


Some of the Significant Areas in Which the CAW/Vogelpohl Easement is a Better Deal than the Zoning Ordinance

CAW/Vogelpohl Conservation Easement (References to Conservation Easement)	Watershed Zoning Ordinance (References to Proposed Zoning Ordinance)
Impervious Area Expansion: 50% (30,000 square feet) (4.5.a), and additional unlimited impervious area allocation for additional Farm Accessory Buildings (barns, riding arenas, etc) (4.9.b), and for driveways and parking areas (4.9.d)	Impervious Area Expansion: Limited to 15,000 square feet total, which includes Farm Accessory Buildings (barns, riding arenas, etc), driveways and parking areas (no additional allocation) (3.6.3 and 10.2, definition of Exemption Square Footage)
Animal waste can be spread on his land (3.11, 4.2.d) 	Animal waste spreading prohibited (2.7—Table 6 and 10.2—definition of Land Application)
Gravel mining can continue (4.11, 3.13, 4.9.d)	Gravel mining is prohibited (2.7—Table 6 and 10.2—definitions of Mining)
New stream crossings may be added (4.12), and existing stream crossings can be relocated (3.15)	New stream crossings not allowed (3.8.D), and existing stream crossings cannot be moved (6.3)
Can bury dead and diseased animals (4.2)	Not specifically addressed
Designated forested open space can be clear cut (4.8) or converted to pasture (4.3.c)	Once designated, forested open space use may not be changed (3.6.B.1)
Home occupation uses can change without size limitation (4.5.a)	Home occupation cannot use more than 50% of residential area
No obligation to establish trust fund to insure open space maintenance	Trust fund must be established for open space maintenance (3.6.f.1.B.vi)
Can establish commercial without square footage limitations	Commercial limited to 25 square feet per dwelling unit (2.4, Table 3)
CAW's Condemnation rights are limited (5.4)	No limitations on CAW condemnation rights
Terminates when Lake Maumelle ceases to be used as water supply (7.3)	Continues forever