

Town of Vienna - Density Discussion:

Farm Density Example

125 Acre Farm in the Town of Vienna with a Farm Home & Buildings.

125/75 = 1 & 50/75 so by Town Policy – 1 split is available.

Town Implementation:

Deed Restrict 75 Acres with the split.

Net affect – 1 split & 75 marked as non-buildable.

Potential to split of farm buildings as a separate lot.

County Implementation:

Deed Restrict the whole farm.

Net affect – 1 split & 125 marked as non-buildable.

Potential to split of farm buildings as a separate lot.

The entire farm will be clearly identifiable as Deed Restricted and unbuildable

The issues at hand:

The remaining 50 acres will continue to be called into question by potential buyers and real estate people as to if they are buildable or not.

You are not currently able to add 25 acres to “create” the 2nd split.