

12-101.

(a) In this subtitle the following words have the meanings indicated.

(b) "A-1 zoned area" means an area designated by the county Zoning Ordinance as Agricultural "A-1" District.

(c) "Agricultural preservation district" means at least 300 acres of contiguous land or 500 acres of noncontiguous land which presently is devoted actively to agricultural or forest use.

(d) "Board" means the Agricultural Preservation Advisory Board of Calvert County.

(e) "Designated agricultural area" means those areas of the county identified by the agricultural preservation advisory board as having the greatest potential for maintaining a viable level of agricultural or forest production.

(f) "Development option" means the right of a landowner in an agricultural preservation district to convey the privilege that permits a person to increase the density of residential use of land in a designated transfer zone.

(g) "Development right" means the right an agricultural owner conveys to a person that permits the person to increase the density of residential use of land in a designated transfer zone. A development right comes into existence only after a development option has been conveyed by an owner in an agricultural preservation district.

(h) "Program" means the Calvert County Agricultural Land Preservation Program.

(i) "Transfer zone" means the area in Calvert County [zoned agricultural "A-1"] designated by the county commissioners as an area where development rights may be used to increase the density of residential use.

(j) "Development option agreement" means a recorded instrument which sets forth the provisions of the conveyance of the development options. The format and minimum contents shall be established by the county commissioners.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1987.

Approved April 29, 1987.