



RC-B: Rural Cluster with Increased Density and Sewer

DESCRIPTION: This alternative to existing policy provides land owners the right to extend sewer to their property while increasing density levels. It would allow for cluster style subdivisions of single family residential with access to sewer provided a permanent conservation easement is placed on the remainder of the land (cannot be subdivided in the future).

WHAT DOES THE MAP SHOW US? Where rural clusters could be built near existing sewer and where the contiguous open space could be created.

DATA:

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

Existing Dwelling Units: **7,827**

Potential Additional Dwelling Units with increased density: **5,067**

- ▶ <20 acres = 865 Dwelling Units
- ▶ >20 acres = 4,202 Dwelling Units

Amount of new, protected contiguous open space **13,759 acres**

CONSIDERATIONS:

Increases density in the rural area.

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.

A minimum rural cluster development area of 20 acres is required.

Open space of 60 percent of the gross acreage of the rural cluster development.

Clustering dwellings creates opportunity for more contiguous, permanent open space in the rural area.

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.

Some areas may be constrained by preexisting conditions which may preclude clustering.

Provides design guidelines to protect rural character

Reduces amount of impervious surface

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.

Provides density incentives that make cluster developments more likely to be used.