

**Sec. 10-918. Rural community.**

(a) *Purpose and intent.* The purpose of the rural community district is to accommodate hamlets or villages that develop in an area that is surrounded by very-low-intensity rural land use. This district allows residential development up to four dwelling units per acre. Small to moderate sized commercial development is allowed in order to give local and surrounding rural residents access to basic shopping opportunities. This district is intended to allow for the creation and continued maintenance of villages rather than an urban neighborhood. As such it is not intended to function as a growth node or to contribute to urban sprawl. Central sewer and water systems designed for lower density service may be present or constructed.

The shops and services that may be located in this district will be limited in scale, function, and number. Commercial retail and office establishments located within this district will provide residents within the village/district with convenient access to necessary goods, groceries, and other essential items and services rather than attract shoppers from other parts of the community. Commercial establishments will be limited in size as well as in vehicular access and parking opportunities to assure compatibility with the rural character of the village.

(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the comprehensive plan and schedules of permitted uses.

- (1) Minor commercial.
- (2) Neighborhood commercial.
- (3) Low-density residential.
- (4) Passive recreation.
- (5) Active recreation.
- (6) Community services.
- (7) Light infrastructure.
- (8) Heavy infrastructure.
- (9) Postsecondary.
- (10) Light industrial--Minor (agricultural related only).

(c) *List of permitted uses.* See schedules of permitted uses, section 10-1208(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may

be classified as permitted, restricted or permitted through special exception, or not allowed.

(d) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1208.

(e) *Specific restrictions.* If uses are restricted according to the schedule of permitted uses, they must follow the general development guidelines for restricted uses as provided in division 6. Specific restricted uses are addressed below and in division 8.

- (1) Laundry, cleaning and garment services (SIC 721). Does not include dry cleaning plant operations; pick-up stations only.

**Sec. 10-1208. Rural community district.**

(a) Allowable uses, appropriate permit level and applicable development and locational standards in the rural community district are as follows:

P = Permitted use    R = Restricted use    S = Special exception

Legend	
MC = Minor commercial	CS = Community services
NC = Neighborhood Commercial	PR = Passive recreation
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards				
		MC	NC	LR	CS	PS
	RESIDENTIAL					
	Dwelling, one-family			P		
	Dwelling, two-family			P		
	Dwelling, mobile home			P		
	Mobile home park			S		
	AGRICULTURE, FORESTRY, AND FISHING					
074	Veterinary services	P				
	TRANSPORTATION AND PUBLIC UTILITIES					
43	Postal service	P	P			
	RETAIL TRADE					
521	Lumber and other building materials	P	P			
523	Paint, glass, and wallpaper stores	P	P			
525	Hardware stores	P	P			
526	Retail nurseries and garden stores	P	P			
539	Misc. general merchandise stores	P	P			
541	Grocery stores	P	P			
542	Meat and fish markets	P	P			
543	Fruit and vegetable markets	P	P			
544	Candy, nut and confectionery stores	P	P			
545	Dairy products	P	P			

SIC Code	Name of Use	Development and Locational Standards				
		MC	NC	LR	CS	PS
	stores					
546	Retail bakeries	P	P			
553	Auto and home supply stores	P	P			
554	Gasoline service stations	P	P			
	Convenience store	P	P			
56	Apparel and accessory stores	P	P			
571	Furniture and homefurnishings stores	P	P			
572	Household appliance stores	P	P			
573	Radio, television, and computer stores	P	P			
5736	Musical instrument stores	P	P			
581	Eating and drinking places	P	P			
591	Drugstores and proprietary stores	P	P			
592	Liquor stores	P	P			
593	Used merchandise stores	P	P			
5941	Sporting goods and bicycle shops	P	P			
5942	Bookstores	P	P			
5943	Stationery stores	P	P			
5944	Jewelry stores	P	P			
5945	Hobby, toy, and game shops	P	P			
5946	Camera and photographic supply stores	P	P			
5947	Gift, novelty, and souvenir shops	P	P			
5948	Luggage and leather goods stores	P	P			
5949	Sewing, needlework, and piece goods	P	P			
5961	Catalog and mail-order houses	P	P			
5983	Fuel oil dealers		S			
5984	Liquefied petroleum gas dealers		S			
5992	Florists	P	P			
5993	Tobacco stores and stands	P	P			
5994	News dealers and	P	P			

