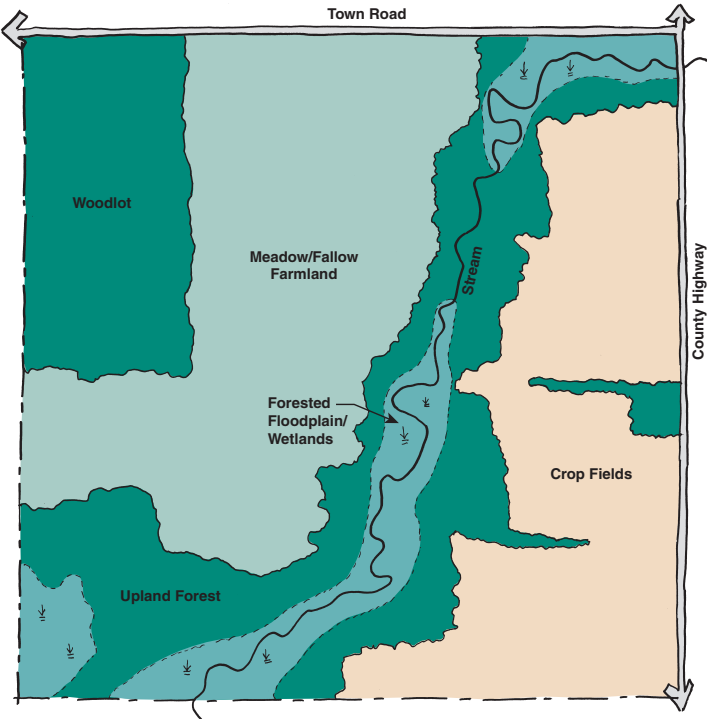


# Burnett County Comprehensive Planning

## Rural Land Development Potential

Density Scenario = 1 Unit Per 40 Acres

◆ Undeveloped Site – 160 Acres

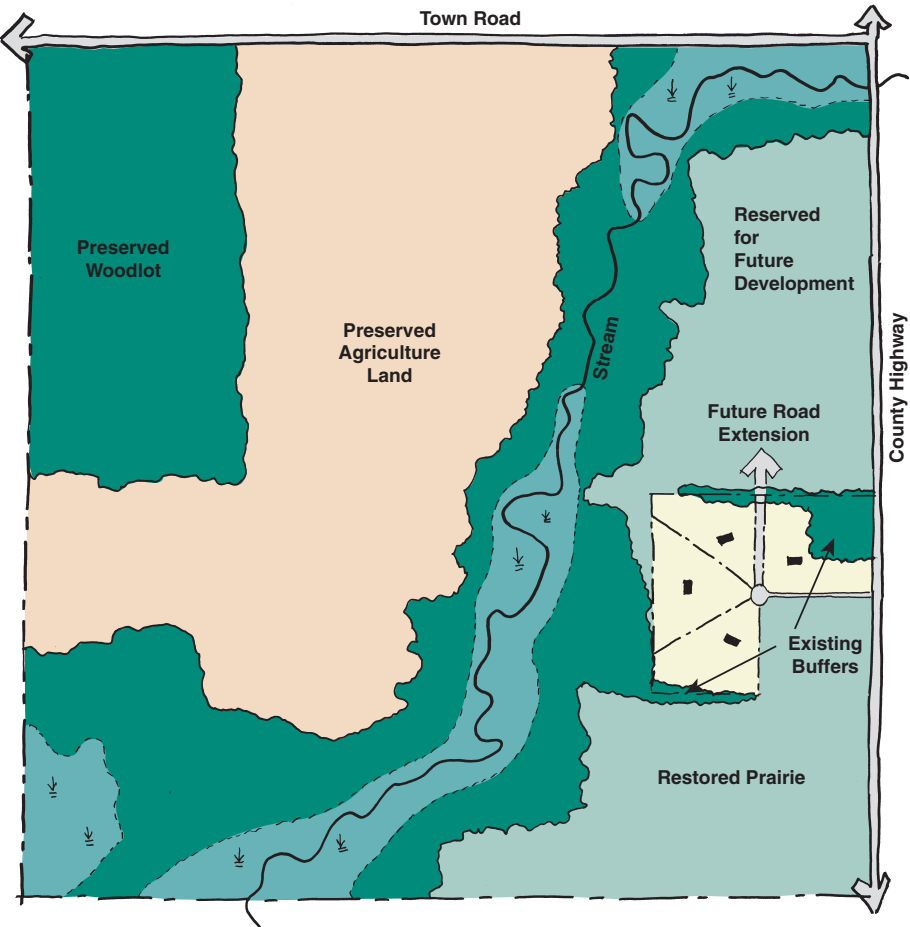
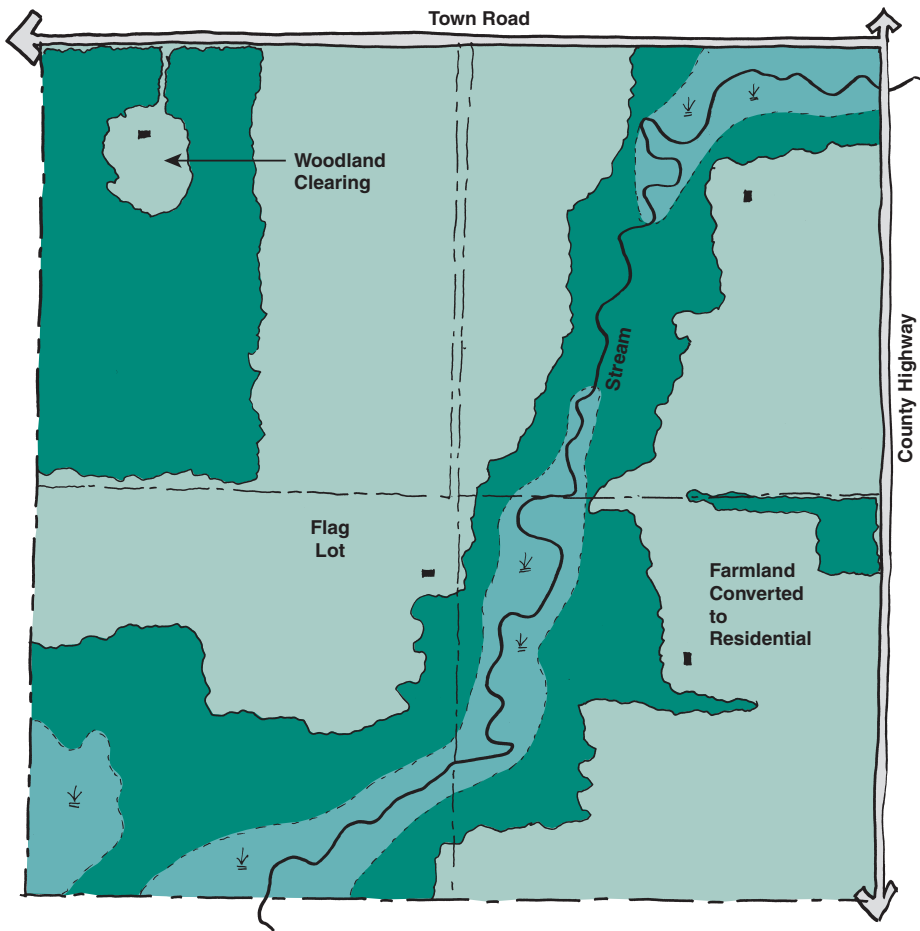


### Conventional Development

- ◆ 4 homes
- ◆ Average lot size of 40 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining

### Conservation Development

- ◆ 4 homes
- ◆ Average lot size of 1.8 acres
- ◆ About 7 acres developed
- ◆ About 153 acres remaining



