

C	WHAT IS SLIDING-SCALE ZONING?
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Background

Sliding-scale zoning was implemented by Clarke County in 1980 with the primary purpose being to preserve agricultural land and the rural character of the County. Sliding-scale zoning limits the total number of new lots that may be created and the maximum size of new lots with the goal of keeping residual lots as large as possible.

Under this system, a fixed number of dwelling unit rights (DURs) was allocated in 1980 to lots zoned Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC). The number of DURs were allocated on a “sliding-scale” that provided for fewer DURs per acre for larger lots. The number of DURs cannot be increased unless lots are rezoned (which is strongly discouraged), and the total number of available DURs decrease as landowners build houses or place their property under permanent open-space easement and retire DURs.

The chart below was adopted with sliding-scale zoning in 1980 along with the corresponding DUR assignments to County lots at the time. If a lot contained an existing farmstead or tenant house at the time of sliding-scale zoning adoption, the DUR allocation to the lot was made in accordance with the chart and in addition to the existing farmsteads or tenant houses. The sliding-scale chart has remained unchanged since its adoption.

Sliding Scale Zoning/Dwelling Right Distribution

Size of Lot or Tract	Dwelling Unit Rights Assigned	Size of Lot or Tract	Dwelling Unit Rights Assigned
0-14.99 Acres	1	330-399.99 Acres	9
15-39.99 Acres	2	400-499.99 Acres	10
40-79.99 Acres	3	500-599.99 Acres	11
80-129.99 Acres	4	600-729.99 Acres	12
130-179.99 Acres	5	730-859.99 Acres	13
180-229.99 Acres	6	860-1,029.99 Acres	14
230-279.99 Acres	7	1,030 Acres or More	15
280-329.99 Acres	8		

Sliding-scale zoning also provides for an accurate accounting of the residential build-out potential for the County. This accounting is an important tool to project the County’s growth potential accurately and to make land use decisions on development proposals.

Current Information on Sliding-Scale Zoning

The County's online mapping system -- www.maponline.net/clarkecounty -- contains basic information on DUR allocations and available DURs for AOC and FOC-zoned lots. The Department of Planning maintains detailed records of DURs and can provide a formal DUR accounting of a lot upon request.