

Rural Living

Rural Living areas are primarily made up of agriculture, open space, and single family residential within a rural setting. These areas may include some limited commercial that supports agriculture and civic uses.

LAND USE MIX

Primary Uses

Agriculture, private open space, or forestry
Residential, Single family

Secondary Uses

Commercial (small-scale)
Civic

HOUSING MIX

- Single family on a wide range of lot sizes

FORM ATTRIBUTES

BUILDING FORM

Height

1-2 Stories

Setback

Varies

TRANSPORTATION

Primary Mode

Automobile

Secondary Mode

n/a

Parking

Surface lots

Streets

Primarily automobile access. Each lot may have direct access to a corridor.

OPEN SPACE

Mostly private. Agriculture and undeveloped private land serves as open space. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



Form attributes serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance.

Rural Conservation

Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.

In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

In rural areas, these places are generally appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped.

LAND USE MIX

Primary Uses

Residential, Single family (conservation pattern)

Secondary Uses

Residential, Attached (conservation pattern)
Civic

HOUSING MIX

- Single family residential subdivisions in a clustered pattern that preserves 50 percent or more open space on a given site

FORM ATTRIBUTES

BUILDING FORM

Height

1-2 Stories

Setback

Varies

TRANSPORTATION

Primary Mode

Automobile

Secondary Mode

n/a

Parking

Private off-street.

Streets

Primarily automobile access. Subdivisions have long blocks and meandering streets. Sidewalks are uncommon.

OPEN SPACE

Mostly private. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



Conservation design (above, left) yields the same number of homes on a given parcel as a conventional subdivision design (above, right). The conservation design results in less pavement, shorter distances to run utilities, and greater open space preservation.

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Rural Crossroads Commercial

Rural Crossroads Commercial areas are appropriate for small commercial nodes occurring at intersections within rural areas. These places provide rural communities with goods and services that meet day-to-day and agricultural needs. These areas may feature multiple small buildings clustered in a walkable pattern.

LAND USE MIX

Primary Uses

Commercial

Secondary Uses

Residential, Single family
Civic

HOUSING MIX

- A range of housing may be considered

FORM ATTRIBUTES

BUILDING FORM

Height

1-2 Stories

Setback

Varies widely. Generally, buildings are closer to the street than in suburban areas.

TRANSPORTATION

Primary Mode(s)

Automobile

Secondary Mode(s)

Walk, Bike

Parking

Surface lots.

Streets

Primarily automobile access, but development should accommodate walking and biking by providing street and path connections between adjacent commercial sites and neighborhoods.

OPEN SPACE

Agriculture and undeveloped private land serves as open space. May have trail access.

EXAMPLE PATTERN



EXAMPLE CHARACTER



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