# Burnett County Comprehensive Planning

## Rural Land Development Potential

Density Scenario = 1 Unit Per 20 Acres

◆ Undeveloped Site – 160 Acres

### Conventional Development

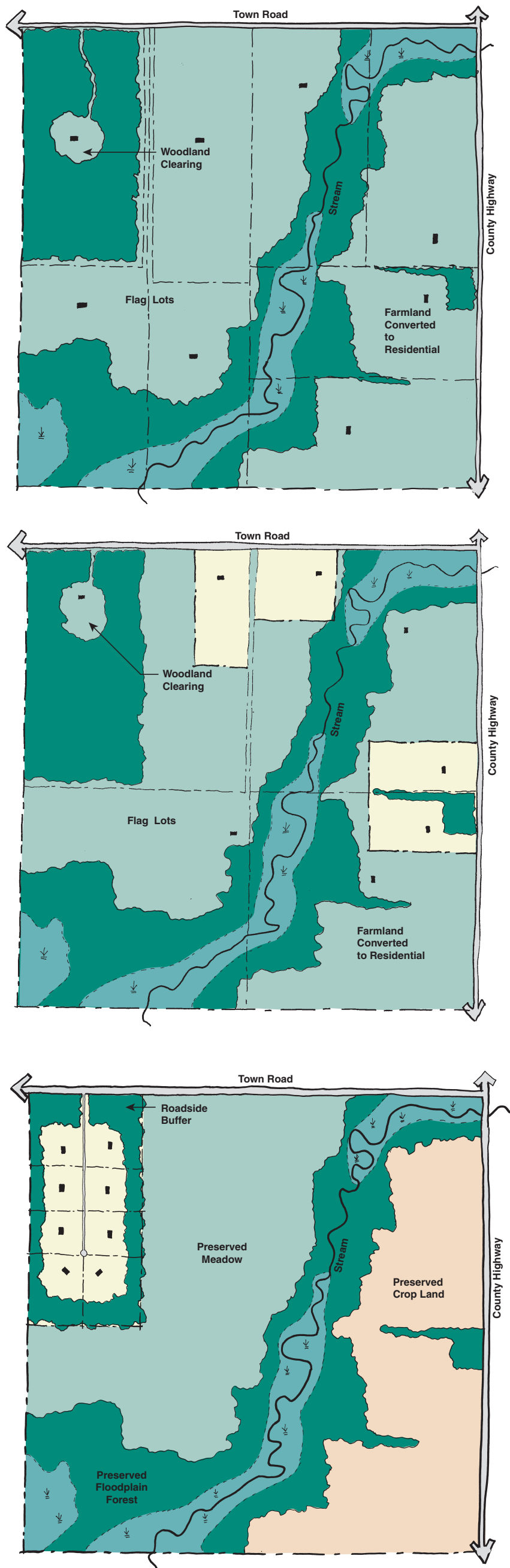
- ◆ 8 homes
- ◆ Average lot size of 20 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining
- ◆ Allowable under F-1 Forestry Zoning—  
Comprises 27.3% of land within the county

### Alternative Conventional Development

- ◆ 8 homes
- ◆ Minimum 40-acre lot with one-time 5-acre split
- ◆ 160 acres developed
- ◆ 0 acres remaining
- ◆ Allowable under A-4 Ag/Forestry/Residential Zoning

### Conservation Development

- ◆ 8 homes
- ◆ Average lot size of 2.5 acres
- ◆ About 20 acres developed
- ◆ About 140 acres remaining

