

Table 2.13
Meadowland Overlay District (MO)

(A) Purpose. The purpose of the Meadowland Overlay District is to promote the continuation of agriculture, protect historically viable farmland and prime agricultural soils, and preserve Warren's rural character and working landscape in accordance with the Warren Town Plan.

(B) Permitted Uses

- (1) Agriculture (see Section 9.2)
- (2) Forestry (see Section 9.2)

(C) Conditional Uses

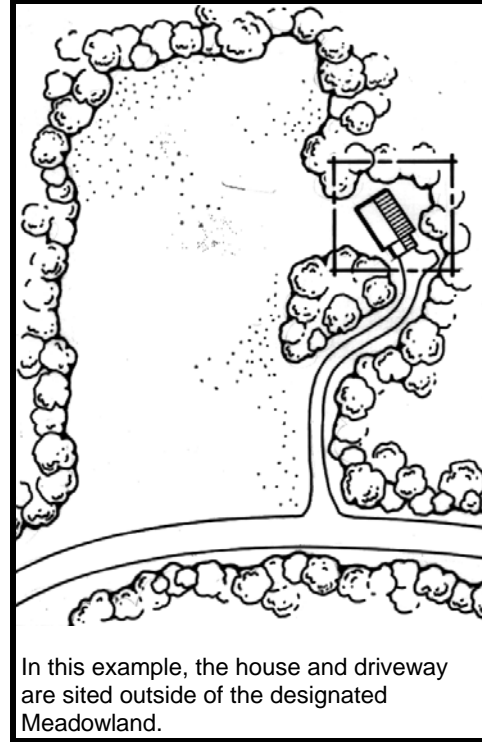
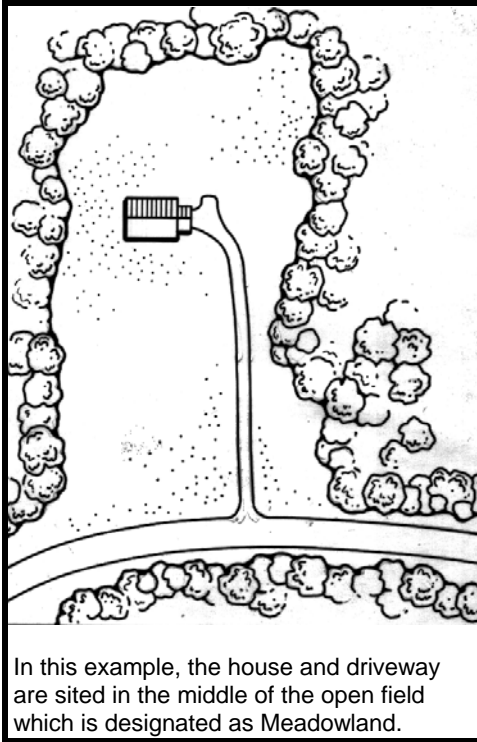
All other permitted or conditional uses listed for the underlying district, unless otherwise specifically excluded under Subsection (E), below.

(D) Dimensional Standards. As set forth for the underlying district.

(E) Supplemental Development Standards

- (1) No land development or land use, other than agriculture and forestry, may be issued a zoning permit by the Administrative Officer until the Development Review Board grants conditional use approval in accordance with Article 5. In granting approval, the Board shall find that the development meets the standards set forth in *either* subsections (a) or (b), below:
 - (a) The lot on which development is proposed contains developable land which is not designated meadowland and that the placement of the proposed use and/or development on the lot:
 - (i) minimizes the disruption of the scenic quality of the site; and
 - (ii) retains the maximum possible meadowland for agricultural use through means such as, but not limited to, clustering under PRD provisions, reduction in allowable density, and/or the donation of development rights; and
 - (iii) utilizes the least productive land and protects primary agricultural soils, and that the development will not conflict with existing agricultural uses in the area.
 - (b) The proposed development is situated entirely on a lot containing no developable land other than meadowland, which lot was created prior to January 1, 1984; that the development will not conflict with existing agricultural uses in the area; and that the placement of the proposed use on the lot:
 - (i) minimizes the disruption of the scenic quality of the site; and
 - (ii) retains the maximum possible amount of meadowland for agricultural use through means such as, but not limited to, clustering under PRD provisions, and/or the reduction in allowable density and/or sale or donation of development rights; and
 - (iii) utilizes the least productive land and protects primary agricultural soils.
- (2) Management plans, as described under Section 7.4, may be required to maintain open land as a condition of subdivision approval.

Table 2.13 (continued)



- (3) Pursuant to Section 3.16, the Meadowland Overlay District is designated as a sending area for the transfer of development rights to designated receiving areas. Development rights may be transferred to designated receiving areas, per the requirements of Section 3.16, at a total density of one unit per every acre of preserved land.