SIC Code	Name of Use	Development and Locational Standards				
		MC	NC	LR	CS	PS
	newsstands					
5995	Optical goods stores	P	P			
5999	Miscellaneous retail stores, nec	P	R			
	FINANCE, INSURANCE, AND REAL ESTATE					
602	Commercial banks	P	P			
603	Savings institutions	P	P			
606	Credit unions	P	P			
611	Federal and federal sponsored credit	P	P			
64	Insurance agents, brokers, and service	P	P			
65	Real estate	P	P			
	SERVICES					
702	Rooming- and boardinghouses; dorms			R		
721	Laundry, cleaning, and garment services	R	R			
7215	Coin-operated laundries and cleaning	P	P			
722	Photographic studios, portrait	P	P			
723	Beauty shops	P	P			
724	Barber shops	P	P			
725	Shoe repair and shoeshine parlors	P	P			
7334	Photocopying and duplicating services	P	P			
7335	Commercial photography	P	P			
7336	Commercial art and graphic design	P	P			
7359	Equipment rental and leasing, nec	R	R			
753	Automotive repair shops	P	P			
754	Automotive services, except repair	P	P			
762	Electrical repair shops	P	P			

SIC Code	Name of Use	Development and Locational Standards				
		MC	NC	LR	CS	PS
763	Watch, clock, and jewelry repair	P	P			
764	Reupholstery and furniture repair	P	P			
784	Video tape rental	P	P			
791	Dance studios, schools, and halls	P	P			
7991	Physical fitness facilities	P	P			
7993	Coin-operated amusement devices	P	P			
7997	Membership sports and recreation clubs	P	P			
801	Offices and clinics of medical doctors	P	P			
802	Offices and clinics of dentists	P	P			
804	Offices of other health practitioners	P	P			
805	Nursing and personal care facilities	P	P	P		
81	Legal services	P	P			
821	Elementary and secondary schools				S	
822	Colleges and universities					S
823	Libraries--Less than 7500 sq. ft.	P	P			
823	Libraries--7500 sq. ft. or more				P	
824	Vocational schools					S
835	Day care services	R	P			
841	Museums and art galleries	P	P		P	
842	Botanical and zoological gardens	P	P		P	
864	Civic and social associations	P	P			
866	Religious organization	P	P			
	PUBLIC ADMINISTRATION					
91	Executive, legislative, and general				P	
922	Public order and safety				P	
9221	Police protection				P	
9224	Fire protection				P	

SIC Code	Name of Use	Development and Locational Standards				
		MC	NC	LR	CS	PS
	RECREATION					
	Hiking and nature trails				P	
	Picnicking				P	
	Canoe trails				P	
	Bicycle trails				P	
	Horseback riding trails				P	
	Tot lots				P	
	Court sports				P	
	Field sports				P	
	Boat landings				P	
	Archaeological historical sites			S	S	

(b) The maximum allowable gross square footage in the rural community district is as follows:

COMMERCIAL LAND USE TYPE	RURAL COMMUNITY
MINOR*	
Total location	40,000
Single site or quadrant	20,000
Single structure	10,000
NEIGHBORHOOD**	
Total location	50,000
Single site or quadrant	50,000
Single structure	50,000

\* Maximum of 10,000 gross square feet, if located on a local street.

\*\* Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(c) The minimum development standards in the rural community district are as follows:

	DEVELOPMENT TYPE					
	Low-Density Residential		Commercial, Office		Agricultural-Related Minor Industrial	Community Services and Postsecondary Schools
	Noncluster	Cluster	Noncluster	Cluster		
MINIMUM SETBACKS (FEET)						
Front yard						
Building	25	25**	25	25**	50	25
Parking	--	--	20	20**	50	40
Corner yard						
Building	20	20**	25	25**	50	25
Parking	--	--	20	20**	50	40
Side yard						
Building	10	20**	20	20**	50	20
Parking	--	--	20	20**	50	20
Rear yard						
Building	25	20**	25	25**	50	25
Parking	--	--	20	20**	50	20
Adjoining lower intensity zoning district						
Building	--	--	50	50**	100	--
Parking	--	--	20	20**	100	--
Maximum % impervious surface area	40	25***	60	25***	25	60
Maximum height at building envelope perimeter	35	35	35	35	35	35
Maximum additional height/additional zoning setback	1/1	1/1	1/1	1/1	1/1	1/1
Total maximum height	--	35	45	45	45*	45*
Minimum lot frontage	15	15	30	30	60	--
Minimum lot size (acres)	.25	.10	.50	.25	1.0	--

\* This number applies to habitable portion of a structure.

\*\* This number applies to the perimeter setback only.

\*\*\* Maximum percent of impervious area of developable portion of site.