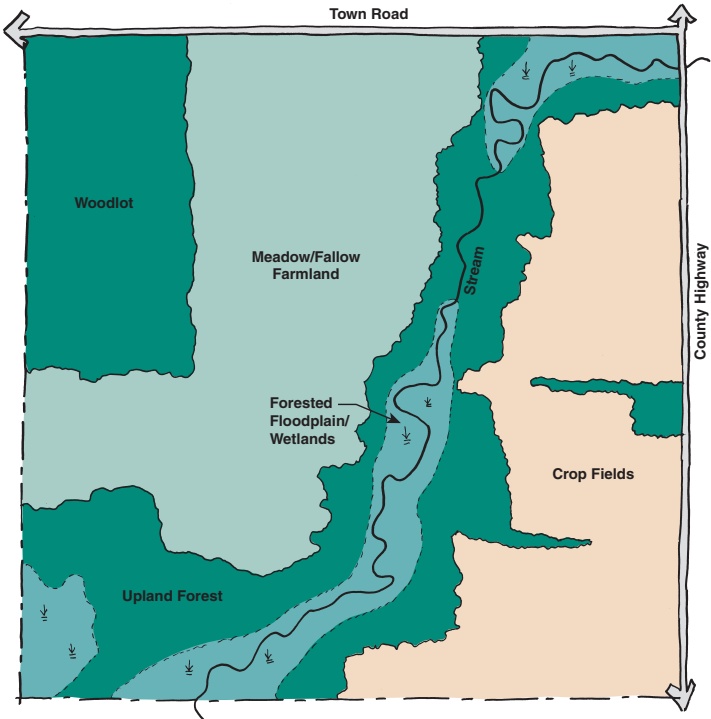


# Burnett County Comprehensive Planning

## Rural Land Development Potential

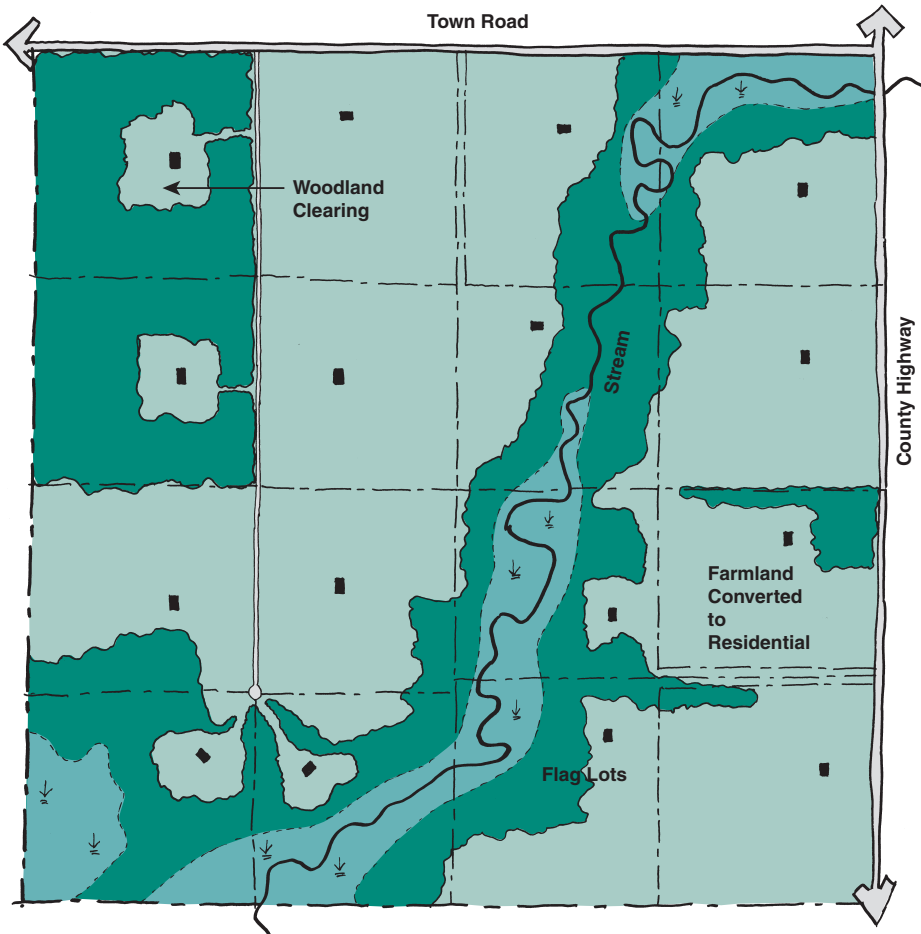
Density Scenario = 1 Unit Per 10 Acres

◆ Undeveloped Site – 160 Acres



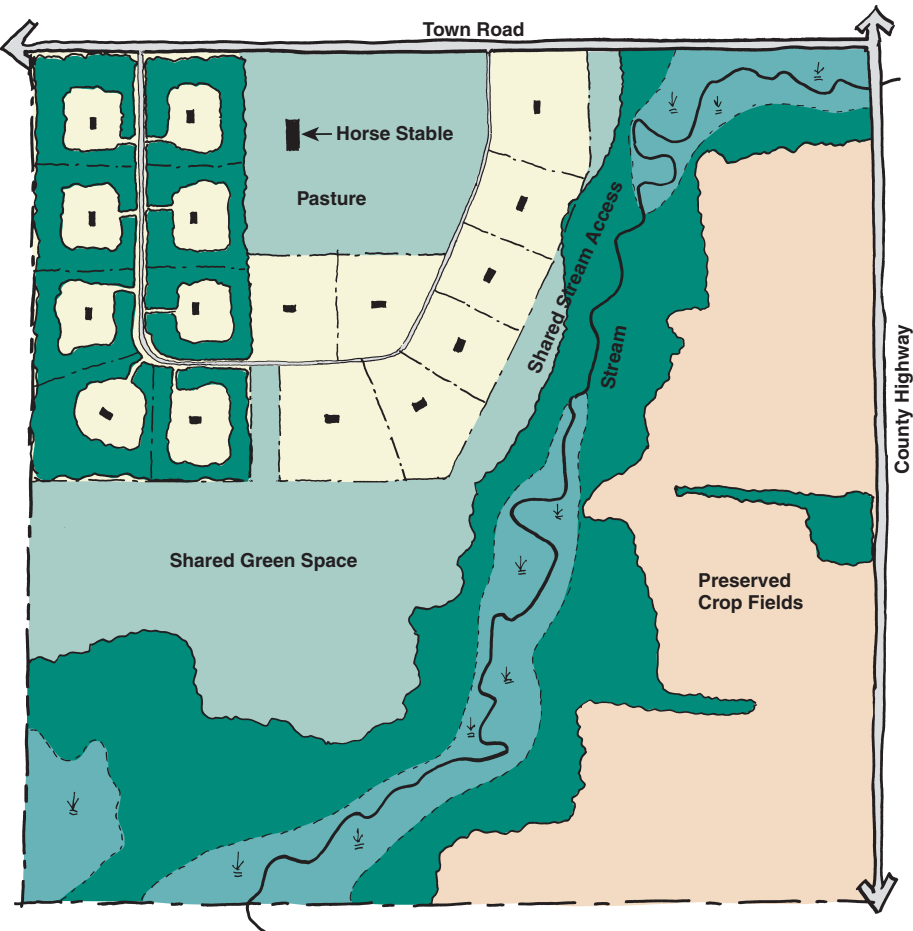
### Conventional Development

- ◆ 16 homes
- ◆ Average lot size of 10 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining
- ◆ Allowable under A-2 Agricultural-Residential Zoning—Comprises 18.1% of land within the county



### Conservation Development

- ◆ 16 homes
- ◆ Average lot size of 2.3 acres
- ◆ About 37 acres developed
- ◆ About 123 acres remaining

