
 - protect significant natural hydrologic functions
 - prevent productive agricultural lands from irreversible conversion out of agriculture or agriculture-related uses, or;
 - protect agricultural infrastructure, soil and water conservation practices or other significant public or private investments in agriculture or agriculture-related uses.

(vi) County Matching Grant Program

- Matching grant program to support town, village, city or extraterritorial PACE programs
- County will provide 25% match of appraised cost of easement.
- Dane County should consider developing a supplemental grant program to assist successful PACE grant applicants with transaction costs (such as surveys, appraisals or legal work) not covered by state, federal or other PACE grant funds.
- NRCS / other programs typically fund 50% of appraised cost
- Local / nonprofit / landowner donations to fund remaining 25% of cost
- County technical assistance for determination of development value, mapping, easement monitoring. Staffing needs for monitoring.
- Properties must be within a Farmland Preservation Area
- Properties must comply with county conservation standards
- Annual county capital funding: \$250,000 - \$300,000, with rollover of unused funds
- Who should award grants? LCC? EANR? ZLR?

(8) Transfer of Development Rights

(a) Dane County TDR Zoning Ordinance.

Sections 10.304 and 10.305, Dane County Code provide a legal and administrative framework to support town-initiated Transfer of Development Rights (TDR) programs. The ordinance includes two overlay zoning districts.

(i) TDR-S (s.10.304, Dane County Code).

The TDR-S district is used to designate TDR sending areas. The TDR-S overlay can be applied to the FP-35(General Farmland Preservation) or NR-C (Natural Resource - Conservancy) zoning districts. The TDR-S district does

not limit any permitted or conditional uses allowed in the underlying zoning. Instead, the TDR-S district adds a new permitted use allowing landowners to transfer development rights away from their property by recording a conservation easement with the county Register of Deeds.

- a. Transferred development rights must be consistent with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan. Depending on adopted town and county plan policies, development rights may be transferred to a receiving area in the same town, or to another town, city or village. Development rights may also be sold to a public conservation agency or nonprofit land trust and extinguished. Landowners in the TDR-S district may choose to sell some, all or none of the development rights allocated to them under the town density policy, and may negotiate whatever price they feel is fair.
- b. FP-35 (TDR-S) zoned parcels remain eligible for state farmland preservation tax credits. As long as they have not already transferred all their development rights, landowners with land zoned FP-35(TDR-S) may still rezone and divide their land to create new residential lots, consistent with density caps and other policies in the town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan.
- c. Sending areas should be within a Farmland Preservation Area as shown on the Farmland Preservation Plan Map (Map FPP-10).

(ii) TDR-R (s.10.305, Dane County Code).

The TDR-R district is used to designate TDR receiving areas. The TDR-R overlay can be applied to the Rural Mixed-Use, Rural Residential, Residential and Hamlet zoning districts. The TDR-R overlay requires that any change of use (such as a zoning permit or conditional use permit) that would increase residential density must be accompanied by a transferred development right from a parcel in the TDR-S district.

- a. Before obtaining zoning permits for property in the TDR-R district, developers must present recorded deed notice documents on both the sending and receiving parcels that:
 - track the number of rights transferred;
 - identify the location of the sending parcel, and;
 - reference a recorded conservation easement on an appropriate TDR-S-zoned parcel.
- b. Transferred development rights must be consistent with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan. Development in TDR-R districts

must comply with any adopted siting criteria, development standards, environmental protection requirements, zoning setbacks or other land development regulations.

- c. Within the Extra Territorial Jurisdiction (ETJ) of a city or village, the town and municipality must comply with adopted intergovernmental cooperation (and if necessary, dispute resolution) procedures in all applicable comprehensive plans before rezoning lands to the TDR-R district.
- d. Except for farm-to-farm transfers as described below, designated receiving areas must be within areas shown as Non-Farm Planning Areas in the Farmland Preservation Plan Map (Map FPP-10) of the Dane County Farmland Preservation Plan.

(b) Farm to Farm Transfers.

From time to time, farmers may wish to trade development rights to facilitate more compact development, promote clustering, or protect large areas of productive farm soils. In such cases, TDR receiving areas are not formally mapped in town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan or the *Dane County Farmland Preservation Plan*, but are applied as TDR transactions occur. The local zoning authority may consider limited TDR-R overlay zoning within Farmland Preservation Areas as shown on the Farmland Preservation Plan Map (Map FPP-10), provided all of the following criteria are met. Town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan* may impose additional criteria or conditions.

1. Rezones to accommodate new nonfarm development must meet all findings of fact under Chapter 4, Section I.C., Policy 2, *Farmland Preservation Areas, Other Zoning Districts*.
2. The transfer facilitates compliance with the *Siting Criteria for Development* in a Farmland Preservation Area described in Chapter 4, Section I, Policy C.3.
3. Resulting development does not cause the proportion of land area under a certified Farmland Preservation Zoning district to fall below 80% of the countywide area of the Farmland Preservation Area, as required by DATCP certification requirements.

(c) Town Implementation

To implement TDR-S or TDR-R overlay districts, town boards must:

1. Amend, if necessary, the land use section of their comprehensive plan to establish appropriate TDR policies;

2. Have the town comprehensive plan amendment adopted by the county board as part of the *Dane County Comprehensive Plan*, and;
3. Rezone individual parcels (either on a case-by-case basis as TDR proposals are made, or by a town-initiated “blanket rezone”) to the TDR-S district, TDR-R district, or both.

(9) Policies for Particular Land Uses in Farmland Preservation Areas

(a) Renewable Energy Facilities

1. To minimize the need for new electrical transmission lines, locate new renewable energy installations as close as possible to existing transmission facilities.
2. Manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
3. Except where required for aviation or other safety concerns, require setbacks, vegetative screening, berms, non-glare surfacing and/or earth-toned coloring to minimize visual impact.
4. Encourage multiple- or dual-use facilities that allow for agricultural, natural resource, habitat and/or soil and water conservation uses to coexist with energy generation.
5. Arrange energy infrastructure, fencing and berms to allow for equipment movement, habitat, wildlife corridors and pervious cover to minimize runoff.
6. Make sure all installations comply with county erosion control and stormwater standards during construction, operational, maintenance and decommissioning phases.
7. Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.
8. To the extent possible, follow the siting criteria for this plan, to avoid productive farm soils.
9. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
10. Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Lands should be reclaimed to agricultural or natural resource use.

(b) Mineral Extraction

2. Non-Farm Planning Areas

- A. Rationale for Designation
- B. Goals and Objectives for Non-Farm Planning Areas
- C. Policies and Programs for Non-Farm Planning Areas

3. Resource Protection Corridor Overlay

- A. Rationale for Designation
- B. Goals and Objectives for Resource Protection Corridors
- C. Policies and Programs for Resource Protection Corridors