

3.2.1 RURAL DISTRICT (R)

Intent: The Rural District is provided to encourage the development of neighborhoods and rural compounds that set aside natural vistas and landscape features for permanent conservation. Density of development is regulated on a sliding scale; permitted densities rise with increased open space preservation. Development typologies associated with the Rural District are farms, the single house, the conservation subdivision, the farmhouse cluster, and the residential neighborhood. The section number in parenthesis following listed use indicates the ordinance section of development conditions.

a) Permitted Uses

Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to two roomers
- family care home
- single family detached homes

Uses permitted with conditions

- Cemeteries (9.7)
- religious institutions, (9.8)
- duplexes up to 10% of dwelling units in development, (9.13)
- essential services 1 and 2, (9.14)
- government buildings up to 5000 square feet of gross floor area; fire stations are permitted in government buildings up to 15,000 square feet of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- plant nurseries, (9.46)
- riding academies and/or commercial stables, (9.33)
- schools, (9.35)
- transit shelters, (9.39)

Uses permitted with Special Use Permit

- Agricultural industry, (9.3)
- Banquet Facility, (9.59)
- Commercial communication towers, (9.9)
- Solar energy facility, minor residential, as follows: located on the facade elevation facing public street or common access; or located on the roof slope above the facade of the structure facing public street or common access, (9.54)
- Solar energy facility, free-standing minor non-residential (9.54)
- Solar energy facility, rooftop minor non-residential noticeable on roof slope facing a street (9.54)
- Solar energy facility, major (9.54)
- Wind energy facility, minor & major (9.53)

b) Permitted Building and Lot Types

- attached house
- civic building
- detached house

c) Permitted Accessory Uses

- accessory dwelling, (9.1)
- day care home (small), (9.11)
- home occupations, (9.19)
- marinas, (9.42)
- solar energy facilities, minor non-residential; on a flat roof, roof slopes not facing a street and building integrated solar panels on roof slopes facing a street that are not noticeable (9.54)
- solar energy facilities, minor residential; located in the established rear or side yards or roof slopes (9.54)
- accessory uses permitted in all districts (8.11)