

Section 4.3.5. Rural Neighborhood Cluster Zone (RNC)

A. Intent Statement

1. The intent of the RNC zone is to preserve open land, environmentally sensitive natural resources, and rural community character through clustering of residential development in the form of small neighborhoods that provide neighborhood identity in an open space setting. A master plan must recommend the RNC zone, and must provide development guidelines and recommendations regarding density, and the location and rationale for preserving the rural open space.
2. It is also the intent of the RNC zone to implement the recommendations of the applicable master plan, such as maintaining broad vistas of open space, preserving agrarian character, or preserving environmentally sensitive natural resources to the maximum extent possible, and to ensure that new development is in harmony with the policies and guidelines of the applicable master plan and is compatible with existing development in adjoining communities.

B. RNC Zone, Standard Method Requirements

Public sewer and water service is prohibited under standard method development unless recommended in the relevant master plan.

C. RNC Zone, Standard Method Development Standards

1. Site	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	Town-house
Site Area (min)				
Site	5 acres	5 acres	5 acres	5 acres
Site per unit	n/a	n/a	n/a	4,800 SF
Open Space (min)				
Rural open space (% of site) (See Section 6.3.4)	60%	60%	60%	60%
Site Coverage (max)				
Site coverage	n/a	n/a	n/a	35%
Specifications for Site Coverage				
a.	In development with a townhouse building type, site coverage is calculated based on the area of the site minus any area for detached house lots.			
2. Lot and Density				
Lot (min)				
Lot area	25,000 SF	12,500 SF	25,000 SF	1,400 SF
Lot width at front building line	100'	50'	100'	n/a
Lot width at front lot line	25'	12'	25'	n/a
Density (max)				
Density (lots/acre)	1/5	1/5	1/5	1/5
Coverage (max)				
Lot	10%	10%	10%	n/a
Specification for Coverage				
a.	On a lot or parcel where agricultural products are grown predominantly in greenhouses, a maximum lot coverage of 40% is permitted if: (1) any increase above 10% lot coverage consists entirely of greenhouses; and (2) a site plan is approved under Section 7.3.4.			

Section 4.3.5.C. RNC Zone, Standard Method Development Standards (cont'd)

3. Placement	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	Town-house
Principal Building Setbacks (min)				
Front setback, public street	40'	40'	40'	25'
Front setback, private street or open space	40'	40'	40'	4' or 20'
Side street setback	50'	50'	50'	15'
Side setback	15'	15'	15'	4'
Side setback, end unit	n/a	n/a	n/a	5'
Side setback between lot and site boundary	n/a	n/a	n/a	15'
Rear setback	35'	35'	35'	20'
Rear setback between lot and site boundary	n/a	n/a	n/a	15'
Accessory Structure Setbacks (min)				
Front setback	80'	80'	80'	n/a
Front setback, behind rear building line	n/a	n/a	n/a	5'
Side street setback	50'	50'	50'	15'
Side setback	15'	15'	15'	4'
Rear setback	15'	15'	15'	0'

Specification for Principal Building and Accessory Structure Setbacks

- a. The front setback and side street setback must consist of any scenic setback recommended by a master plan or 50 feet, whichever is greater.
- b. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.
- c. Any accessory structure on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.
- d. The maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building. Buildings for an agricultural use are exempt from this size restriction.

4. Height

Height (max)				
Principal building	35'	35'	35'	40'
Accessory structure	35'	35'	35'	25'

5. Form	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	Duplex - Side	Duplex - Over	Town-house
Massing (max)				
Units permitted in one row	n/a	n/a	n/a	8
Building Orientation				
Entrance facing street or open space	n/a	n/a	n/a	required
Allowed Building Elements				
Gallery/Awning	n/a	n/a	n/a	n/a
Porch/Stoop	yes	yes	yes	yes
Balcony	yes	yes	yes	yes

6. Buildings used for Agriculture Associated with Farming

Specification for Buildings used for Agriculture Associated with Farming

- a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.3.5.C.4.