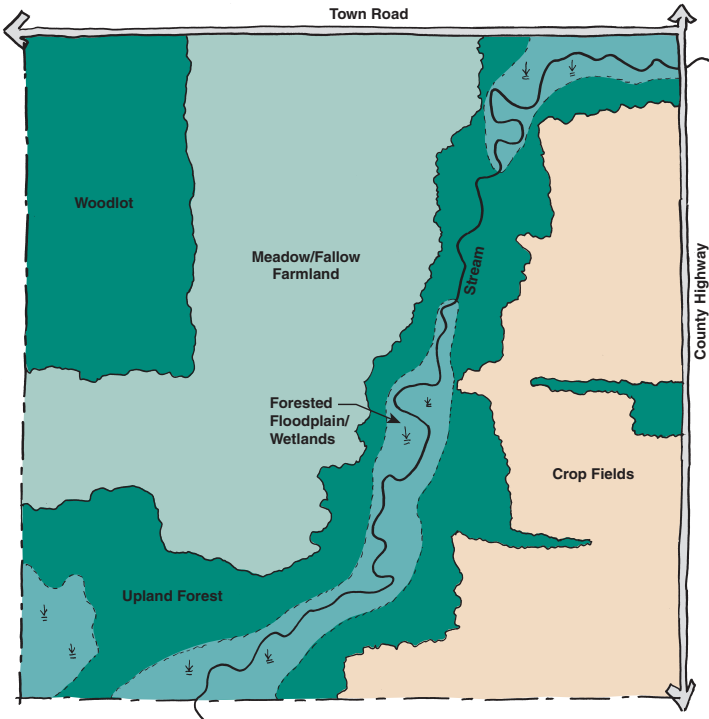


# Burnett County Comprehensive Planning

## Rural Land Development Potential

Density Scenario = 1 Unit Per 5 Acres

◆ Undeveloped Site – 160 Acres

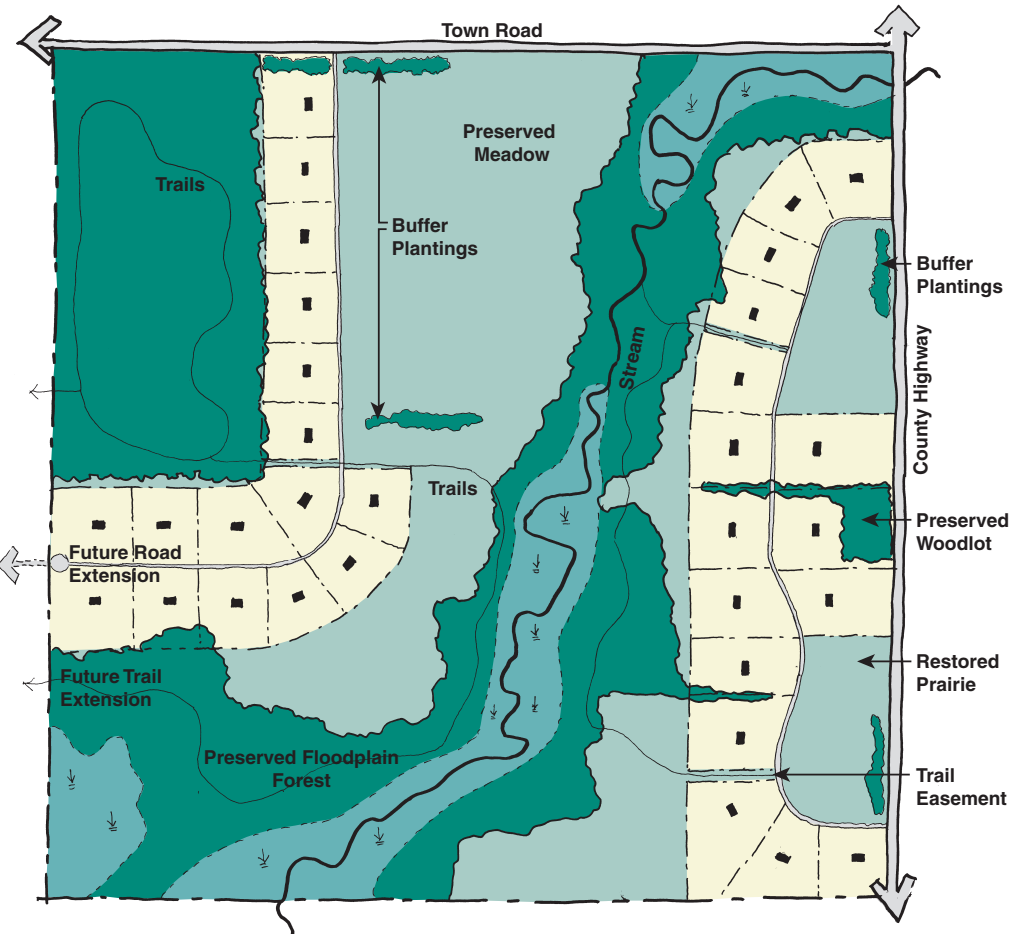
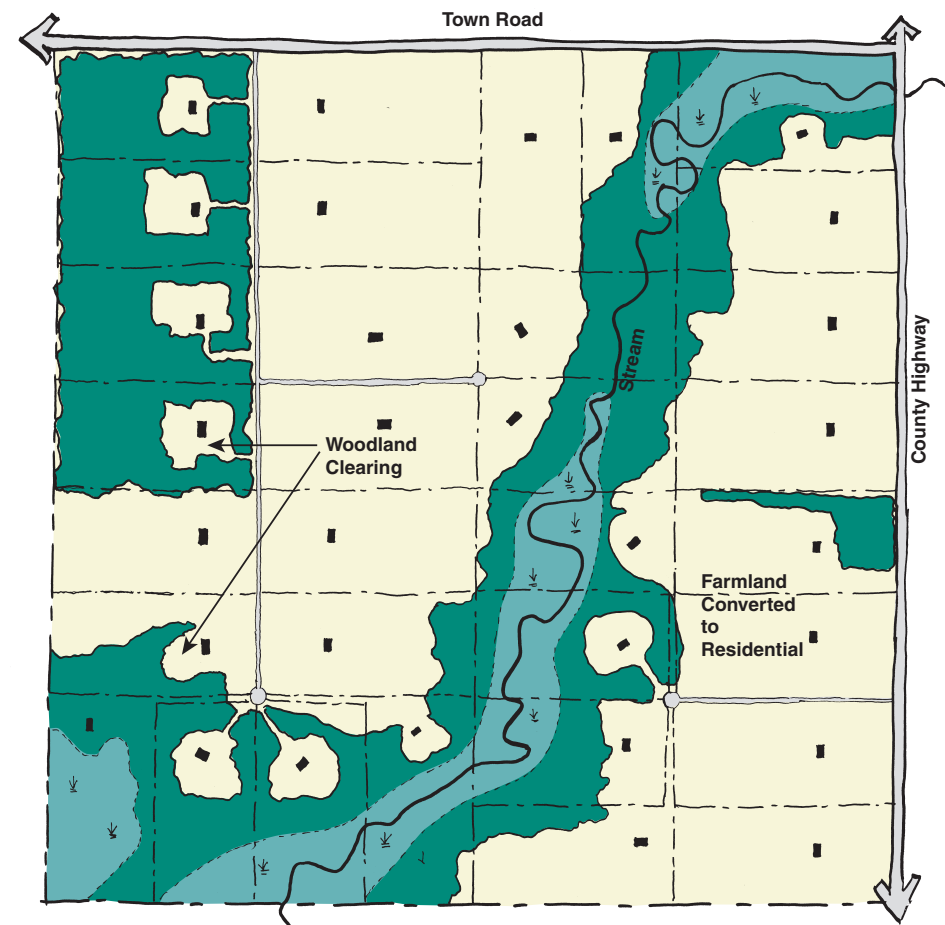


