

Farm Reserve



Long Term Farming
Agritourism or Heritage Tourism Uses
Locally Marketed Farm Products



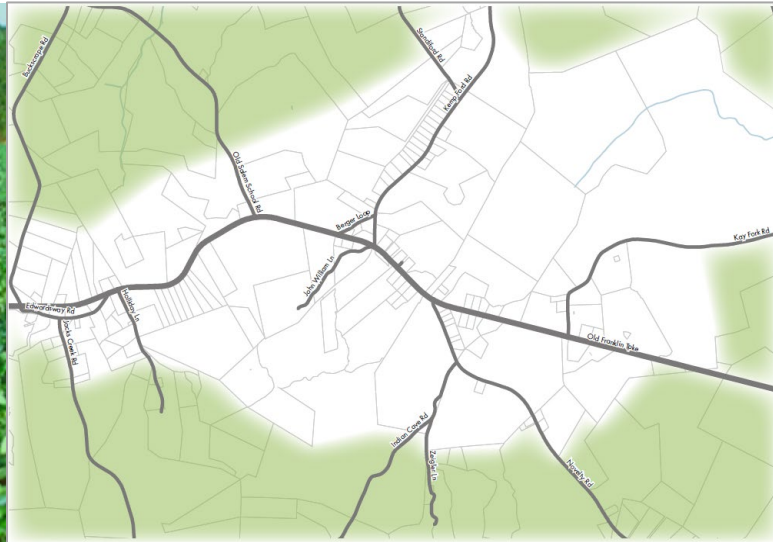
CHARACTERISTICS

		General Description & Development Character	Appropriate Land Uses	Land Use Mix	General Scale & Intensity	General Locations & Connections	Built Form	Open Space & Recreation	Appropriate Services & Amenities
TRANSECT T-1	Farmland Reserve	The Farmland Reserve designation consist of those lands where there is an intent for long term use of the land for farming and forestry uses. These areas should be used for active farming and forestal as well as compatible rural economic development uses such as agritourism or nature-based tourism.	<ul style="list-style-type: none"> Farming, forestry and open space Limited rurally focused non-residential uses such as farmstands, farm tours, wineries or agritourism 	Primarily farming and residences associated with farming	Overall densities should be 1 unit per 50 acres or lower. Lots should be 25 acres or above. Any non-residential uses should be buffered by extensive open space and vegetation.	Generally located away from existing settlements, these areas are served by existing rural roadways. Connectivity is limited by the existing network and new roadways are discouraged.	All structures should be low scale, well buffered and screened by open farmland and woodland and designed to fit in with the surrounding rural character.	The open space pattern contains natural areas, cultivated fields, pastureland and forest. Farmland Reserve areas form the backbone of the county's rural character and provide green buffers between villages and settled areas.	Limited availability of public water; no access to public sewer anticipated. Natural areas and passive recreation facilities such as greenways, trails and bikeways.

Rural Farm/Residential



Small Farms (10-50 ac)
 Very Large Lot Residential (10-50 ac)
 Rural Clusters (small lot / low density)



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TRANSECT T-2	Rural Farm / Residential	<p>Rural Farm / Residential Areas are areas of mixed farming, forestry and rural residential uses. Homes should be on large lots or clustered with extensive communal preserved open space. Utility extensions should be limited and generally for rural business or institutional uses only. These areas should preserve very low-density rural landscape characters with preserved natural features, scenic viewsheds and homes that are screened and buffered from the roadways. Limited rural business and institutional uses should be located in Traditional Village Development Areas</p>	<ul style="list-style-type: none"> Rural Residential Limited rurally focused non-residential and employment uses Farming, forestry and open space 	<p>A general proportion of 90%-95% very low density rural residential uses, and 5%-10% rural service, rural industry or institutional uses</p>	<p>Overall densities should be 1 unit per 10 acres or lower. Lots should be 10 acres or above or arranged in conservation cluster subdivisions that maximize open space protection by locating structures on 25%-40% of the property. The remaining land should be permanently protected through conservation easements.</p>	<p>Generally located away from existing suburban development, these areas are served by existing rural roadways. Connectivity is limited to locations within conservation subdivisions and driveways should generally not enter onto existing rural highways but onto new roads in conservation subdivisions.</p>	<p>Homes should be on large lots screened from roadways or clustered together on small lots with building heights of 1 to 2 stories.</p>	<p>Cluster subdivisions should be designed to fit in with natural features to reduce land disturbance, preserve vegetation, maximize protection of environmentally sensitive features and minimize impervious surface and utility extensions. Preserved open space should include natural areas and common areas for passive recreation. Trails should connect the subdivision to the larger greenway network.</p>	<p>Public water and sewer are available in some areas but should be limited and generally for rural business or institutional uses only. Public parks and passive recreation facilities such as greenways, trails and bikeways.</p>

