

ARTICLE VII

R-L RESIDENTIAL - LOW DENSITY DISTRICT

700. Purpose

The purpose of the Residential - Low Density District is to allow residential development and limited additional uses in areas adjacent to conservation areas. The priority of this district is to provide a buffer between agricultural and conservation areas (Article VI) and suburban growth areas, and also be compatible with adjacent residential development.

701. Permitted Uses, Subject to Article XVI

(1.) Single-Family Detached Dwellings.

(2.) Growth Boundary Development

Growth Boundary Development is intended to accommodate limited additional uses in the RL District in a manner that results in a compact cluster, thus preserving open space.

(a.) Growth Boundary Development shall be permitted in Residential Low Density areas, subject to the requirements set forth herein at Sections 1632, 1633, and 1634.

(b.) The density, number and type of use allowed within a cluster development shall be subject to all of the requirements of the Residential, Medium Density (RM) District (Article VIII).

(3.) Greenways and trails.

(4.) Municipal Buildings, Services and Recreational Facilities.

(5.) No-Impact Home Based Business.

(6.) Accessory structures and uses customarily incidental to the permitted use.

(7.) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.

(8.) Small Wireless Facilities

702. Conditional Uses, Subject to Article XVI and Article XX

(1.) Large Scale Residential Development – defined as development or subdivision of one or more parcels with residential dwellings totaling 25 or more dwellings, or exceed a cumulative total of 25 or more dwellings since January 1, 2007

(2.) Essential Services

(3.) Churches or similar places of worship

(4.) Schools

(5.) Group Homes