### Conventional Development

- ◆ 32 homes
- ◆ Average lot size of 5 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining
- ◆ Allowable under RR3 Residential Recreation Zoning—Comprises 10.0% of land within the county

### Conservation Development

- ◆ 32 homes
- ◆ Average lot size of 1.8 acres
- ◆ About 58 acres developed
- ◆ About 102 acres remaining

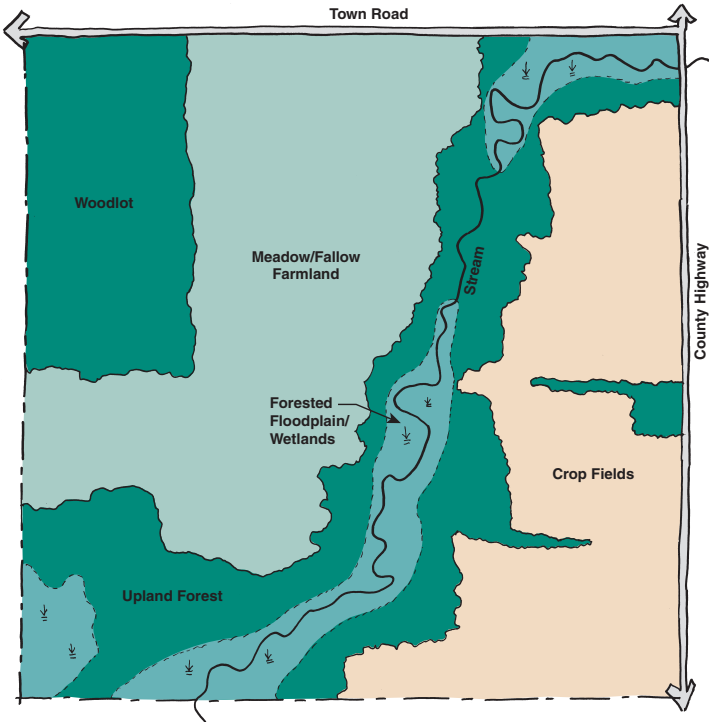


# Burnett County Comprehensive Planning

## Rural Land Development Potential

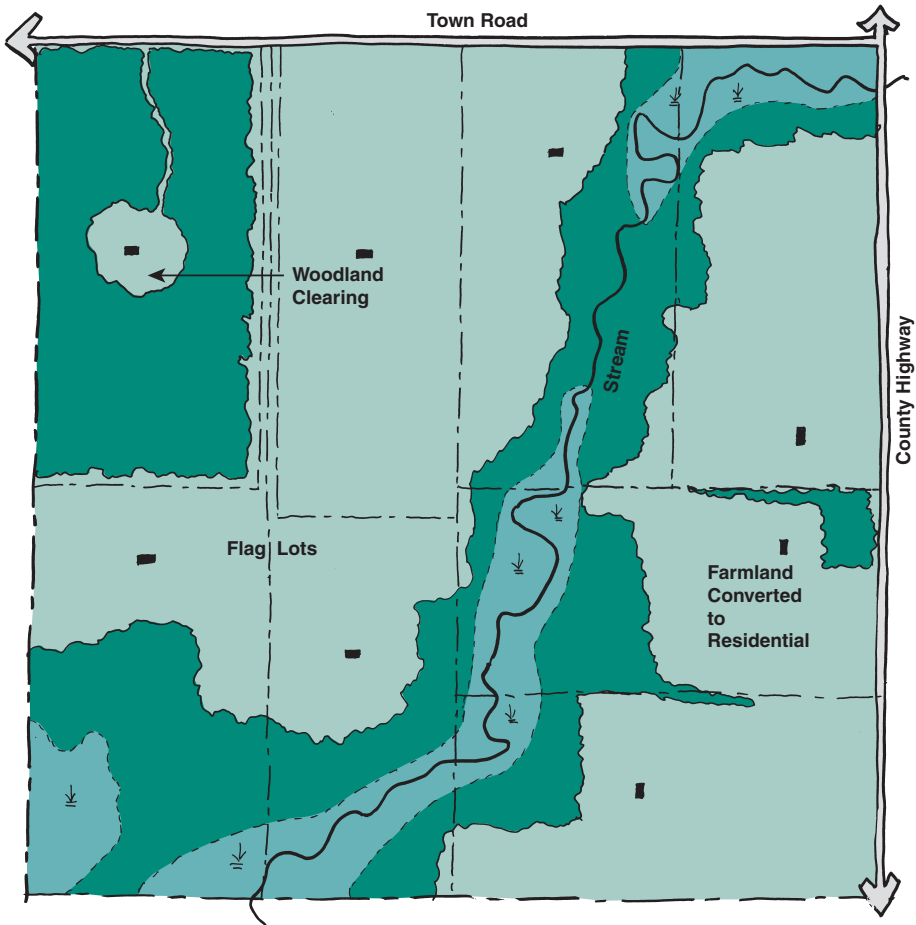
Density Scenario = 1 Unit Per 20 Acres

◆ Undeveloped Site – 160 Acres



### Conventional Development

- ◆ 8 homes
- ◆ Average lot size of 20 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining



### Conservation Development

- ◆ 8 homes
- ◆ Average lot size of 2.5 acres
- ◆ About 20 acres developed
- ◆ About 140 acres remaining

