



# RC-A: Rural Cluster with Existing Density and Sewer

**DESCRIPTION:** This alternative provides land owners the right to extend sewer to their property while maintaining existing planned density levels. It would require a cluster subdivision in order to preserve greenspace and a conservation easement to be placed on the remainder of the land (cannot be subdivided in the future).

**WHAT DOES THE MAP SHOW US?** Where existing development is located in the Rural Area, and where additional development could be allowed in the future if no changes are made to the existing policy.

## DATA:

**Rural Area Acreage** ..... **±117,000 acres (54% of the County)**

**Existing Dwelling Units:** ..... **7,827**

**Potential By-Right Additional Dwelling Units:** ..... **2,784**

- ▶ <50 acres = 1,302 Dwelling Units
- ▶ >50 acres = 1,482 Dwelling Units

**Amount of new, protected contiguous open space** ..... **8,145 acres**

## CONSIDERATIONS:

Maintains existing by-right density of one dwelling unit per 10 acres.

Designed to foster the preservation of open space or existing farmland; to protect the distinct visual quality and the natural landscape, topographic, and natural resource features of the rural area.

Requires a minimum of 50 acres to utilize this cluster option.

Minimum size of lots is three acres and maximum is 5 acres for individual lots.

Potential for higher cost associated with sewer infrastructure as opposed to septic system. (pump stations, etc.)

Consolidates access points (i.e., fewer driveways to main road)

Creates potential for increased sense of community.

Incorporates specific buffering and setback requirements

Reduces amount of impervious surface

50% of land preserved in open space

Provides design guidelines to protect rural character

Some areas may be constrained by preexisting infrastructure which may preclude clustering

Extension of sewer to rural cluster developments may provide support for existing neighborhoods with failing septic systems.

Consolidation of lots for rural cluster development could lead to even more open space acreage opportunities.

The existing rural cluster ordinance does not provide an incentive to develop with cluster provision. Sewer provisions could incentivize the use of this alternative.