Large Lot Residential

Large Lot Homesites (1-10 ac.)
Small Scale Farming Uses
Rural Section Roadways

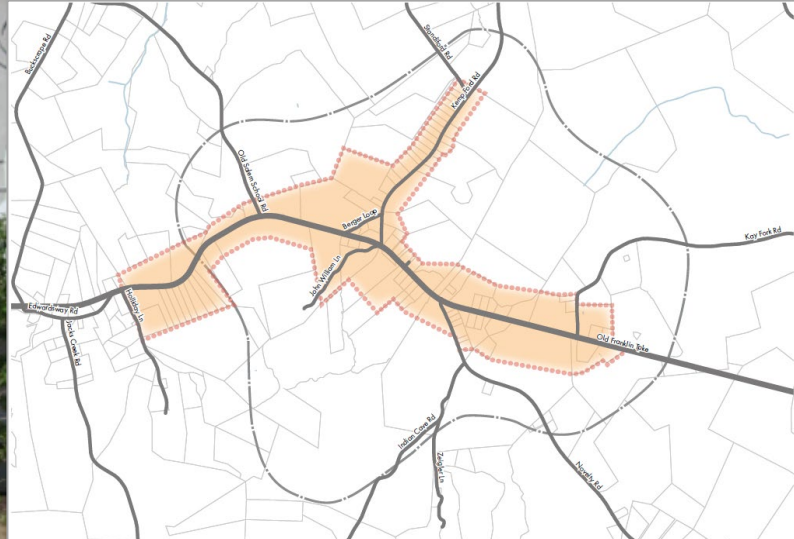


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TRANSECT T-3	Large Lot Residential	Neighborhoods that are predominantly low density residential in character with some variation of densities and unit types. Include a network of community open space and trails. May have centrally located recreational and civic uses and limited neighborhood services that are compatible with the surrounding community character.	<ul style="list-style-type: none"> • Low Density Residential • Community civic uses • Neighborhood Business 	A general proportion of 90%-95% residential, and 5%-10% neighborhood service or institutional uses. Overall community should have 30%-45% public parks or community open space.	Low overall densities of 1-10 acres per home with core areas having slightly higher density and edge areas lower densities to provide buffers to adjacent uses. Non-residential intensity should range from 0.1-0.2 FAR.	Generally located among compatible low-density communities served by a connected network of local roadways linkage with enhancements such as bikeways and trails.	Traditional Neighborhood Design that is compatible with scale and architectural character of adjacent communities.	Parks, community open space and landscaped buffers in parking lots. Greenways and trails connecting to surrounding neighborhoods, and the broader community trail and recreation system.	Public water/sewer may be provided. Opportunity for compatibly scaled public facilities, such as libraries, schools in adjacent Village Areas.

Traditional Village Development

Small Compatible Commercial Uses
Storefronts with Housing Above
Small Homes and Cottages



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TRANSECT T-4	Traditional Village Development	Traditional Village centers are small centers with limited commercial or service uses for adjacent rural areas and may have a compact surrounding residential area.	<ul style="list-style-type: none"> • Low Density Residential • Rural Mixed Use • Rural Business/ Civic Use 	A general proportion of 50%-60% compact residential and 40%-50% rural retail, service, restaurant or institutional uses. Overall center should have 20%-30% public park or open space.	Commercial uses up to 0.3 FAR and residential up to 4 du/ac.	Generally located at a rural crossroads with a few blocks of rural residential roadways that are connected to adjacent rural highways.	Traditional Village centers are defined by rural business uses, often mixed with residential in the same buildings. Buildings reflect rural single family house forms on small lots. Compact areas of small single family or attached housing may surround the core. Buildings have a maximum of 1 to 2 stories.	Sidewalks in the Rural Center taper down to trails and rural corridors with no shoulders and ditches.	Supported by public water and/or sewer, schools, public library, pocket parks and civic event spaces.