

# PLACE TYPES & CURRENT ZONING MISALIGNMENT

## RURAL PLACETYPES

	PLACE TYPE CHARACTERISTICS	DIRECTLY RELATED ZONES			EXISTING REGULATIONS
		E - ESTATES	A - AGRICULTURAL	RP - RURAL PRESERVATION	
RURAL LIVING	Agricultural & residential uses 	Agricultural, residential and some other uses permitted	Agricultural, residential and some other uses permitted	Agricultural, residential and minimal other uses permitted	Generally lacking a district which specifically supports viable agricultural uses
	Wide range of lot sizes 	Lot size 2+ acres	Lot size 1+ acres	Lot size 15+ acres	Lot size standards in certain districts are inconsistent with the district's goals and activities
	Private open space 	Private agriculture and open space allowed, but not required	Private agriculture and open space allowed, but not required	Buildings may not occupy more than 10% of the total lot area	Private open space is achieved through density limits, rather than tradeoff incentives or requirements
PLACE TYPE CHARACTERISTICS		A - AGRICULTURAL			EXISTING REGULATIONS
RURAL CONSERVATION	Clustered development 	No requirements for clustering.			Clustering only provided for through the PR district
	Environmentally-sensitive layouts 	No requirements for environmentally-sensitive layouts, except in cases of floodplain present on the property			Regulations generally result in grading and stripping of land, rather than working with existing natural site features
	Small lot sizes 	Minimum lot size of 1 acre for residential development does not encourage or support viable agricultural uses			Lot size standards in certain districts are inconsistent with the district's goals and activities
	Open space conservation 	The range of uses and small lot size permitted in the Agricultural district does not support meaningful open space conservation except for private yards and landscaped areas			Open space conservation district attempts to achieve this, but allows multiple unrelated uses
PLACE TYPE CHARACTERISTICS		CR - RURAL COMMERCIAL			EXISTING REGULATIONS
RURAL CROSSROADS	Small, clustered commercial and housing 	No site building placement or site density requirements. Large setbacks and minimum lot size (1 acre) do not promote small clustered commercial or housing options			PC district may allow small clustered commercial within rural contexts, but not allowed by-right
	Connectivity 	Pedestrian facilities may be required			Rural areas generally not encouraged to be walkable
	Minimal street setback 	35-foot street setback is not generally considered walkable or clustered			PC district may allow small clustered commercial within rural contexts, but not allowed by-right
PLACE TYPE CHARACTERISTICS		A - AGRICULTURAL	RP - RURAL PRESERVATION		EXISTING REGULATIONS
RURAL AGRICULTURE	Agricultural & forestry uses 	Agricultural and forestry uses permitted	Agricultural and forestry uses permitted		Some unrelated allowed may uses and dimensional/density standards undermine agricultural or preservation goals
	Ag-related small-scale commercial 	Some commercial, residential and processing uses permitted, both by-right and on review	Some commercial, residential and processing uses permitted, both by-right and on review		PC district permits planned commercial nodes, but no other district explicitly requires context-sensitive design
	Wide range of lot sizes 	Lot size 1+ acres	Lot size 15+ acres		In some districts, lot sizes conflict with the district's purpose and can undermine agricultural or preservation goals