

*Reasons for considering the adoption of a new minimum lot size of 2 ac. in the Farm Residential District.*

- 1. Proposed uses in the current Plan of Development, adopted in 5/1/81, proposes the following uses in the Farm Residential District: existing open space, proposed open space, proposed open space or .25 dwelling units per acre, (or four acres per dwelling) which comprise an estimated 70% of the Farm Residential District and therefore, the proposed zone change is consistent with the current Plan of Development.**
- 2. Proposed uses in the proposed Plan of Conservation and Development, currently in the hearing and review process, designates a majority of the Farm Residential District as existing open space, proposed open space and residential ranging from existing development of one acre or less to development with four acres per dwelling unit. Soil conditions and lot design criteria have fostered a residential lot sizes of late averaging 2.83 acres, therefore, the proposed zone change is consist with the draft P.O.C.D.**
- 3. Zoning in the abutting municipalities of Middlefield, Wallingford, Northford, Guilford, Madison, Killingworth and Haddam all have similar lot sizes or larger.**
- 4. The proposal will reduce density and thus permit Open Space Subdivisions which will help retain the rural character of Durham, protect wildlife and water quality.**
- 5. Reduced density will better able the Commission to meet the goal of limiting impervious surfaces to 10% or less in the three major drainage basins: 1. Hammonasset River, 2. Sumner Brook and 3. The Coginchaug River and its four sub basins.**
- 6. Larger lot sizes will be more in keeping with the currant trend in coverage of parcels with larger homes, multi car garages, swimming pools, other accessory structures, and various recreational/play facilities and still allow for the necessary space for future septic system expansion/replacement.**
- 7. In general, two-acre minimum lots in the Farm Residential District will provide for more orderly growth and enhance the economic well being of the community.**